

# **BOARD OF COMMISSIONERS**

## **AGENDA (*Revised 4/12/21*)**

**Monday, April 12, 2021**

**VIA ZOOM and Streamed LIVE on YouTube**

Pledge of Allegiance

Moment of Silence for Commissioner Kevin Higgins

Notice of Executive Session held on March 25, 2021, and April 8, 2021

### 1. Public Participation

### 2. Consent Agenda

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioner Meetings of March 22, 2021
- c) HARB 2021-01A - 418 Woodland, Wayne PA - First Floor addition, including back stairs. Does not include previously approved side porch entry
- d) ~~HARB 2021-04 - 348 Louella Avenue, Wayne PA - Two story addition w/ covered porch, restoration or replacement of windows, stucco and roof. Removal of chimneys. (removed 4/12/21)~~
- e) HARB 2021-05 - 419 Oak Lane, Wayne PA - One story addition to rear of existing single-family residence
- f) HARB 2021-06 - 207 Upland Way, Wayne PA - Install replacement windows, replace existing deck w/ no change to the footprint. Enclose part of new deck w/ screened-in porch
- g) ~~HARB 2021-07 - 309 Conestoga Road, Wayne PA - Add two story rear addition to upgrade from a 2 Bedroom/1.5 bath to a 4 bedroom/2 bath house w/ larger kitchen and family room. (removed 4/12/21)~~
- h) ~~HARB 2021-08 - 310 Midland Ave, Wayne PA - New 2nd floor addition over existing sunroom. Renovation of sunroom (removed 4/12/21)~~
- i) Resolution 2021- 45 - Removal of four (4) large hazardous trees at Clem Macrone Park at a cost of \$10,700 to be paid for by the General Fund; removal approved at the March 17, 2021 Shade Tree Commission meeting.
- j) ~~Acceptance of 3rd Ward Commissioner Damien Enderle's resignation, effective Monday April 12, 2021. (added 4/12/21)~~

### 3. Committee Reports

#### A. Hamilton Conditional Use

- 1. Public Comment
- 2. Board Motion to Approve Adjudication

#### B. 2 Paul Road – Waiver of §245-22 of the Stormwater Management Ordinance

#### C. Resolution 2021-39 - 812/822 Glenbrook Avenue-FINAL: Final Land Development Plan

#### D. Resolution 2021- 40 - Eagle Road, Hamilton Estate-FINAL: Preliminary Land Development Plan

- E. Zoning Hearing Board Appeal #3088 – Motion to reconsider sending the Township Solicitor in opposition to Zoning Application #3088. The Applicant, BDN 250 King of Prussia 1,LP, property located at 250 King of Prussia Road and zoned PLO Planned Laboratory Office is seeking certain relief to construct a parking structure which would violate setback and building/landscape coverage requirements of the PLO district. On February 22, 2021, the Board of Commissioners voted to send the Township Solicitor to oppose the subject appeal. The Applicant has made some changes to the requested relief and is requesting the Board to re-consider its opposition.
  - F. Resolution No. 2021-42 - Authorizing the Engineering Department to Receive Sealed Bids for North Wayne Avenue (from Eagle Road to Woodsworth Court) Sidewalk Pedestrian Improvement Project, paid for from combination of grant and bond proceeds.
  - G. Resolution No. 2021-43 - Authorizing the Payment of Change Orders #2 and #3, for the Harford Trail Project to G & B Construction: #2 Additional excavation and grading - \$3,500.00; #3 Additional backfill to replace unsuitable soil - \$7,224.50, for a total of \$10,724.50
  - H. Resolution 2021-38 – Approving the Purchase of Protective Ballistic Helmets for Officers in the Radnor Township Police Department through COSTARS, not to exceed \$24,354.
4. Reports of Standing Committees
  5. New Business
  6. Old Business
    - Discussion – Adding a seat to Planning Commission to assess accessibility issued and/or asking Board of Health to consider an accessibility survey for Township (Commissioner Borowski)
    - Keystone Communities Grant submission update (Commissioner Borowski)
    - Stormwater project funding and project approvals - update from September and January presentation & discussion (Commissioner Borowski)
  7. Public Participation
  8. Adjournment

### Meeting Notice

There will be a Regular Board of Commissioners meeting held on Monday, April 12, 2021 beginning 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 public comment, please register at [https://us02web.zoom.us/webinar/register/WN\\_u76yTgCnTzmGcrrgk9\\_0BA](https://us02web.zoom.us/webinar/register/WN_u76yTgCnTzmGcrrgk9_0BA) and the meeting link will be sent to you for participation.

# Public Participation

***RADNOR TOWNSHIP  
DISBURSEMENTS SUMMARY  
April 12, 2021***

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The table below summarizes the accounts payable disbursements made since the last public meeting held on March 22, 2021. As approved by the Board, the Administration is generally making bi-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>

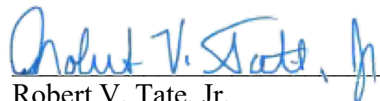
Fund (Fund Number)	2021-4A April 5, 2021	2021-3B March 17, 2021	2020-3C March 26, 2021	Total
General Fund (01)	\$49,175.98	\$23,059.60	\$441,306.46	\$513,542.04
Sewer Fund (02)	0.00	54.00	12,913.32	12,967.32
Liquid Fuels Fund (03)	0.00	0.00	9,597.71	9,597.71
Capital Improvement Fund (05)	0.00	0.00	52,791.60	52,791.60
OPEB Fund (08)	0.00	0.00	121,774.94	121,774.94
Investigation Fund (12)	0.00	0.00	778.00	778.00
The Willows Fund (23)	0.00	0.00	1,280.20	1,280.20
GOB19 Project Fund (502)	112,771.32	0.00	0.00	112,771.32
<b>Total Accounts Payable Disbursements</b>	<b>\$161,947.30</b>	<b>\$23,113.60</b>	<b>\$640,442.23</b>	<b>\$825,503.13</b>
<b>Grand Total</b>	<b>\$161,947.30</b>	<b>\$23,113.60</b>	<b>\$640,442.23</b>	<b>\$825,503.13</b>

In addition to the accounts payable checks, the Township also makes various electronic payments including payroll, debt service, credit card purchases and fees from time to time which are not reflected in the attached table.

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

**TOWNSHIP OF RADNOR**  
**Minutes of the Regular Board of Commissioners Meeting of March 22, 2021**

*The Radnor Township Board of Commissioners met via Zoom at approximately 6:30 pm*

**Commissioners Present**

<i>Jack Larkin, President</i>	<i>Moira Mulrone, Vice President</i>	<i>Lisa Borowski</i>
<i>Damien Enderle</i>	<i>Richard Booker</i>	<i>Jake Abel</i>
		<i>Sean Farhy</i>

**Also Present:** *William White, Township Manager, John Rice, Township Solicitor, Kathryn Gartland, Treasurer, Christopher Flanagan, Chief of Police, Steve Norcini, PE, Township Engineer, Roger Phillips, Engineer, Tammy Cohen, Department of Recreation and Community Programming, Kevin Kochanski, Director of Community Development, Peggy Hagan, Executive Assistant to the Township Manager.*

*President Larkin called the meeting to order and led the assembly in the Pledge of Allegiance.*

*President Larkin gave notice of an Executive Session held on March 11 ,2021 to discuss personnel and legal issues.*

*1. Public Participation*

None

*2. Consent Agenda*

- a) Disbursement Review & Approval*
- b) Approval of minutes of the Board of Commissioner Meetings of March 8, 2021*
- c) Chief's Monthly Report – March 2021*
- d) Staff Traffic Committee Meeting Minutes – February 2021*
- e) Resolution 2021-25 - Authorizing submission of an Application to the Delaware County Council for an Allocation of County Liquid Fuel Tax Funds for the Township's Annual Road Resurfacing Program in the amount of \$36,720*
- ~~*f) Resolution 2021-33 - Authorizing the removal of dead and dying ash trees on the corner of S.R. 320 and Conestoga Road and replanting of the area in the amount of \$10,800.00, as recommended by the Shade Tree Commission.*~~
- g) Motion to Authorize the Public Works Department to Receive Sealed Bids for the 2021 Superpave Project*

Commissioner Larkin asked if any Commissioner wanted to pull an item (s) from the agenda. Commissioner Borowski asked to pull item f) from the consent agenda.

*f) Resolution 2021-33 - Authorizing the removal of dead and dying ash trees on the corner of S.R. 320 and Conestoga Road and replanting of the area in the amount of \$10,800.00, as recommended by the Shade Tree Commission.*

Steve Norcini discussed the removal of dead and dying ash trees on the corner of S.R. 320 and Conestoga Road and replanting of the area. The tree removal and replanting were reviewed and approved by the Shade Tree Commission. Commissioner Borowski asked Steve Norcini to

explain what precipitated the removal of the trees. Steve Norcini discussed the Arborist Report for the hazardous trees on the property. The plan calls for the removal of all the trees, it will be noticeable from the street.

Commissioner Farhy asked who owns the land, Steve Norcini noted the Township owns the land. Commission Farhy asked about the maintenance of the area. There was discussion amongst Commissioners and Staff. Information on the project will be put on the website and sent to the Commissioners.

Commissioner Larkin moved to approve item f) from the Consent Agenda, seconded by Commissioner Borowski. The motion passed 7-0.

Commissioner Larkin moved to approve the balance of the Consent Agenda, seconded by Commissioner Mulroney. The motion passed 7-0.

### 3. Committee Reports

#### A. 231 Chamounix Road – Waiver of §245-22 of the Stormwater Management Ordinance

Application was tabled from the March 8, 2021 Board of Commissioners meeting. Mark Padula presented the Applicant's proposal for the site. A detention area will be constructed at the rear of the property along with water tolerant seed mix. Mr. Padula believes this is a viable option. There was discussion amongst Commissioners, Staff, and Applicant. Mr. and Mrs. Boyd spoke with their neighbor about the detention area.

Commissioner Larkin called the vote. The Waiver was approved 4-3 with Commissioners Larkin, Borowski, and Abel against.

#### B. 659 Church Road – Waiver of §245-22 of the Stormwater Management Ordinance

Rob Lambert, representative for the Applicant, spoke on the waiver request and the proposed design of a sub-surface detention basin for the control of stormwater runoff. There was discussion amongst Commissioners, Applicant, and Staff.

Commissioner Larkin called the vote on the Waiver. The motion passed 4-3 with Commissioners Booker, Abel, and Farhy against.

#### C. 235 Pembroke Ave - Waiver of §245-22 of the Stormwater Management Ordinance

Commissioner Larkin moved to approve the Waiver, seconded by Commissioner Mulroney.

Steve Norcini spoke on the request for waiver, the Applicant is proposing to use a rain garden for rate control. Matt Paolino, representative for the Applicant, spoke on the proposed rain garden design. He also spoke on the construction of a new home on the property. The home plan was reviewed and approved by the Historical and Architectural Review Board. There was discussion amongst Commissioners, Staff, and Applicant.

Commissioner Larkin called the vote, the motion failed 5-2 with Commissioners Borowski, Abel, Enderle, Booker, and Farhy against.

D. 812/822 Glenbrook Avenue - CAUCUS: Final Land Development Plan

Nick Caniglia, representative for the Applicant, presented the application for the final building in the project which consists of three apartments. The only waiver is the plan requirement to show physical objects 500 ft from site. There was discussion amongst Commissioners, Applicant, and Staff. Commissioner Farhy asked the Applicant if they would be willing to give up the option to rent to students. The Applicant does not want to limit options for rental.

E. Hamilton Estate Eagle Road - CAUCUS: Preliminary Land Development Plan

George Broseman, Attorney for the Applicant, introduced the plan. Rob Lambert, representative for the Applicant, walked through the plan for nine new homes. There was discussion amongst Commissioners, Applicant, and Staff. John Rice, Township Solicitor, questioned the stormwater management systems on each property and their maintenance.

~~F. Eastern University - Zoning Map Amendment~~

~~Removed from Agenda by Applicant 3/19/21~~

~~G. Eagle/Radnor Road Eastern University - CAUCUS: Preliminary/Final Land Development Plan (tentative)~~

~~Removed from Agenda by Applicant 3/19/21~~

H. Resolution 2021-36 - Authorizing the Payment of Change Order No. 2, Remediation of Unsuitable Soil at the Cornerstone HOA Segment of the Radnor TAP Trail, to Road-Con, Inc. in an Amount to be Negotiated

Commissioner Larkin moved to approve Resolution 2021-36, seconded by Commissioner Borowski.

Steve Norcini, Township Engineer, spoke on the change order in the amount of \$45,000 (+ or -) to remediate unsuitable soil at the Cornerstone HOA Segment of the Radnor TAP Trail, this issue has the project on hold. There was discussion amongst Commissioners and Staff. Commissioner Farhy moved to amend the Resolution to read **not to exceed \$45,000**, seconded by Commissioner Booker. The motion to amend passed 4-3 with Commissions Larkin, Borowski, and Mulroney against. Commissioner Larkin called the vote to approve the amended Resolution. The motion passed 7-0.

I. Arbor Day Proclamation

Commissioner Larkin read and moved to approve the Proclamation, seconded by Commissioner Farhy. Tammy Cohen spoke on the Proclamation and the Arbor Day Ceremony to take place on April 30 at The Friends of Radnor Trail Park. Ms. Cohen extended an invitation to the Commissioners to attend the Ceremony. The motion passed 7-0.

J. Resolution 2021-35 - Further Extending relaxed outdoor dining / retail through November 30, 2021

Bill White, Township Manager, spoke on extending relaxed outdoor dining/retail through November 30, 2021.

Commissioner Larkin moved to approve the Resolution, seconded by Commissioner Farhy. There was discussion amongst Commissioners and Staff. Commissioner Farhy would like the extension to remain until November 30, 2021 for the businesses in the Garrett Hill Overlay District. Commissioner Larkin called the vote, the motion passed 7-0.

K. Resolution 2021-37 - Entering into a Lease Agreement with the Wayne Business Association for the Lease of a portion of the North Wayne Parking Lot to be used for tented outdoor dining and special events through November 30, 2021

Commissioner Larkin moved to approve Resolution 2021-37, seconded by Commissioner Enderle.

Bill White, Township Manager, spoke on the proposed Resolution to enter into a lease agreement with the Wayne Business Association for the Lease of a portion of the North Wayne Parking Lot to be used for tented outdoor dining and special events through November 30, 2021. The WBA will be funding the tent and maintenance of the tent.

Deanna Doan, WBA President and Ken Kearns spoke on the support of the businesses in the area for the tent. The WBA will be responsible for adhering to COVID Protocols.

There was discussion amongst Commissioners, Staff, and WBA Representatives. Chris Flanagan, Chief of Police, spoke on the assistance of Township Staff during COVID.

Commissioner Larkin called the vote to approve Resolution 2021-37. The motion passed 6-0 with Commissioner Booker off the dais.

4. Reports of Standing Committees of the Board

Commissioner Borowski announced the Radnor Memorial Library is currently seeking Board Members for its Board of Trustees, the deadline for application is March 31, 2021. Applications are available on the Radnor Memorial Library website.

Commissioner Borowski announced that the Shade Tree Committee is already working on the Spring planting plan and they have a fantastic communications project that will be coming to the Board of Commissioners in the next couple weeks.

5. New Business

Commissioner Farhy thanked Tammy Cohen and staff for the Easter Egg Hunts and their creativity during the pandemic.

Commissioner Farhy asked for a moment of silence or some type of recognition for Commissioner Kevin Higgins, at the next Board of Commissioners meeting.

6. Old Business

Bill White, Township Manager, announced that Radnor Township will be receiving \$3.15 million dollars in Federal Government Stimulus money. This will cover the Township's losses.



Bill White and Bob Tate will be putting together a summary for the Board of Commissioners. He also noted that the Township will receive half of the money in the coming weeks and the other half in one year.

7. *Public Participation*

Matt Marshall - He spoke on the Eastern University Development and the need for a Community Development Meeting.

8. *Adjournment of Regular Meeting*

There being no further business, the regular meeting adjourned on a motion duly made and seconded.

*Respectfully submitted.*

*Peggy Hagan*

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



**NAME OF OWNER:** ALEXANDER JOHN T &  
**OWNER ADDRESS:** 418 WOODLAND AVE  
**ADDRESS OF PROPERTY:** 418 WOODLAND AVE  
**APPLICATION NUMBER:** HARB 2021-1

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

## **FIRST FLOOR ADDITION ON BACK OF HOUSE INCLUDING BACK STAIRS**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

### **NOTES AND/OR CONDITIONS OF APPROVAL:**

**ISSUED:** 04/12/2021

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**TOWNSHIP OFFICIAL**

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**ACCEPTED BY APPLICANT**

2 d) HARB 2021-04 -  
348 Louella Avenue,  
Wayne PA - Two  
story addition w/  
covered porch,  
restoration or  
replacement of  
windows, stucco and  
roof. Removal of  
chimneys. (removed  
4/12/21)

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



**NAME OF OWNER:** SATANOFF LEE C &  
**OWNER ADDRESS:** 419 OAK LN  
**ADDRESS OF PROPERTY:** 419 OAK LN  
**APPLICATION NUMBER:** HARB 2021-05

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

## **1 STORY ADDITION TO REAR OF EXISTING HOUSE**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

### **NOTES AND/OR CONDITIONS OF APPROVAL:**

**ISSUED:** 04/12/2021

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**TOWNSHIP OFFICIAL**

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**ACCEPTED BY APPLICANT**

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



**NAME OF OWNER:** BELL L BAKER JR & DEBORAH A  
**OWNER ADDRESS:** 207 UPLAND WAY  
**ADDRESS OF PROPERTY:** 207 UPLAND WAY  
**APPLICATION NUMBER:** HARB 2021-06

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

**WINDOWS, DECK AND ENCLOSE NEW DECK W/ SCREEN PORCH**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

**NOTES AND/OR CONDITIONS OF APPROVAL:**

**ISSUED:** 04/12/2021

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**TOWNSHIP OFFICIAL**

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**ACCEPTED BY APPLICANT**

2 g) HARB 2021-07 -  
309 Conestoga  
Road, Wayne PA -  
Add two-story rear  
addition to upgrade  
from a 2  
Bedroom/1.5 bath  
to a 4 bedroom/2  
bath house w/ larger  
kitchen and family  
room. (removed  
4/12/21)

2 h) HARB 2021-08  
- 310 Midland Ave,  
Wayne PA - New  
2nd floor addition  
over existing  
sunroom.

Renovation of  
sunroom (removed  
4/12/21)

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



**NAME OF OWNER:** RIEMER KATHERINE &  
**OWNER ADDRESS:** 310 MIDLAND AVE  
**ADDRESS OF PROPERTY:** 310 MIDLAND AVE  
**APPLICATION NUMBER:** HARB 2021-08

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

## **NEW 2ND FLOOR ADDITION OVER EXISTING SUNROOM**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

### **NOTES AND/OR CONDITIONS OF APPROVAL:**

**ISSUED:** 04/12/2021

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**TOWNSHIP OFFICIAL**

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**ACCEPTED BY APPLICANT**



**RESOLUTION NO. 2021-45**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AUTHORIZING THE REMOVAL OF FOUR TREES ALONG  
THE ROCKINGHAM ROAD FENCE LINE IN CLEM MACRONE PARK**

*WHEREAS*, the Township requested the evaluation of the trees along the Rockingham Road fence line in Clem Macrone Park

*WHEREAS*, the Township's appointed arborist evaluated the trees

*WHEREAS*, the Arborist identified four (4) trees as having root decay and structural issues and recommended removal

*WHEREAS*, the Shade Tree Commission approved the removal and have identified Clem Macrone Park as a location for future tree planting opportunities

*WHEREAS*, Horgan Tree Experts submitted a proposal to execute said tree removal in the amount of \$10,700

*NOW, THEREFORE*, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby award the removal of 4 trees along the Rockingham Road fence line of Clem Macrone Park, to Horgan Tree Experts, in the amount of \$10,700

*SO RESOLVED* this 12th day of April, A.D., 2021

**RADNOR TOWNSHIP**

By: \_\_\_\_\_

Name: Jack Larkin

Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Township Manager/Secretary

**Radnor Township**  
**PROPOSED LEGISLATION**

**DATE:** April 12, 2021

**TO:** Radnor Township Board of Commissioners

**CC:** William M. White, Township Manager

**FROM:** Michael Simmons, Director of Public Works

**LEGISLATION:** Resolution 2021-45: Authorizing the removal of four trees along the Rockingham Road fence line in Clem Macrone Park

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**LEGISLATIVE HISTORY:** This authorization to remove four trees within the Clem Macrone Park has not been previously before the Board of Commissioners.

**PURPOSE AND EXPLANATION:** Township Arborist, John Rockwell Hosbach was asked to review the condition of the trees along the Rockingham Road fence line of Clem Macrone Park. Mr. Hosbach reported that the subject trees were noted in 2016 as having decay in the upper leaders, root decay and other structural defects and he recommends removal of all four trees. The 4 trees identified include a tulip poplar (32" caliper) located between the basketball court and fence to 312 Rockingham; three red oaks (27" caliper), (32" caliper), and (50" caliper) located behind 320 Rockingham. The report and recommendation for removal was taken before the Shade Tree Commission on March 17, 2021, and they approved the removal. The Shade Tree Commission identified Clem Macrone Park as a location for future tree planting opportunities. Horgan Tree Experts submitted a price proposal for the tree removal of \$10,700.

**IMPLEMENTATION SCHEDULE:** Pending Board approval, we will plan to move forward with the tree removal, as soon as possible.

**FISCAL IMPACT:** The invoice of \$10,700 will be charged against account 01430403-44110.

**RECOMMENDED ACTION:** I respectfully request the Board of Commissioners to authorize the removal of four trees along the Rockingham Road fence line within Clem Macrone Park to Horgan Tree Care, in the amount of \$10,700.

**Subject:** Clem Macrone tree status

Good morning John, could you provide a report as to the condition and reason why each individual tree needs to be removed?

1. Tulip Poplar 32" located between basketball court and fence to 312 Rockingham rd
2. Red Oak 27" located behind 320 Rockingham rd
3. Red Oak 32" located behind 320 Rockingham rd
4. Red Oak 50" located behind 320 Rockingham rd

Good afternoon,

These subject trees were noted in 2016 as having root decay and other structural issues. Somehow, they did not get attended to. There are no mitigation practices that can be employed to save these trees. these trees have decay in the upper leaders, root decay and structural defects.

jh



John Rockwell Hosbach Jr., Urban Forester

Registered Consulting Arborist #483, ISA Certified Arborist PD-0372

ISA Tree Risk Assessment Qualified, ASCA Qualified Tree and Plant Appraiser

Consultants | Urban Foresters | Planners | Forensic Arborist

P: (610) 731-7969 Email: [John@Rockwellurbanforestry.com](mailto:John@Rockwellurbanforestry.com)

Website - <https://rockwellurbanforestry.com>

Horgan Tree Experts  
 741 Contention Lane  
 Berwyn, PA 19312  
 610-644-1663  
 horgantree@gmail.com

# ESTIMATE

NAME / ADDRESS

Radnor Township  
 301 Iven Avenue  
 Wayne, PA 19087-5297

DATE  
 03/09/2021

ESTIMATE #  
 5350

REP  
 HTS

DESCRIPTION	COST	TOTAL
Clem Macrone Park - Remove 1 32 inch caliper tulip poplar	1,700.00	1,700.00
Remove 3 red oaks (50 inch/32 inch/27 inch caliper) Price includes removal of all wood and debris.	6,800.00	6,800.00
Grind all stumps, remove excess grinds and leave level	2,200.00	2,200.00
We accept Visa and Mastercard	<b>TOTAL</b>	<b>\$10,700.00</b>

A 50% deposit is required to begin the job and the balance is due on completion of the work.

\_\_\_\_\_  
 SIGNATURE

2 j) Acceptance of  
3rd Ward  
Commissioner  
Damien Enderle's  
resignation, effective  
Monday April 12,  
2021

3 A. Hamilton

Conditional Use

1. Public Comment

2. Board Motion to

Approve Adjudication

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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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### Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer *Stephen F. Norcini*

CC: William M. White, Township Manager

Date: April 7, 2021

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**Re: 2 Paul Road, Waiver of 245-22 of the Stormwater Management Ordinance**

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The applicant is proposing the construction of walks, walls, patio and detached accessory buildings totaling 4,999 square feet of new impervious area. The four test pits utilized for infiltration rate testing yielded results below that of the required 0.50"/hour.

The applicant is requesting a waiver from the Stormwater Management Ordinance but is proposing an underground detention basin for rate control, and water quality inserts in all inlets.



# Gannett Fleming

*Excellence Delivered **As Promised***

**Date:** March 31, 2021

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

**From:** Roger Phillips, PE

**RE:** 2 Paul Road – Stormwater Waiver Request  
Grading Permit Application – GP App #202764

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The applicant has submitted a grading permit for the construction of 1,010 SF detached accessory buildings, 1,140 SF walks, 742 SF walls, and a 2,107 SF patio. The applicant is requesting a waiver from §245-22 Groundwater Recharge in accordance with §245-22.A(2)(c)[2] of the Township's Stormwater Management Ordinance. The minimum infiltration requirement of 0.50 inches cannot be achieved.

The applicant conducted four test pits on the site. Permeability testing was conducted for test pit 1 at 12", 24", 42", 48", 54", and 66" and all failed with a permeability rate of 0. Test pit 2 contained some water seeps starting at 60". Permeability testing was conducted for test pit 2 at 42", 54", and 66" and all failed with a permeability rate of 0. Test pit 3 encountered groundwater at 60". Permeability testing was conducted for test pit 3 at 12", 24", and 36" and all failed with a permeability rate of 0. Test pit 4 encountered groundwater at 48". Permeability testing was conducted for test pit 4 at 24", and 36" and both failed with a permeability rate of 0. The applicant is proposing an underground detention basin to provide rate control benefits. The applicant is also proposing water quality inserts in all inlets for water quality benefits.

The applicant has requested to appear before the Board of Commissioners to request a waiver from the above-mentioned sections of the Ordinance and the implementation of the above-mentioned stormwater system.

In addition to the waiver request, the applicant must address the following item(s) prior to the issuance of the Grading Permit:

1. The applicant must address all other outstanding grading permit review 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, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

[www.gannettfleming.com](http://www.gannettfleming.com)





March 22, 2021

Steve Norcini  
Radnor Township Engineer  
301 Iven Avenue  
Wayne, PA 19087-5297

**RE: Waiver Request Letter**  
**2 Paul Road, Wayne PA, 19087**  
**Radnor Township, Delaware County, PA**

**File No. 20-209**

Dear Mr. Norcini,

We wish to formally request a Waiver from §245-22, Groundwater Recharge, for the above-mentioned project, as the measured infiltration rates in the field for all four of the infiltration tests conducted were 0.00 inches per hour. Two of the tests were conducted in the southwesterly corner of the front yard and two of the tests were conducted in the northwesterly corner of the lot.

The first infiltration test (TP #1 on the Grading Permit Plans) was conducted on December 23, 2020 in the southwesterly corner of the front yard by Delaware Valley Septics. The temperature was 40°F with some periods of rain, but the testing was able to be performed. The existing grade at the testing location is approximately 353.00. Testing was conducted at these following depths: 1', 2', 3.5', 4.5', 5.5', and 4'. The measured infiltration at all depths was 0.00 inches per hour. No limiting zones were encountered up to a depth of 6'. However, the soil at the deepest testing elevations was wetter compared with the soils at the shallower testing elevations.

The second infiltration test (TP #2 on the Grading Permit Plans) was conducted on January 18, 2021 at another location in the southwesterly corner of the front yard by Delaware Valley Septics. The temperature was 30°F with no rain. The existing grade at the testing location is approximately 351.00. Testing was conducted at these following depths: 3.5', 4.5', and 5.5'. The measured infiltration at all three testing depths was 0.00 inches per hour. Delaware Valley Septics did not indicate a limiting zone per se; however, they did note that water began to seep through the walls of the excavation starting at a depth of 5'.

The third infiltration test (TP #3 on the Grading Permit Plans) was conducted on January 18, 2021 in the northwesterly corner of the lot by Delaware Valley Septics. The temperature was 30°F with no rain. The existing grade at the testing location is approximately 355.75. Testing was conducted at these following depths: 1', 2', and 3'. The measured infiltration at all three testing depths was 0.00 inches per hour. Groundwater was encountered at a depth of 5'.

The fourth infiltration test (TP #4 on the Grading Permit Plans) was conducted on January 18, 2021 in the northwesterly corner of the lot by Delaware Valley Septics. The temperature was 30°F with no rain. The existing grade at the testing location is approximately 355.75. Testing was conducted at these

following depths: 2' and 3'. The measured infiltration at both testing depths was 0.00 inches per hour. Groundwater was encountered at a depth of 4'.

We wish to have this project appear before the Radnor Township Board of Commissioners so that a Waiver from §245-22 can be granted. If you require any additional information, please e-mail me at [phanlon@karinsengineering.com](mailto:phanlon@karinsengineering.com). Thank you.

Best regards,  
**MOMENEE, INC.**

A handwritten signature in cursive script that reads "Patrick J. Hanlon".

Patrick J. Hanlon, PE  
PJH:dcb  
Enclosures  
20209 L01.doc

**Impervious Surface**

Complete the impervious surface table (required).

**Location:** 2 Paul Road, Wayne, PA 19087

**Project Description:** New pool house, pool, patio, etc.

**Gross Lot Area** 110,657 **Sq. Ft.**

<b>To be Completed by Radnor Township</b>	
<b>Permit Number:</b>	_____
<b>Submission Date:</b>	<u>2/10/21</u>
<b>Shade Tree Approval Date:</b>	<u>2/17/21</u>
<b>Final Approval Date:</b>	_____
<b>Zoning Approval:</b>	_____
	<b>Zoning Officer</b>
<b>Grading Permit Approval:</b>	_____
	<b>Township Engineer</b>

Complete All Yellow Fields						
Cover Type	Existing Area (square feet)	Percentage of existing impervious surface area of your lot	Area of Impervious Removed (square feet)	Area of Added Impervious Cover (square feet)	Total Area (square feet)	Percentage of total impervious surface of your lot, as proposed
Building	5,631		0	1,010	6,641	
Walkway/sidewalk	841		200	1,140	1,781	
Patios, decks	1,944		0	2,107	4,051	
Driveway	5,665		0	0	5,665	
Other	689		0	742	1,431	
<b>Total</b>	<b>14,770</b>		<b>13.35 %</b>	<b>200</b>	<b>4,999</b>	

Estimated Cubic Yards of Dirt Involved 643 Will this fill be taken off site Yes  No

Number of trees to be removed (over 6" in diameter) 8 Is Property in Historical District Yes  No

**Place a check in the box of the Zoning District applicable to your lot. (required)**

Zoning Table							
Zoning District	Maximum Impervious Cover (%)		Zoning District	Maximum Impervious Cover (%)		Zoning District	Maximum Impervious Cover (%)
R-1	22	<input checked="" type="checkbox"/>	CO 2,3 stories	50	<input type="checkbox"/>	GH_CR	95
R-2	30	<input type="checkbox"/>	C1	60	<input type="checkbox"/>	GH-BC	50
R-3	35	<input type="checkbox"/>	C-2	70	<input type="checkbox"/>	GH-OS	15
R-4	40	<input type="checkbox"/>	C-3	65	<input type="checkbox"/>	WBOD	NA
R-5 Semi/2 family detached	40	<input type="checkbox"/>	PI	45	<input type="checkbox"/>	PB	55
R-5 Multi Dwelling	36	<input type="checkbox"/>	PA	50	<input type="checkbox"/>	PLO	55
R-6	70	<input type="checkbox"/>	GH-N	60	<input type="checkbox"/>	FC	NA
R-IA	30	<input type="checkbox"/>	GH-GA	80	<input type="checkbox"/>	PLU	45

TO BE COMPLETED BY APPLICANT

Property Owner(s) Marino-Reynolds Family Trust  
William ("Bill") Marino, Trustee

Address of Property 2 Paul Rd Wayne, PA 19087

Phone Number 202.486.4631 Email bmarino@pragmatus.com

Engineer/Surveyor Patrick J. Hanlon, PE, Momenee, Inc.

Phone Number 610-527-3030 Ext. 1211 Email phanlon@karinsengineering.com

*The undersigned hereby makes application for a Permit under Chapter 175 and any amendments there of:*

Signature of Applicant William A. Marino, Trustee

**Please note the following requirements:**

1. Submit five (5) copies of the plan set with your application
2. Plans are to be no larger than 24" x 36", and shall be folded
3. Shade Tree Commission: If your project meets any of the following requirements, you will be required to attend the Shade Tree Commission Meeting, as well as submit an additional 2 (two) sets of plans and 1(one) flashdrive:
  - a. Any clearing activity which proposes the removal of six (6) or more trees with a Diameter at Breast Height (DBH) of 6" or greater
  - b. Grading in excess of 200 cubic yards, excavation in excess of 60 cubic yards
  - c. Grading for parking lots of 5 or more cars
  - d. Removal of a Heritage Tree (30" DBH or greater) in a non-emergency situation.
  - e. Forestry management and practices
  - f. Swimming pool permits
  - g. The Shade Tree Commission shall review, if directed by the Township Engineer, applications submitted to the Township for the following: Demolition permits on any building lot whereby the proposed work may impact or cause the removal of trees; and Commercial tree removal.
4. Stormwater Calculations:
  - a. Replacement of impervious surface is considered "new" impervious
  - b. There is no credit for the removal of impervious surface
  - c. Stormwater calculations are to be based on the total of all added impervious (not the net impervious surface)

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

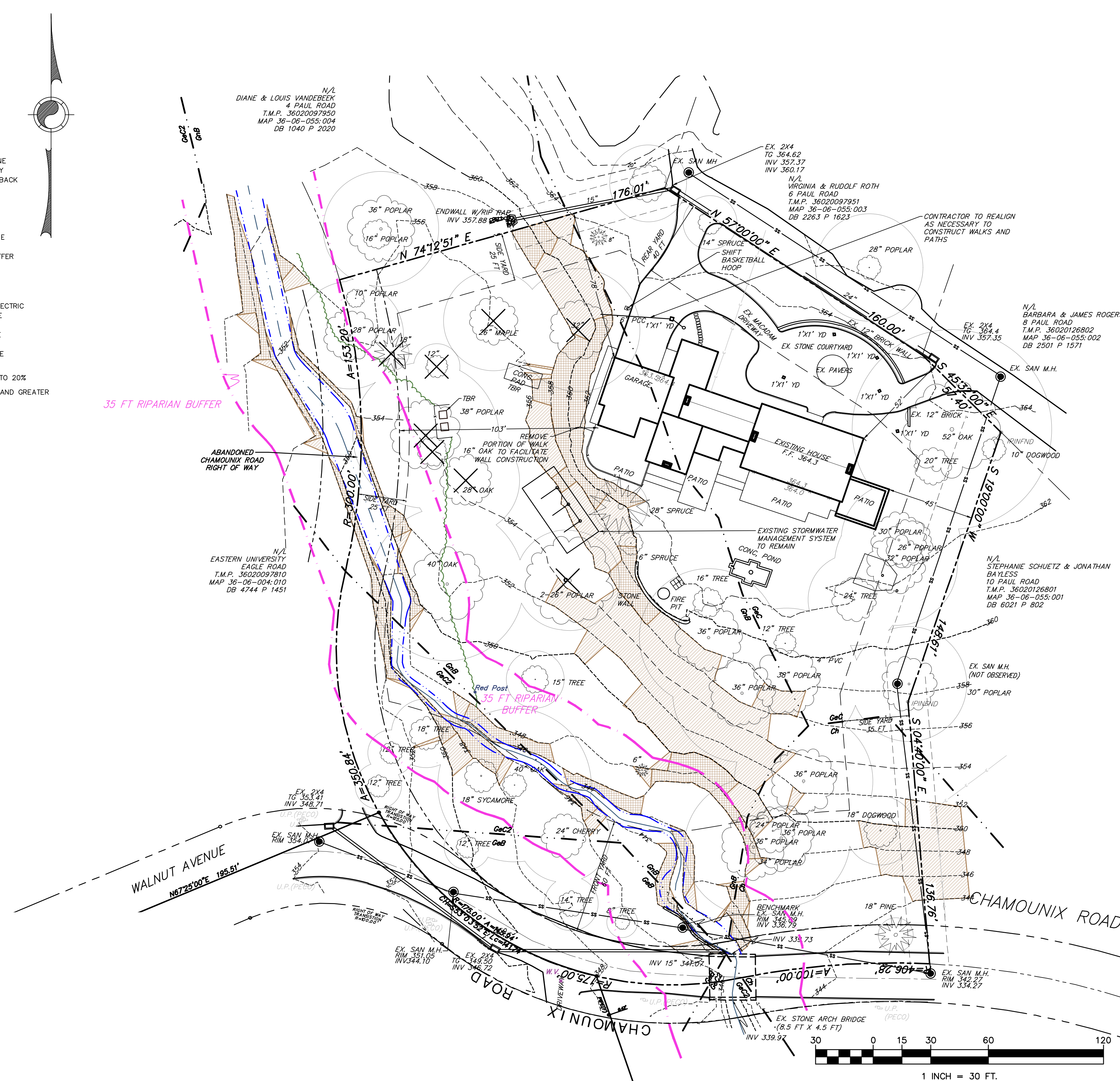
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**LINE/TYPE LEGEND**

---	EXISTING PROPERTY LINE	
---	EXISTING RIGHT OF WAY	
---	EXISTING BUILDING SETBACK	
---	EXISTING FENCE	
---	EXISTING EASEMENT	
---	EXISTING FLOODPLAIN	
---	EXISTING POND	
---	EXISTING SOILS	
---	EXISTING TOWNSHIP LINE	
---	EXISTING METLAND	
---	EXISTING RIPARIAN BUFFER	
---	EXISTING STREAM	
---	EXISTING TREE LINE	
---	EXISTING 2' CONTOUR	
---	EXISTING 10' CONTOUR	
---	E	EXISTING OVERHEAD ELECTRIC
---	E	EXISTING ELECTRIC LINE
---	G	EXISTING GAS LINE
---	T/C	EXISTING TELECOM LINE
---	W	EXISTING WATER LINE
---	SS	EXISTING SANITARY LINE
---	---	EXISTING STORM PIPES
---	---	EXISTING SLOPES 14% TO 20%
---	---	EXISTING SLOPES 20% AND GREATER

**SYMBOL LEGEND**

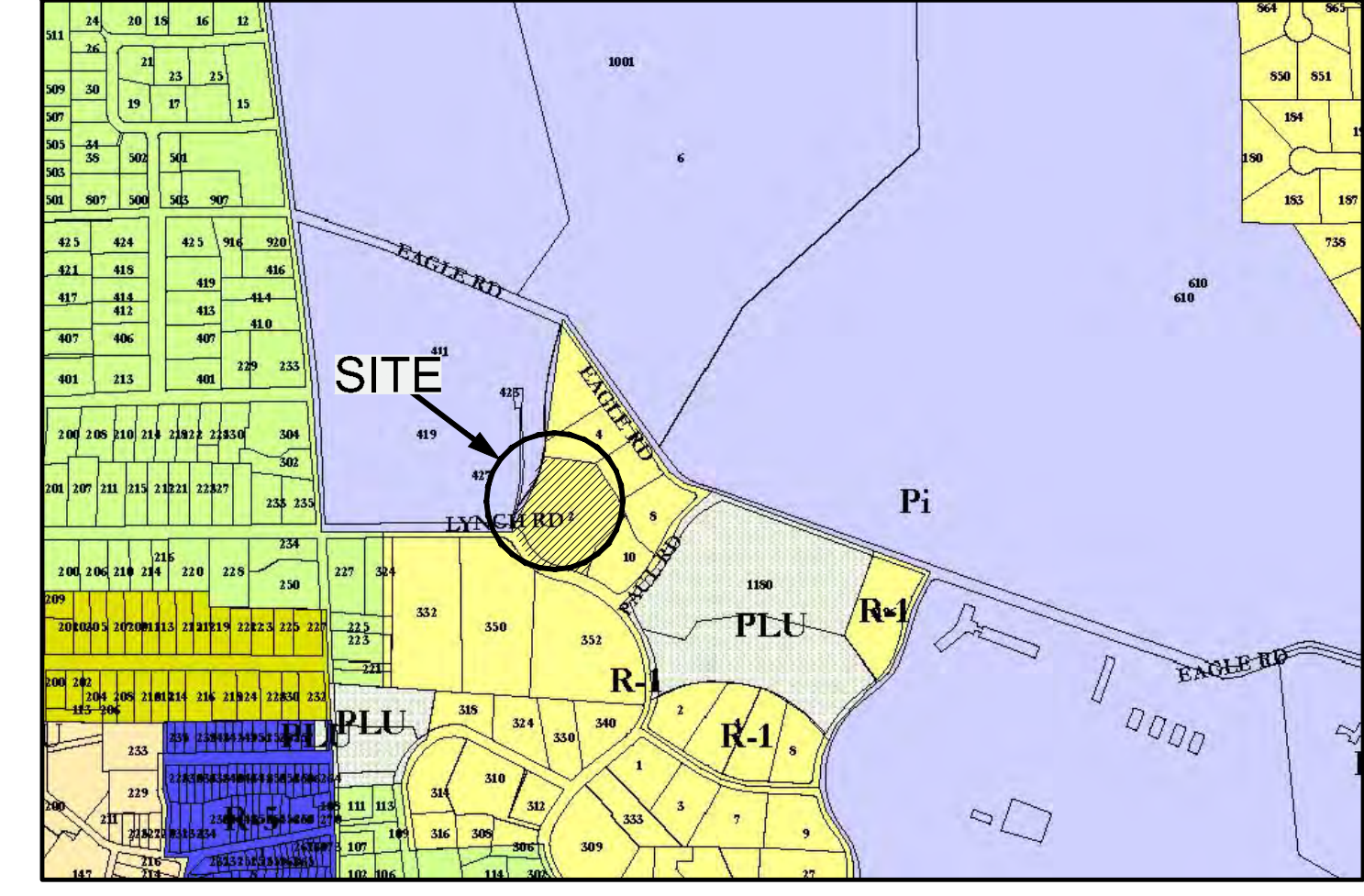
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⊕	GAS METER
⊕	ELECTRIC MANHOLE
⊕	POSTED SIGN
M.E.	MATCH EXISTING



**SOILS INFORMATION - ENTIRE SITE**

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
Ch	CHEWCALA SILT LOAM	NR	B/D	1-2	6.6+
GeB	GLENELG CHANNERY SILT LOAM	3 TO 8 PERCENT SLOPES	B	6.6+	4.7-8.2 (PARALITHIC)

GeC	GLENELG CHANNERY SILT LOAM	8 TO 15 PERCENT SLOPES	B	6.6+	3.3-5 (PARALITHIC)
GeC2	GLENELG CHANNERY SILT LOAM MODERATELY ERODED	8 TO 15 PERCENT SLOPES	B	6.6+	6.6+
GnB	GLENVILLE SILT LOAM	3 TO 8 PERCENT SLOPES	C/D	1.5-1.8	2.4-2.6 (FRAGIPAN)



**LOT DATA:**  
GROSS LOT AREA = 110,657 S.F. OR 2.54 ACRES  
NET AREA = 98,852 S.F. OR 2.27 ACRES

**ZONING DISTRICT R-1 (RESIDENTIAL)**

LOT AREA	1 ACRE MIN.
BUILDING AREA	15% MAX.
FRONT YARD	60' MIN.
SIDE YARD	25' MIN./60' AGG.
REAR YARD	40' MIN.
IMPERVIOUS	22% MAX.
BUILDING HEIGHT	35' MAX.
RIPIARIAN BUFFER SETBACK	35' MIN.

**EXISTING IMPERVIOUS COVERAGE:**

RESIDENCE	5,153 S.F.
COVERED PORCHES	478 S.F.
DRIVEWAY	5,665 S.F.
PAVERS	210 S.F.
CURBS	189 S.F.
WALKS/STEPS/PADS/PATIOS	2,785 S.F.
WALLS	290 S.F.
TOTAL	14,770 S.F. (13.35%)
*BUILDING	5,631 S.F. (5.09%)

**SOURCE OF TITLE:**  
MARINO REYNOLDS FAMILY TRUST  
2 PAUL ROAD  
DEED BOOK 5952 PAGE 258  
T.M.P. 36020126800  
TAX MAP 36-06-055:000

**GENERAL NOTES:**

- WILLIAM MARINO  
2 PAUL ROAD  
WAYNE, PA 19087
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "WILLIAM MARINO RESIDENCE PLAN OF PROPERTY, 2 PAUL ROAD, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA," PREPARED BY CHAMBERS ASSOCIATES, INC. CIVIL ENGINEERS AND SURVEYORS, DATED JULY 30, 2020, JOB #730-016.02.
- SURVEY NOTES
  - BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY CHAMBERS ASSOCIATES, INC., AND REPRESENTS THE COMPILED INFORMATION FROM THE DELAWARE COUNTY COURTHOUSE AT THE GOVERNMENT CENTER, ROOM 107, 201 W. FRONT STREET, MEDIA, PA.
  - PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.
- REFERENCES:
  - EXISTING FEATURES PLAN PREPARED FOR MICHAEL G. & JEANNIE D. O'NEILL BY TURNER-PAHUTSKI ASSOCIATES, INC., DATED 10/04/1991, L.R. 6/15/1992.
  - O'NEILL PROPERTY PLANTING PLAN PREPARED FOR B.J. DRUENING III BUILDERS, INC., BY MCYNTIRE, SILVA & BEITEL, DATED 6/15/1992.
  - TOPOGRAPHIC SURVEY PLAN PREPARED FOR MICHAEL G. & JEANNIE D. O'NEILL BY CHAMBERS ASSOCIATES, INC., DATED 7/31/1998.
  - GRADING PERMIT PLAN PREPARED FOR MICHAEL G. & JEANNIE D. O'NEILL BY CHAMBERS ASSOCIATES, INC., DATED 5/15/1998, L.R. 9/14/1998.
  - TOPOGRAPHIC SURVEY PLAN PREPARED FOR MICHAEL G. & JEANNIE D. O'NEILL BY CHAMBERS ASSOCIATES, INC., DATED 7/20/2006.
  - EROSION & SEDIMENT CONTROL PLAN PREPARED FOR MICHAEL G. & JEANNIE D. O'NEILL BY CHAMBERS ASSOCIATES, INC., DATED 10/18/2006, L.R. 6/4/2007.
- TOPOGRAPHIC FEATURES SHOWN HEREON WERE PREPARED BY CHAMBERS ASSOCIATES, INC. AND REPRESENT AND ACTUAL ON-THE-GROUND SURVEY CONDUCTED IN JULY 2020.  
BENCHMARK: SANITARY SEWER MANHOLE 1011-41 (AS REFERENCED FROM TURNER-PAHUTSKI) RADNOR SANITARY SEWER DATUM  
ELEVATION: 345.09
- SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42045C0017-F BEARING AN EFFECTIVE DATE OF NOVEMBER 18, 2009, FOR COMMUNITY NO. 420428, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- TAXES: MARINO REYNOLDS FAMILY TRUST  
2 PAUL ROAD  
T.M.P. 36020126800  
TAX MAP 36-06-055:000  
DEED BOOK 5952 PAGE 258
- AREA  
GROSS: 110,657 S.F. OR 2.54 ACRES OF LAND MORE OR LESS  
NET: 98,852 S.F. OR 2.27 ACRES OF LAND MORE OR LESS
- PUBLIC DOMESTIC WATER SERVICE AND PUBLIC SEWER ARE CURRENTLY BEING PROVIDED FOR THE LOT.
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- THE INTENT OF THIS PLAN IS TO DEPICT THE REMOVAL OF SMALL SECTIONS OF EXISTING WALKWAYS AND PATIOS AND THE CONSTRUCTION OF A PROPOSED POOL HOUSE, POOL, PATIO, PERGOLA, AND ASSOCIATED WALKWAYS, WALLS, AND OTHER SITE IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT LOCATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.

I, \_\_\_\_\_, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE EXISTING CONDITIONS ARE AS SHOWN AND THAT THIS DRAINAGE PLAN COMPLIES WITH ALL THE DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

PATRICK J. HANLON, P.E. DATE \_\_\_\_\_

**MOMENEE, INC.**  
a Kairns Company  
ENGINEERING | PLANNING | SURVEYING

**EXISTING SITE PLAN**  
GRADING PERMIT PLANS  
2 PAUL ROAD  
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

ONE-CALL: 20182823716  
DRAWN BY: P.J.H.  
CHECKED BY: B.D.M.

OWNER/APPLICANT  
WILLIAM MARINO  
2 PAUL ROAD  
WAYNE, PA 19087

FILE NO.: 20-209  
SHEET 1 OF 8  
DATE: FEBRUARY 8, 2021  
SCALE: 1" = 30'

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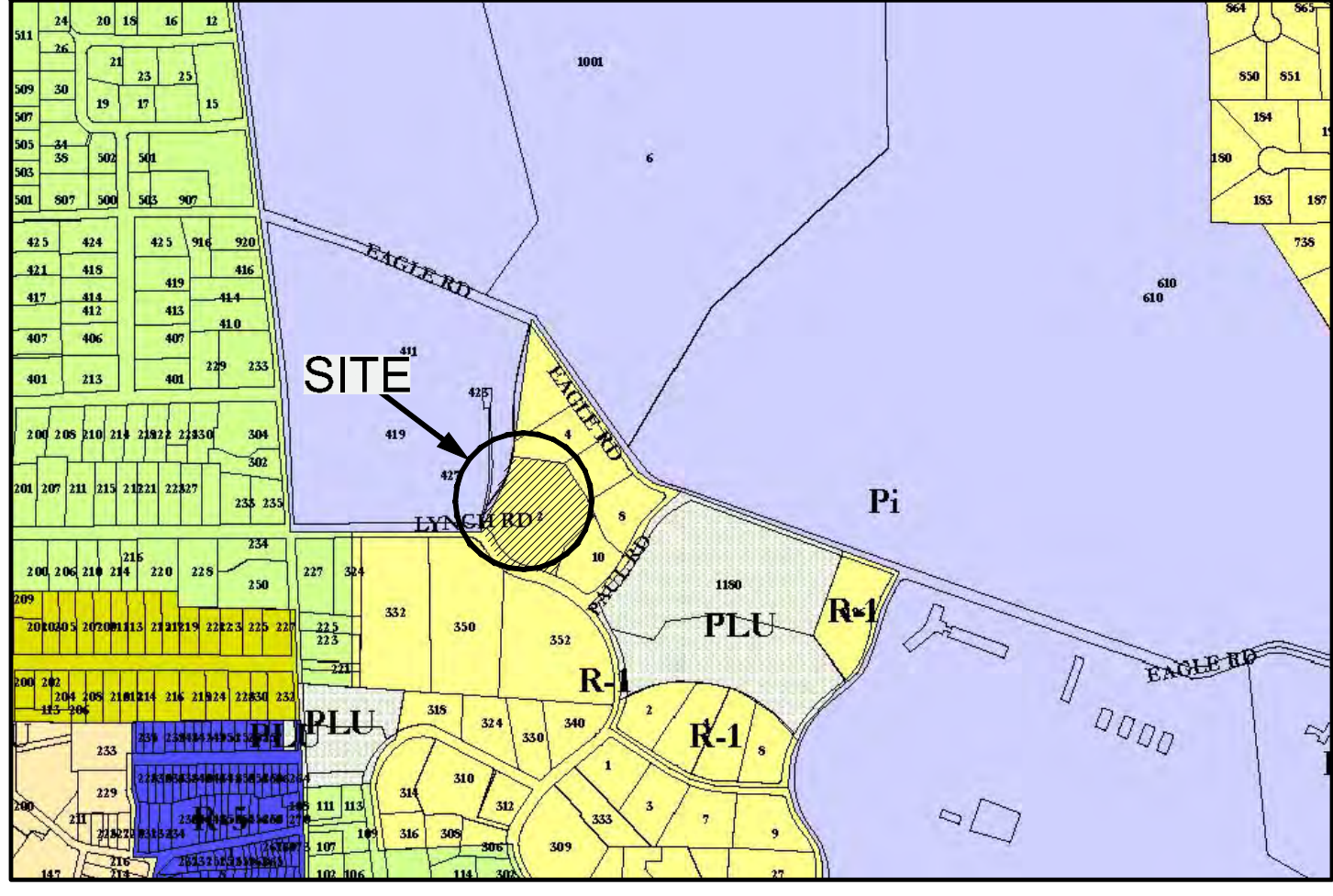
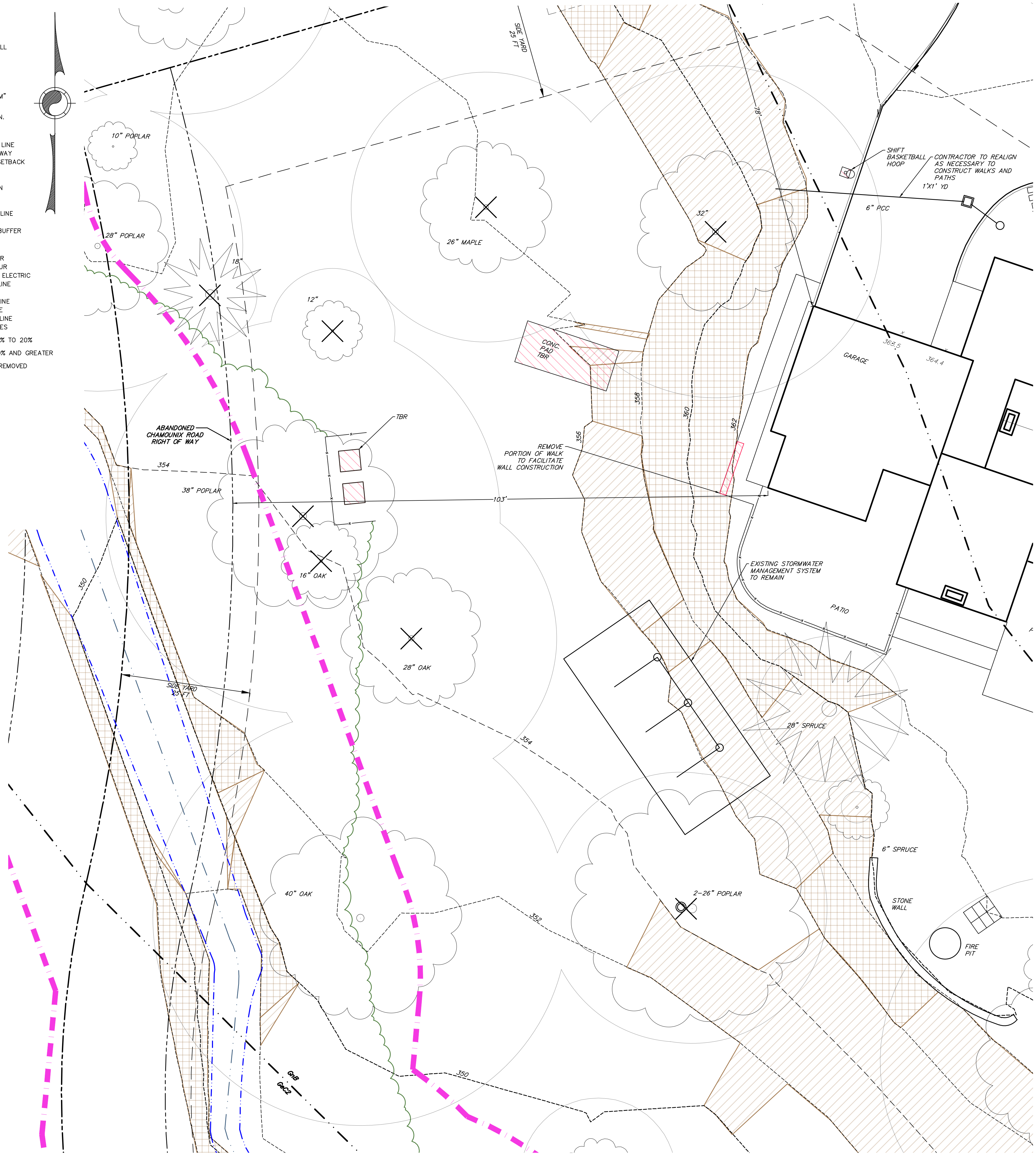
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---	EXISTING SLOPES 14% TO 20%
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---	IMPERVIOUS TO BE REMOVED

**SYMBOL LEGEND**

○	IRON PIN
□	CONCRETE MONUMENT
☆	LIGHT POLE
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⊕	POSTED SIGN

M.E. MATCH EXISTING



LOCATION MAP  
SCALE: 1" = 600'

**LOT DATA:**  
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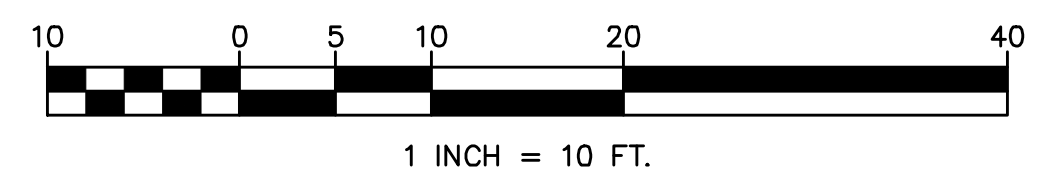
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WALLS	290 S.F.
TOTAL	14,770 S.F. (13.35%)
*BUILDING	5,631 S.F. (5.09%)

**IMPERVIOUS COVERAGE TO BE REMOVED:**

WALKS/STEPS/PADS/PATIOS	200 S.F.
TOTAL	200 S.F.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.



Serial Number: \_\_\_\_\_

CALL BEFORE YOU DIG!  
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776

**MOMENEE, INC.**  
a Kairits Company  
ENGINEERING | PLANNING | SURVEYING

EXISTING CONDITIONS & DEMOLITION PLAN  
GRADING PERMIT PLANS  
**2 PAUL ROAD**  
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA  
OWNER/APPLICANT: WILLIAM MARINO  
2 PAUL ROAD  
WAYNE, PA. 19087  
ONE-CALL: 20182823716  
DRAWN BY: P.J.H.  
CHECKED BY: B.D.M.

FILE NO.:	20-209
SHEET	2 OF 8
DATE:	FEBRUARY 8, 2021
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---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	PROPOSED CONTOURS
---	PROPOSED STORM PIPES
---	PROPOSED TRENCH DRAIN
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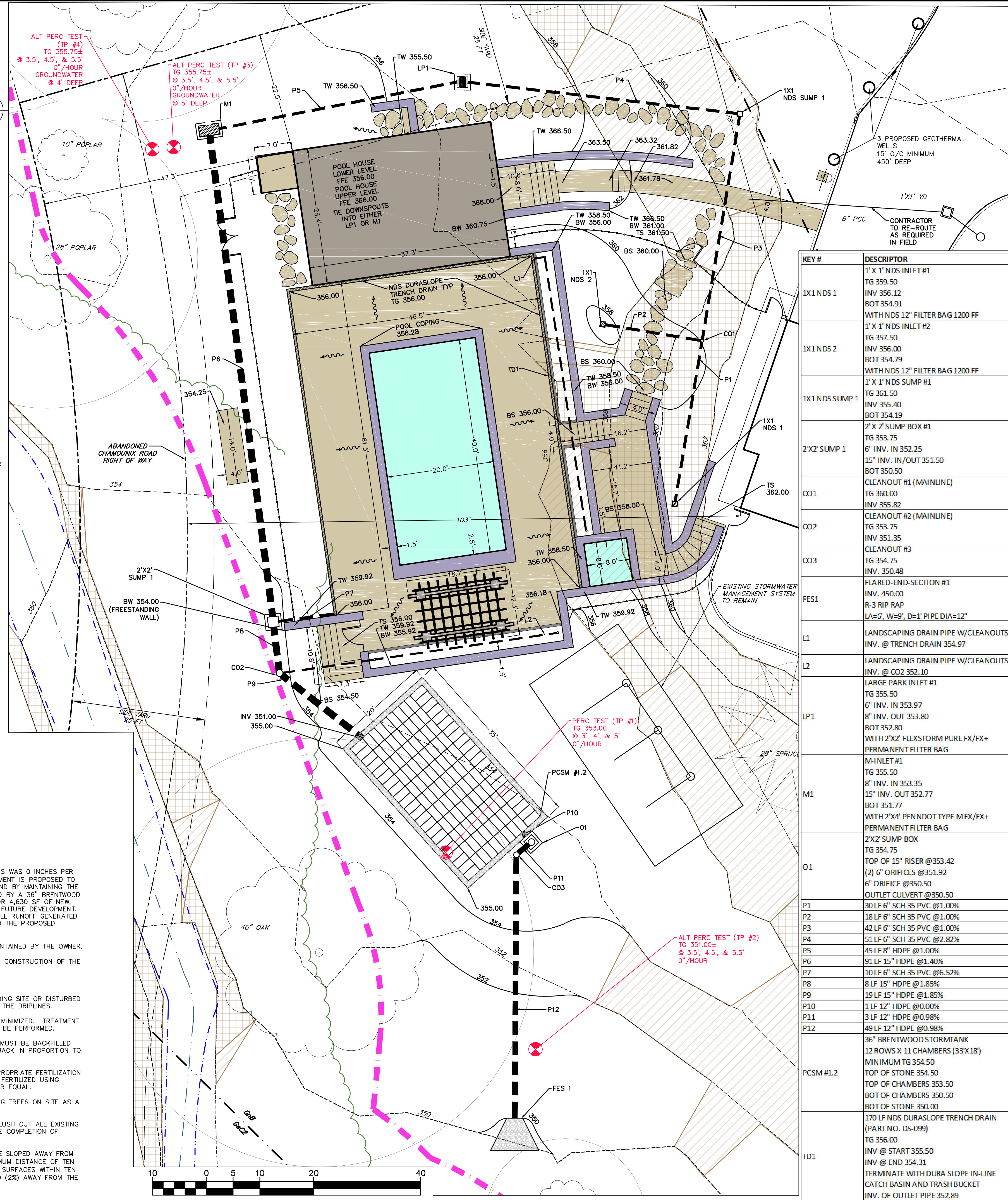
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⊕	GAS METER
⊕	ELECTRIC MANHOLE
⊕	POSTED SIGN

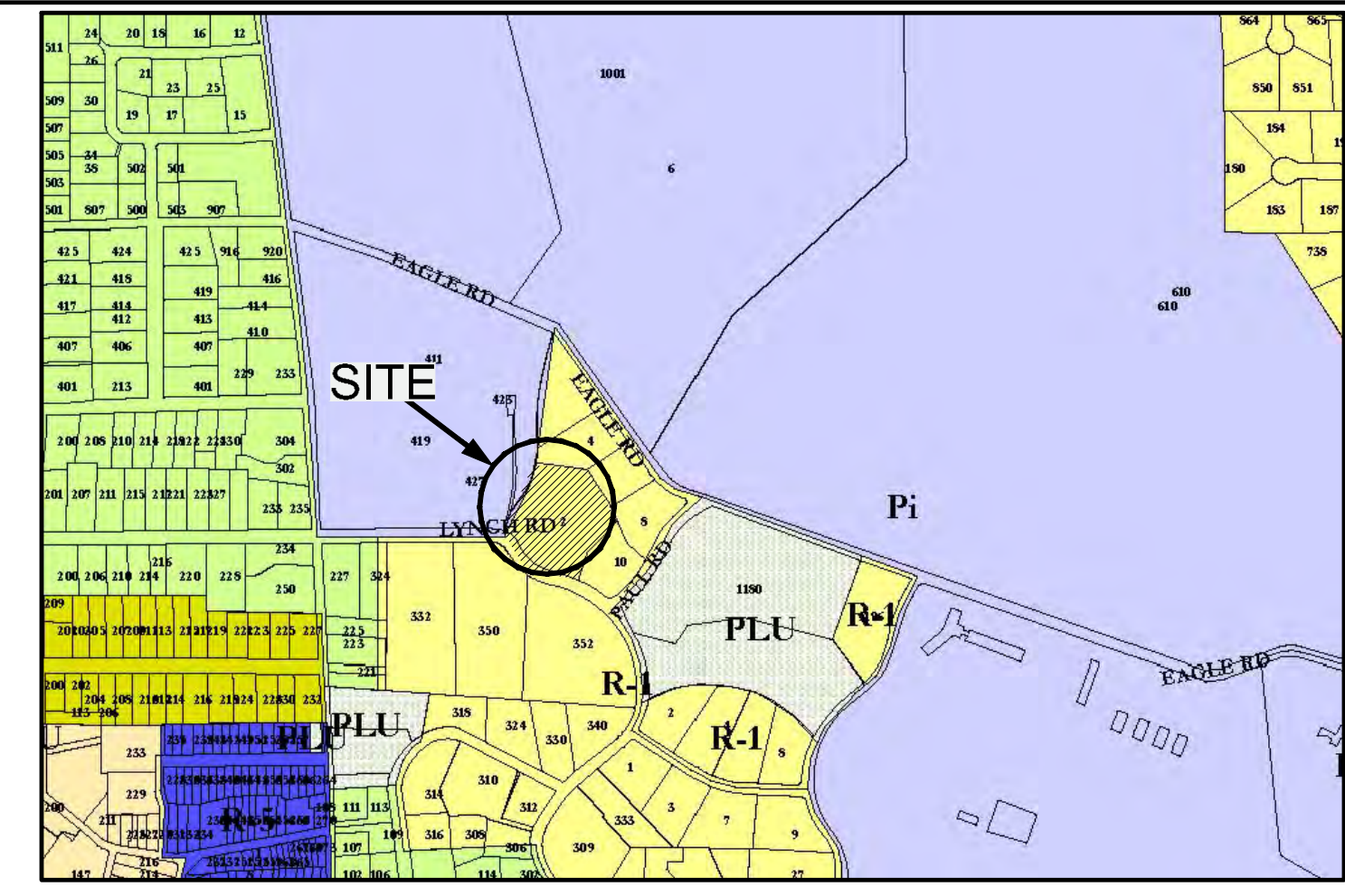
M.E. MATCH EXISTING

**GENERAL NOTES:**

- THE MEASURED INFILTRATION RATE IN THE FIELD AT THREE SEPARATE LOCATIONS WAS 0 INCHES PER HOUR. A WAIVER FROM §245-22 IS HEREBY REQUESTED. WATER QUALITY TREATMENT IS PROPOSED TO BE ACHIEVED BY UTILIZING WATER QUALITY INSERTS IN THE PROPOSED INLETS AND BY MAINTAINING THE EXISTING RIPARIAN BUFFER PRESENT ON-SITE. RATE CONTROL WILL BE PROVIDED BY A 36" BRENTWOOD STORMTANK SYSTEM MEASURING 12 ROWS BY 11 CHAMBERS AND WAS SIZED FOR 4,630 SF OF NEW, ADDITIONAL, AND REPLACEMENT IMPERVIOUS, PLUS AN ADDITIONAL 500 SF FOR FUTURE DEVELOPMENT. FUTURE IMPERVIOUS WILL REQUIRE A SEPARATE GRADING PERMIT SUBMISSION. ALL RUNOFF GENERATED BY THE 500 SF OF ADDITIONAL IMPERVIOUS SURFACES SHOULD BE DIRECTED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM (PCSM #1.2).
- THE STORMWATER MANAGEMENT SYSTEM FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE OWNER.
- THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE CONSTRUCTION OF THE RAIN GARDEN AND PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
- ON-SITE TREES ARE TO BE SAVED AND PRESERVED WHEREVER POSSIBLE.
- ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIPLINES.
- GRADE CHANGES AROUND THE DRIPLINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED.
- ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
- ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPERSABLE @ 15 LBS. PER 100 GALLONS OR EQUAL.
- THE TOWNSHIP ARBORIST SHALL BE ADVISED OF ANY DAMAGE TO THE REMAINING TREES ON SITE AS A RESULT OF CONSTRUCTION ACTIVITY DURING THE COURSE OF THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND PROPOSED STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF CONSTRUCTION.
- THE GROUND IMMEDIATELY ADJACENT TO THE PROPOSED FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF TEN (10') FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN TEN (10') FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) AWAY FROM THE BUILDING.



KEY #	DESCRIPTOR
1X1 NDS 1	1" X 1" NDS INLET #1 TG 359.50 INV 356.12 BOT 354.91 WITH NDS 12" FILTER BAG 1200 FF
1X1 NDS 2	1" X 1" NDS INLET #2 TG 357.50 INV 356.00 BOT 354.79 WITH NDS 12" FILTER BAG 1200 FF
1X1 NDS SUMP 1	1" X 1" NDS SUMP #1 TG 361.50 INV 355.40 BOT 354.19
2' X 2' SUMP BOX #1	TG 353.75
2' X 2' SUMP 1	6" INV. IN 352.25 15" INV. IN/OUT 351.50 BOT 350.50
CO1	CLEANOUT #1 (MAINLINE) TG 360.00 INV 355.82
CO2	CLEANOUT #2 (MAINLINE) TG 353.75 INV 351.35
CO3	CLEANOUT #3 TG 354.75 INV. 350.48
FES1	FLARED-END SECTION #1 INV. 450.00 R-3 RIP RAP LA=6', W=9', D=1' PIPE DIA=12"
L1	LANDSCAPING DRAIN PIPE W/CLEANOUTS 1 INV. @ TRENCH DRAIN 354.97
L2	LANDSCAPING DRAIN PIPE W/CLEANOUTS 2 INV. @ CO2 352.10
LP1	LARGE PARK INLET #1 TG 355.50 6" INV. IN 353.97 8" INV. OUT 353.80 BOT 352.80 WITH 2' X 2' FLEXSTORM PURE FX/FX+ PERMANENT FILTER BAG
M1	M-INLET #1 TG 355.50 8" INV. IN 353.35 15" INV. OUT 352.77 BOT 351.77 WITH 2' X 4' PENNDOT TYPE M FX/FX+ PERMANENT FILTER BAG
O1	2' X 2' SUMP BOX TG 354.75 TOP OF 15" RISER @ 353.42 (2) 6" ORIFICES @ 351.92 6" ORIFICE @ 350.50 OUTLET CULVERT @ 350.50
P1	30 LF 6" SCH 35 PVC @ 1.00%
P2	18 LF 6" SCH 35 PVC @ 1.00%
P3	42 LF 6" SCH 35 PVC @ 1.00%
P4	51 LF 6" SCH 35 PVC @ 2.82%
P5	45 LF 8" HDPE @ 1.00%
P6	91 LF 15" HDPE @ 1.40%
P7	10 LF 6" SCH 35 PVC @ 6.52%
P8	8 LF 15" HDPE @ 1.85%
P9	19 LF 15" HDPE @ 1.85%
P10	1 LF 12" HDPE @ 0.00%
P11	3 LF 12" HDPE @ 0.98%
P12	49 LF 12" HDPE @ 0.98%
PCSM #1.2	36" BRENTWOOD STORMTANK 12 ROWS X 11 CHAMBERS (33X18") MINIMUM TG 354.50 TOP OF STONE 354.50 TOP OF CHAMBERS 353.50 BOT OF CHAMBERS 350.50 BOT OF STONE 350.00
TD1	170 LF NDS DURASLOPE TRENCH DRAIN (PART NO. DS-099) TG 356.00 INV @ START 355.50 INV @ END 354.31 TERMINATE WITH DURA SLOPE IN-LINE CATCH BASIN AND TRASH BUCKET INV. OF OUTLET PIPE 352.89



**LOT DATA:**  
GROSS LOT AREA = 110,657 S.F. OR 2.54 ACRES  
NET AREA = 98,852 S.F. OR 2.27 ACRES

**ZONING DISTRICT R-1 (RESIDENTIAL)**  
LOT AREA 1 ACRE MIN.  
BUILDING AREA 15% MAX.  
FRONT YARD 60' MIN.  
SIDE YARD 25' MIN./60' AGG.  
REAR YARD 40' MIN.  
IMPERVIOUS 22% MAX.  
BUILDING HEIGHT 35' MAX.  
RIPARIAN BUFFER SETBACK 35' MIN.

**EXISTING IMPERVIOUS COVERAGE:**

RESIDENCE	5,153 S.F.*
COVERED PORCHES	478 S.F.*
DRIVEWAY	5,665 S.F.*
PAVERS	210 S.F.*
CURBS	189 S.F.*
WALKS/STEPS/PADS/PATIOS	2,785 S.F.*
WALLS	280 S.F.*
TOTAL	14,770 S.F. (13.35%)
*BUILDING	5,631 S.F. (5.09%)

**IMPERVIOUS COVERAGE TO BE REMOVED:**

WALKS/STEPS/PADS/PATIOS	200 S.F.
TOTAL	200 S.F.

**IMPERVIOUS COVERAGE TO BE ADDED:**

POOL HOUSE	949 S.F.*
CURBS	61 S.F.*
PERGOLA	45 S.F.*
WALKS/STEPS/PADS/PATIOS	3,247 S.F.*
POOL COPING WALL	212 S.F.*
WALLS	485 S.F.*
TOTAL	4,999 S.F.*
*BUILDING	1,010 S.F.*

**PROPOSED IMPERVIOUS COVERAGE:**

RESIDENCE	5,153 S.F.*
COVERED PORCHES	478 S.F.*
POOL HOUSE	949 S.F.*
PERGOLA	45 S.F.*
DRIVEWAY	5,665 S.F.*
PAVERS	210 S.F.*
CURBS	234 S.F.*
WALKS/STEPS/PADS/PATIOS	5,832 S.F.*
POOL COPING WALL	212 S.F.*
WALLS	775 S.F.*
TOTAL	19,569 S.F. (17.68%)
*BUILDING	6,641 S.F. (6.00%)

**INFILTRATION TESTING RESULTS:**

TP #1  
COMPANY: DELAWARE VALLEY SEPTIC/SEWER/STORM  
TEST DATE: DECEMBER 23, 2020  
WEATHER: 40 DEGREES WITH RAIN  
RESULTS:  
1" 0"/HOUR  
2" 0"/HOUR  
3.5" 0"/HOUR  
4" 0"/HOUR  
4.5" 0"/HOUR  
5.5" 0"/HOUR  
RUN RATE: 0"/HOUR

NO LIMITING ZONE, CLEAR TO 6', SOIL WAS VERY WET DEEPER

TP #2  
COMPANY: DELAWARE VALLEY SEPTIC/SEWER/STORM  
TEST DATE: JANUARY 18, 2021  
WEATHER: 30 DEGREES WITH NO RAIN  
RESULTS:  
3.5" 0"/HOUR  
4.5" 0"/HOUR  
5.5" 0"/HOUR  
RUN RATE, 0"/HOUR

WATER SEEPS THROUGH WALL OF EXCAVATION STARTING AT 5'

TP #3  
COMPANY: DELAWARE VALLEY SEPTIC/SEWER/STORM  
TEST DATE: JANUARY 18, 2021  
WEATHER: 30 DEGREES WITH NO RAIN  
RESULTS:  
1" 0"/HOUR  
2" 0"/HOUR  
3" 0"/HOUR  
RUN RATE, 0"/HOUR

GROUNDWATER AT 5'

TP #4  
COMPANY: DELAWARE VALLEY SEPTIC/SEWER/STORM  
TEST DATE: JANUARY 18, 2021  
WEATHER: 30 DEGREES WITH NO RAIN  
RESULTS:  
2" 0"/HOUR  
3" 0"/HOUR  
RUN RATE, 0"/HOUR

GROUNDWATER AT 4'

Serial Number: \_\_\_\_\_

CALL BEFORE YOU DIG!  
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL  
Perrywood One Call System, Inc.  
1-800-242-1776

**MOMENEE, INC.**  
a Kairns Company  
ENGINEERING | PLANNING | SURVEYING

**GRADING & UTILITY PLAN**  
GRADING PERMIT PLANS  
**2 PAUL ROAD**  
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA  
OWNER/APPLICANT: WILLIAM MARINO  
2 PAUL ROAD  
WAYNE, PA 19087

ONE-CALL: 20182923716  
DRAWN BY: P.J.H.  
CHECKED BY: B.D.M.

FILE NO.: 20-209  
SHEET 3 OF 8  
DATE: FEBRUARY 8, 2021  
SCALE: 1" = 10'

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**E&S LEGEND**

- CONSTRUCTION FENCING
- TREE PROTECTION
- SILT FENCE
- COMPOST FILTER SOCK DIVERSION BERM
- LIMIT OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET HYDROSEEDING OR SOD
- INLET PROTECTION

**NOTES:**

- NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25% OR GREATER) SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL NETTING.
- GEOTEXTILE FABRIC SHALL BE CLASS 1. GEOTEXTILE FABRIC IN ACCORDANCE WITH PENNDOT SPECIFICATION FROM 408. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
- TO ALL AREAS WHICH REMAIN DISTURBED FOR MORE THAN 20 DAYS AND WILL BE SUBJECT TO THE ACTION OF EARTHMOVING AND OTHER EQUIPMENT, APPLY A MULCH (WOODCHIP-20 TONS PER ACRE, HAY OR STRAW-3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN FOR MORE THAN 20 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
- ALL TREES AND BRUSH WITHIN THE SIGHT TRIANGLE SHALL BE TRIMMED AND/OR REMOVED AS NECESSARY TO OBTAIN CLEAR SIGHT DISTANCE WITH THE APPROVAL OF THE TOWNSHIP ARBORIST.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTRIUTED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTRIUTED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
- A ROUTINE "END-OF-DAY-CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL DESIGN, IMPLEMENT, AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS THE RESULT OF STORMWATER RUNOFF.
- TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER APPROVAL OF THE TOWNSHIP ENGINEER AND THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.
- GRADE CHANGES AROUND THE DRIPLINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE IMPACTED TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED IF/AS DIRECTED BY THE TOWNSHIP ARBORIST AND THE TOWNSHIP ARBORIST MUST APPROVE OF THE PROCEDURE.
- THE MAXIMUM BARE AREAS SHALL NOT EXCEED TWENTY-FIVE (25%) PERCENT OF THE TOTAL AREA AT ANY ONE TIME.
- THE LOCATION OF ALL TREE PROTECTION FENCING NOT LOCATED AT THE DRIPLINES OF TREES TO REMAIN MUST BE APPROVED BY THE TOWNSHIP ARBORIST IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
- IF TRENCHES FOR POOL PIPING ARE PROPOSED WITHIN THE DRIPLINES OF TREES, ALL DISTURBED ROOTS MUST BE CUT BACK AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS. THIS SHALL BE MADE A CONDITION OF PERMIT ISSUANCE.

**MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES**

A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS A RESULT OF STORMWATER RUNOFF.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRAVING, RESEEDING, REMULCHING, AND RETENING MUST BE PERFORMED IMMEDIATELY.

**STABILIZED CONSTRUCTION ENTRANCES:** THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THE ENTRANCES WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

**INLET PROTECTION:** INLET PROTECTION SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.

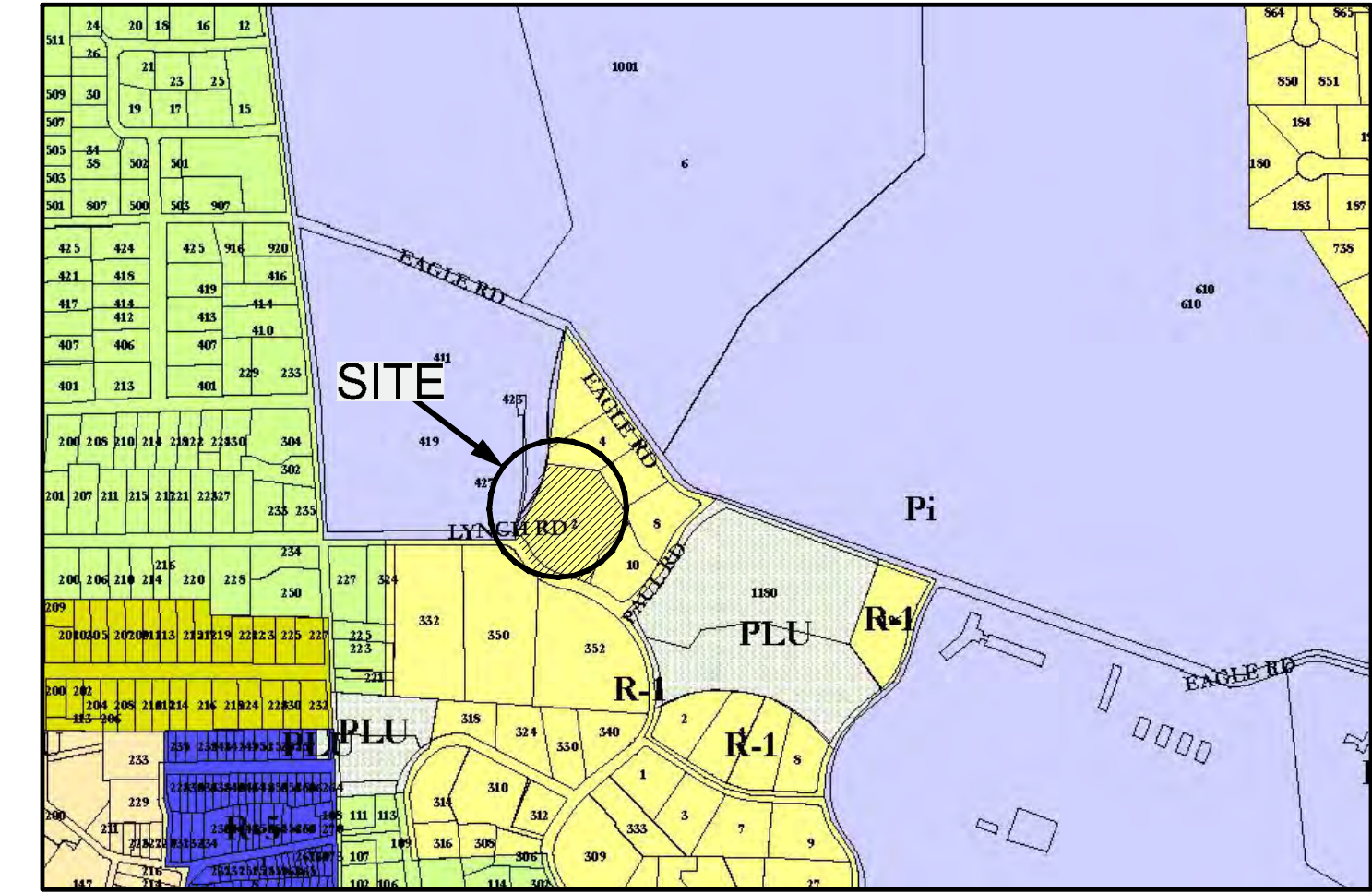
**SILT FENCE/SOCK:** SILT FENCE/SOCK SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM SILT FENCING/SOCKS WHEN IT REACHES 1/2 THE FENCE/SOCK HEIGHT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER. SILT FENCING/SOCK WHICH HAS BEEN UNDERMINED OR TOPPED WILL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.

**SEDIMENT DISPOSAL:** SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND DRAINAGE SWALES.

**DUST CONTROL:** DUST AND OTHER PARTICLES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NEEDED OR AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT.

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
Ch	CHEWCALA SILT LOAM	NR	B/D	1-2	6.6+
GeB	GLENELG CHANNERY SILT LOAM	3 TO 8 PERCENT SLOPES	B	6.6+	4.7-8.2 (PARALITHIC)

GeC	GLENELG CHANNERY SILT LOAM	8 TO 15 PERCENT SLOPES	B	6.6+	3.3-5 (PARALITHIC)
GeC2	GLENELG CHANNERY SILT LOAM MODERATELY ERODED	8 TO 15 PERCENT SLOPES	B	6.6+	6.6+
GeB	GLENELG CHANNERY SILT LOAM	3 TO 8 PERCENT SLOPES	C/D	1.5-1.8	2.4-2.6 (FRAGIPAN)



LOCATION MAP SCALE: 1" = 600'

CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE IF WASHING PROVES INEFFECTIVE

EX. 2X4 TO 364.62 INV. 357.37 INV. 362.17

N/V VIRGINIA & RUDOLF ROTH 6 PAUL ROAD T.M.P. 36020097951 MAP 36-06-055.004 DB 2263 P 1623

LOD AREA FOR GEOTHERMAL WELLS 2,590 SF ± (0.059 AC)

**SEQUENCE OF CONSTRUCTION:**

NOTE: THE TOWNSHIP ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF THE SEEPAGE BED AND PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES.

- NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE. ANTICIPATED DATE: APRIL 2021.
- THE EXISTING DRIVEWAY IS TO BE UTILIZED FOR CONSTRUCTION ACCESS. PROVIDE A HOSE TO CLEAN TIRES TO PREVENT SEDIMENT FROM BEING TRACKED OFF SITE INTO PUBLIC ROADWAYS. IN THE EVENT THAT SEDIMENT CANNOT BE KEPT OFF OF TOWNSHIP ROADWAYS, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED. ALL CONSTRUCTION VEHICLES EXITING THE SITE MUST USE THIS ENTRANCE.
- INSTALL TREE PROTECTION BARRIER FENCING AS INDICATED ON THE PLAN. INSTALL PROTECTIVE FENCING SURROUNDING LOCATION OF EXISTING AND PROPOSED STORMWATER MANAGEMENT SYSTEMS.
- INSTALL SILT FENCING AND COMPOST FILTER SOCK DIVERSION BERM AS SHOWN ON THE PLAN AND ON THE DOWNHILL SLOPE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE.
- PRIOR TO EARTH DISTURBANCE, NOTIFY THE TOWNSHIP ENGINEER THAT CONSTRUCTION IS GOING TO BEGIN.
- CLEAR AND GRUB THE AREAS AS NECESSARY WITHIN THE LIMITS OF DISTURBANCE. EXISTING VEGETATION, STRIP TOPSOIL FROM AREAS OF CONSTRUCTION AND STOCKPILE SUITABLE MATERIAL FOR FUTURE USE. UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SUBGRADE TOPSOIL WITH SILT FENCE AND SEED TO ESTABLISH TEMPORARY VEGETATIVE COVER.
- ONCE THE EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND FUNCTIONING, BEGIN DEMOLITION AND REMOVAL OF THE WALKWAYS AND PADS AS INDICATED ON THE EXISTING EXCAVATION & DEMOLITION PLAN. ALL CONSTRUCTION WASTE IS TO BE DISPOSED OF PER ALL APPLICABLE RULES, REGULATIONS, AND LAWS.
- EXCAVATE FOR AND BEGIN TO CONSTRUCT THE FOUNDATION FOR THE PROPOSED POOL HOUSE, RETAINING WALLS, POOL, PATIO, AND PERGOLA. BACKFILL AND PERFORM ROUGH CONSTRUCTION OF THE COMPLETED FOUNDATIONS. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY.
- CONTINUE CONSTRUCTION OF THE PROPOSED POOL HOUSE, RETAINING WALLS, POOL, PATIO, AND PERGOLA.
- ROUGH GRADE THE SITE AND INSTALL SITE UTILITIES AS NECESSARY. BEGIN CONSTRUCTION OF THE REMAINING WALLS AND WALKWAYS. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY.
- IN CONJUNCTION WITH THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, INSTALL THE NEW INLETS AND THE ASSOCIATED CONVEYANCE PIPING. INSTALL THE PROPOSED PATIO TRENCH DRAIN AND ASSOCIATED CONVEYANCE PIPING. INSTALL INLET PROTECTION ON ALL INLETS. ADJUST THE EXISTING INLET DISCHARGE PIPE THAT EMPTIES INTO THE YARD AS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED WALKWAYS.
- INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.
- UPON FINAL STABILIZATION OF THE CONTRIBUTORY AREA, INSTALL THE PERMANENT STORM SYSTEM, EXCAVATE FOR AND INSTALL THE NON-WOVEN GEOTEXTILE FABRIC, THE STONE BASE LAYER, THE BENTWOOD STORMTANKS, AND THE REMAINDER OF THE STONE, MINIMIZING COMPACTION IN THE FOOTPRINT OF THE SYSTEM. INSTALL THE FLARED-END SECTION, THE STORMWATER MANAGEMENT SYSTEM SHALL NOT RECEIVE ANY RUNOFF UNTIL THE ENTIRE CONTRIBUTORY AREA TO THE SYSTEM IS STABILIZED AND UPON APPROVAL OF THE TOWNSHIP ENGINEER.
- FINAL GRADE DENIED AREAS, SPREAD STOCKPILED TOPSOIL AND SEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH SOD OR EROSION CONTROL NETTING AND MULCH.
- INSTALL FINAL LANDSCAPE FEATURES, AND COMPLETE CONSTRUCTION.
- UPON PERMANENT STABILIZATION, REMOVE THE SEDIMENT BARRIERS. IMMEDIATELY SEED ANY DENIED AREAS DUE TO THEIR REMOVAL.
- CONSTRUCTION COMPLETED. ANTICIPATED DATE: SEPTEMBER 2021

**TREES TO BE REMOVED:**

- 12" TREE
- 16" OAK
- 18" TREE
- 26" MAPLE
- 26" POPLAR
- 28" OAK
- 32" TREE
- 38" POPLAR

**TREE REPLACEMENT FORMULA:**

- 6 - 18 INCH DBH REMOVED = 1 REPLACEMENT TREE
- 19 - 29 INCH DBH REMOVED = 3 REPLACEMENT TREES, 2 BEING LARGE CANOPY TREES
- 30 INCH DBH & GREATER REMOVED = 6 REPLACEMENT TREES, 4 BEING LARGE CANOPY TREES
- TOTAL = 8

**TOTAL TREES BEING REMOVED:**

- 6 - 18 INCH DBH = 3
- 19 - 29 INCH DBH = 3
- 30 INCH DBH & GREATER = 2
- TOTAL = 8

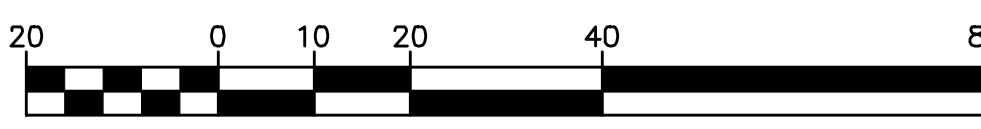
**REPLACEMENT TREES REQUIRED**

= 24 REPLACEMENT TREES, 14 BEING LARGE CANOPY TREES

SHOULD ANY ADDITIONAL TREES BE REMOVED, ADDITIONAL REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE RADNOR TOWNSHIP ORDINANCE No. 2012-05.

**EROSION AND SEDIMENTATION CONTROL PLAN**

DISTURBED AREA = 22,798 SF± (0.523 AC)



1 INCH = 20 FT.

FORMULA AND SPECIES	SF BY HEIGHT	PURITY	GERMINATION	MAX. % WEED SEED	SEEDING RATE PER 1000 SF
<b>FORMULA B:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM PENDING) • A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO MORE THAN ONE VARIETY EXCEEDING 50% OF THE TOTAL. • CREEPING RED FESCUE OR CHEWINGS FESCUE • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	20	97	90	0.10	44.0 TOTAL 8.5
<b>FORMULA C:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	40	97	85	0.10	12.0 TOTAL 21.0
<b>FORMULA D:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	50	97	85	0.10	2.0 TOTAL 5.5
<b>FORMULA E:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	70	97	85	0.10	30.0 TOTAL 60.0
<b>FORMULA F:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	100	97	85	0.10	150.0 TOTAL 264.0
<b>FORMULA G:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	30	97	85	0.10	9.0 TOTAL 18.0
<b>FORMULA H:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	10	97	85	0.10	3.0 TOTAL 6.0
<b>FORMULA I:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	5	97	85	0.10	1.5 TOTAL 3.0
<b>FORMULA J:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	2	97	85	0.10	0.6 TOTAL 1.2
<b>FORMULA K:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA L:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA M:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA N:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA O:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA P:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA Q:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA R:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA S:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA T:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA U:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA V:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA W:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA X:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA Y:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6
<b>FORMULA Z:</b> • PERENNIAL RYEGRASS MIXTURE (LOUAM MULTIFLORA) • CREEPING RED FESCUE (ESTRICA RUBRA) • ANNUAL PREGRASS (LOUAM MULTIFLORA)	1	97	85	0.10	0.3 TOTAL 0.6

PENNDOT PUBLICATION 408, SECTION 804 - SEEDING AND SOIL SUPPLEMENTS

SEED CONFORMING TO THE REGULATIONS OF CHAPTER 71 - SEED OF THE PENNSYLVANIA SEED ACT 164 OF 2004, EFFECTIVE JANUARY 29, 2005, AND AMENDMENTS. MEET OTHER APPLICABLE REGULATIONS OF THE SEED, TESTING AND CERTIFICATION PROGRAMS OF THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE (PDA), BUREAU OF PLANT INDUSTRY.

PROVIDE SEEDS THAT HAVE BEEN TESTED AND APPROVED FOR THE SPECIFIED SEED FORMULA'S PURITY, GERMINATION, WEED SEED ANALYSIS LIMITS AND OTHER APPLICABLE PDA RULES FOR SEED TESTING.

PROVIDE CERTIFIED SEED FOR ALL KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, CREEPING RED FESCUE, CHEWINGS FESCUE, AND HARD FESCUE VARIETIES SUBMITTED FOR EACH SEED FORMULA.

PROVIDE PREMIXED SEED MIXTURES FROM A LICENSED SEED DISTRIBUTOR/SEED MIXING COMPANY LOCATED WITHIN THE STATE AND MIXED UNDER THE SUPERVISION OF THE PDA FOR THE DESIGNATED TABLE A SEED FORMULAS. USE ONLY SEED THAT HAS AN APPROVED SEED INSPECTOR'S TAG OR LABEL, SIGNED BY A PDA INSPECTOR SEWN OR STAPLED TO THE OUTSIDE OF EACH SEED BAG OR OTHER CONTAINER IN A CONSPICUOUS PLACE. PRESSURE SENSITIVE LABELS MAY BE USED ON PAPER OR PLASTIC CONTAINERS.

SEED MIXTURES MAY ALSO BE MIXED TO PROJECT SPECIFICATIONS AT THE PROJECT SITE FOR SPECIAL SEED FORMULAS OR MIXTURES NOT SPECIFIED IN TABLE A, IF ALL SPECIFIED SEED SPECIES HAVE BEEN PREVIOUSLY INSPECTED, TESTED, AND APPROVED BY PDA FOR THE DESIGNATED PURITY, GERMINATION, WEED SEED LIMITS, OR PURE LIVE SEED ANALYSIS. MIX THE SEED SPECIES TO THE DESIGNATED FORMULA OR MIXTURE SPECIFICATIONS UNDER DEPARTMENT SUPERVISION.

**GEOTHERMAL WELL NOTES:**

THE THREE GEOTHERMAL WELLS LOCATED IN THE YARD AREA WILL BE INSTALLED AS A PART OF THIS PROJECT. THE FIVE TO SIX GEOTHERMAL WELLS TO BE LOCATED IN THE EXISTING PARKING COURTYARD AND INSTALLED IN THE FUTURE. THE EXACT LOCATIONS OF THE GEOTHERMAL WELLS WILL BE DETERMINED IN THE FIELD.

**CARE OF EXISTING TREES:**

- TREE PROTECTION FENCING SHALL BE INSTALLED TO PROTECT ALL EXISTING TREES FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION FENCING FOR THE DURATION OF PROJECT.
- SELECTIVELY PRUNE EXISTING TREES AT THE EDGE OF ALL TREE PROTECTION ZONES, AND OTHER EXISTING TREES AFFECTED BY CONSTRUCTION, UNDER LANDSCAPE ARCHITECT'S DIRECTION. REMOVE SUCKER SHOOTS, DEAD, RUBBING AND DAMAGED BRANCHES.
- ANY EXCAVATION NEAR ADJACENT ROOT SYSTEMS WILL REQUIRE ROOT PRUNING OF AFFECTED TREE(S).
- FERTILIZE PRUNED EXISTING TREES WITH 3 TO 4 LBS. OF LIQUID FERTILIZER PER 1,000 SQUARE FEET OF DRIP AREA, OR, 5 GALLONS OF LIQUID FERTILIZER PER CALIPER INCH OF TRUNK DIAMETER.
- FERTILIZE IN EARLY SPRING BEFORE GROWTH BEGINS.
- FERTILIZE BEGINNING 2' FROM TRUNK AT INTERVALS 2' TO 3' ON CENTER IN A GRID-LIKE PATTERN TO A DEPTH OF 6-18" WITHIN THE DRIPLINE AND BEYOND WHERE POSSIBLE. INJECTION FERTILIZATION METHOD SHALL BE ACCEPTABLE SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.

**LIST OF REPLACEMENT TREES (2 PAUL ROAD):**

- 6 - HERITAGE RIVER BIRCH (BETULA NIGRA 'HERITAGE')
- 6 - REDBUD (CEROCIS CANADENSIS)
- 3 - SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIANA)
- 6 - QUERCUS BICOLOR (SWAMP WHITE OAK)
- 3 - BALD CYPRESS (TAXODIUM DISTICHUM)

SEE LANDSCAPE ARCHITECTURAL PLANS FOR FURTHER DETAILS

**TREE REPLACEMENT NOTES:**

- REPLACEMENT TREES WILL BE SELECTED FROM THE LIST OF TOWNSHIP APPROVED TREES PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
- TREES TO BE PLANTED OUTSIDE OF REQUIRED SITE LINE.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



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FILE NO.: 20-209

SHEET 4 OF 8

DATE: FEBRUARY 8, 2021

SCALE: 1" = 20'



PREPARATION OF AREAS TO BE TOPSOILED

GRADE THE AREAS TO BE COVERED BY TOPSOIL. USING ACCEPTABLE METHODS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE PLACING THE TOPSOIL. REMOVE STONES AND OTHER FOREIGN MATERIAL 2 INCHES OR LARGER IN DIMENSION. REMOVE AND SATISFACTORILY DISPOSE OF UNSUITABLE AND SURPLUS MATERIAL.

PLACING AND SPREADING TOPSOIL

PLACE TOPSOIL ON THE PREPARED AREAS AND, UNLESS OTHERWISE INDICATED, SPREAD AND COMPACT TO A 4-INCH UNIFORM DEPTH ± 1 1/2 INCHES. COMPACT WITH A ROLLER WEIGHING NOT OVER 120 POUNDS PER FOOT WIDTH OF ROLLER OR BY OTHER ACCEPTABLE METHODS, AS DIRECTED. REMOVE OVERDEPTH TOPSOIL, UNLESS OTHERWISE AGREED UPON IN WRITING. DO NOT PLACE TOPSOIL IN A WET OR FROZEN CONDITION.

HYDROSEEDING SPECIFICATIONS

DEFINITION: STABILIZING SEDIMENT PRODUCING AND SEVERELY ERODED AREAS BY ESTABLISHING PERMANENT GRASS COVER.

PURPOSE: TO PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL RAPID RUN-OFF AND EROSION.

PROCEDURE: SURFACE TO BE HYDRO-SEEDED SHALL BE CLEANED OF ALL DEBRIS AND OTHER MATTER HARMFUL TO UNIFORM GERMINATES. A WATER-SOLUBLE MIXTURE COMPOSED OF THE BELOW MENTIONED "MATERIALS" SHALL BE SPRAYED UNIFORMLY OVER THE AREAS TO BE HYDRO-SEEDED.

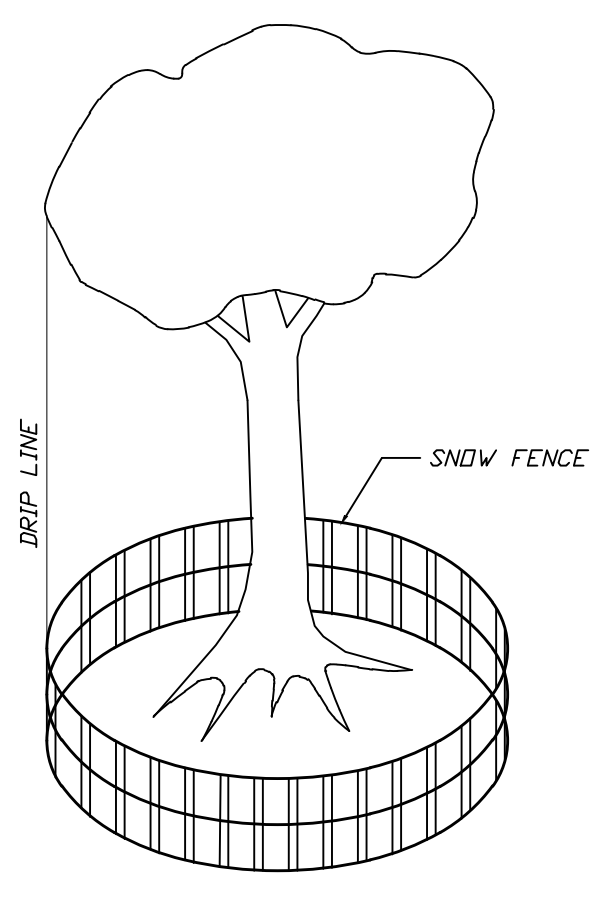
MATERIALS:

Table with columns: NAME, DESCRIPTION, APPLICATION RATE (PER ACRE). Rows include PENNSTAR KENTUCKY BLUEGRASS, PENNLAWN RED RESCUE, PENNFINE PERENIAL RYEGRASS, LIME, GROUND AGRICULTURAL LIMESTONE, HAY OR STRAW, TERRA TACK OR EQUIVALENT.

Table with columns: NAME, DESCRIPTION, APPLICATION RATE (PER ACRE). Rows include ANNUAL RYEGRASS (95% PURE), LIME, GROUND AGRICULTURAL LIMESTONE, HAY OR STRAW.

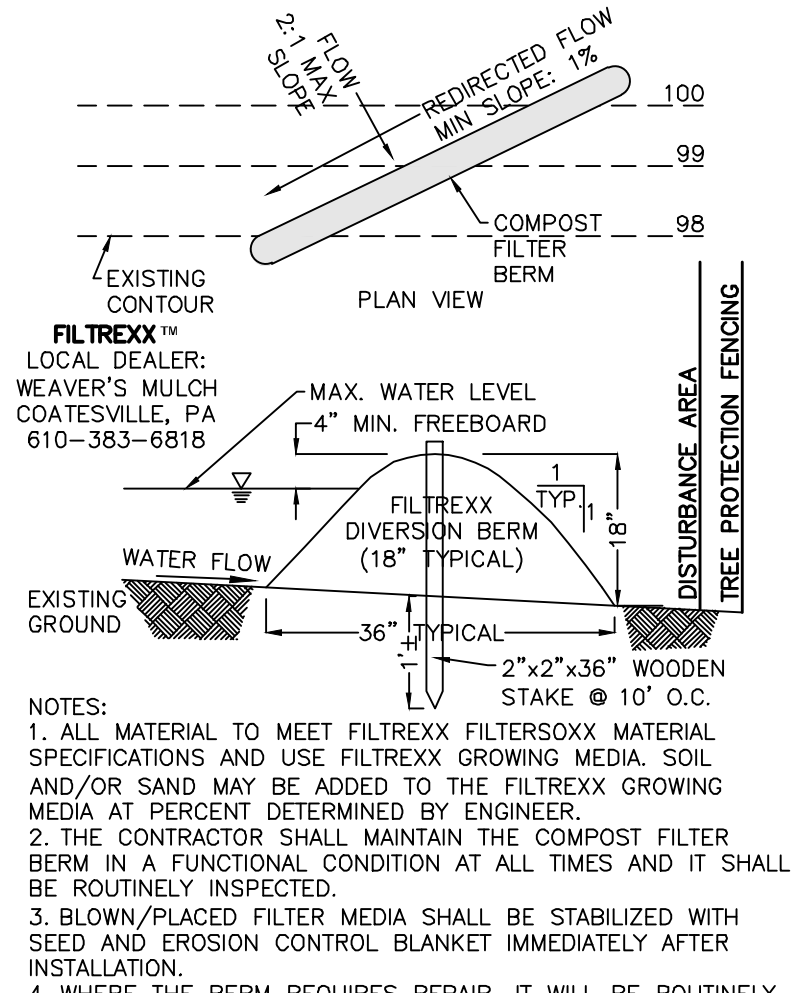
TEMPORARY

Table with columns: NAME, DESCRIPTION, APPLICATION RATE (PER ACRE). Rows include ANNUAL RYEGRASS (95% PURE), LIME, GROUND AGRICULTURAL LIMESTONE, HAY OR STRAW.



TREE PROTECTION

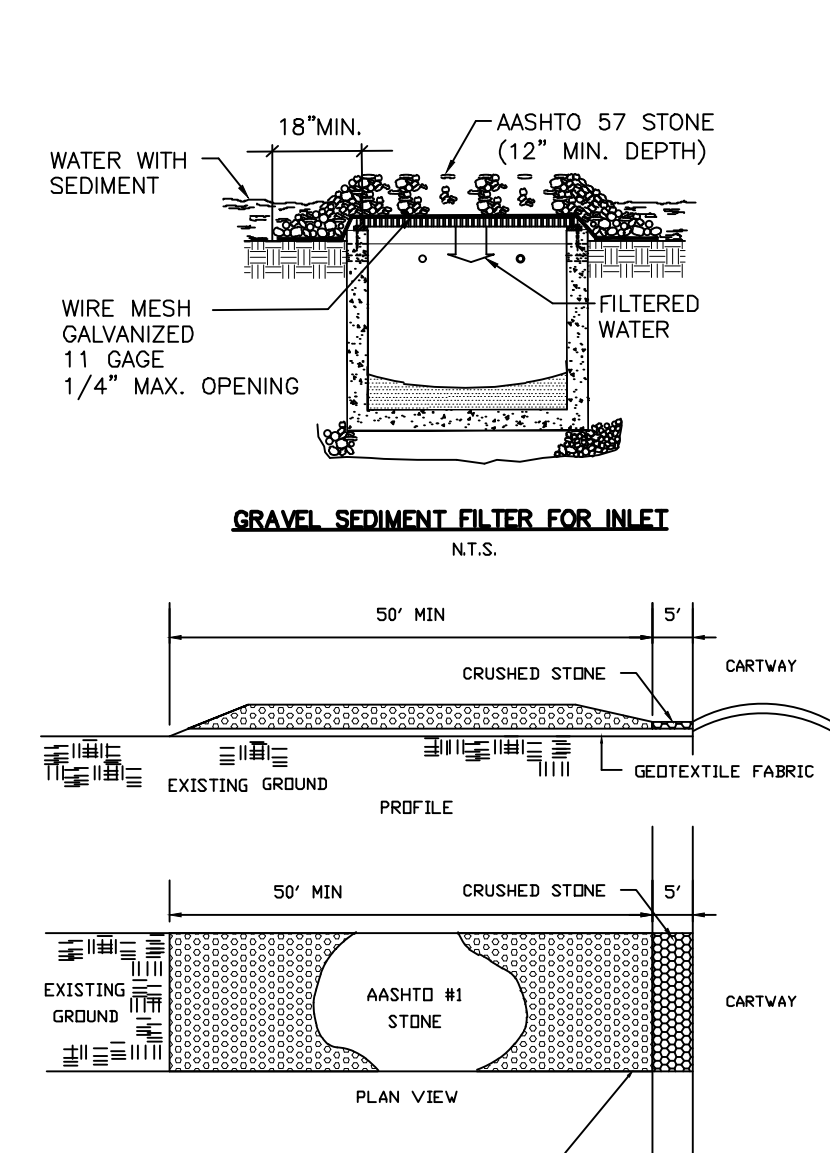
ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER AND/OR ARBORIST. FENCING OR BARRIERS SHALL BE PLACED AS MUCH AS IS PRACTICAL AT THE DRILLLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS. BARRIER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER AND/OR ARBORIST.



- NOTES: 1. ALL MATERIAL TO MEET FILTERTRESX MATERIAL SPECIFICATIONS AND USE FILTERTRESX GROWING MEDIA. SOIL AND/OR SAND MAY BE ADDED TO THE FILTERTRESX GROWING MEDIA AT PERCENT DETERMINED BY ENGINEER. 2. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED. 3. BLOWN/PLACED FILTER MEDIA SHALL BE STABILIZED WITH SEED AND EROSION CONTROL BLANKET IMMEDIATELY AFTER INSTALLATION. 4. WHERE THE BERM REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED. 5. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER. 6. THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. 7. ALL BERMS TO BE TEMPORARILY LINED WITH LANDLOCK S1 WHEN INSTALLED. IF VEGETATION DOES NOT ESTABLISH WITHIN SIX MONTHS FROM THE TIME OF INSTALLATION, THEN THE BERM MUST BE SODDED.

TEMPORARY FILTERTRESX DIVERSION BERM

Table with columns: COMPOST STANDARDS (PER PENNSYLVANIA DEP EROSION AND SEDIMENT POLLUTION CONTROL MANUAL TABLE 4.2), ORGANIC MATTER CONTENT, ORGANIC PORTION, PH, MOISTURE CONTENT, PARTICLE SIZE, SOLUBLE SALT CONCENTRATION.



STABILIZED CONSTRUCTION ENTRANCE

- 1. THICKNESS - NOT LESS THAN EIGHT (8) INCHES. 2. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF PROGRESS OR EGRESS. 3. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS. 4. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STORMWATER MANAGEMENT FACILITY MAINTENANCE PLAN

THE PROPOSED STORMWATER MANAGEMENT SYSTEM ON THIS LOT CONSISTS OF A BRENTWOOD STORMTANK SYSTEM. EXCESS FLOWS ARE DISCHARGED THROUGH THE PROPOSED FLARED-END-SECTION RIP RAP OUTLET. WATER RUNOFF IS DIRECTED TO THE STORMWATER SYSTEM VIA ROOF RAINWATER CONVEYANCE PIPING, A LARGE PARK INLET, A M-INLET, A 2'X2' SUMP BOX, 2 1'X1' INLETS, AND CONVEYANCE PIPING. THE SUMP BOXES ARE PROVIDED WITH A ONE FOOT MINIMUM SUMP BELOW THE INLET AND OUTLET PIPES SO THAT DEBRIS CAN BE COLLECTED PRIOR TO FLOWING INTO THE RAIN GARDEN.

THE INLETS WILL BE FITTED WITH WATER QUALITY INSERTS TO PROVIDE WATER QUALITY TREATMENT. THE RIPARIAN BUFFER WILL BE PRESERVED TO PROVIDE FOR ADDITIONAL WATER QUALITY TREATMENT. RUNOFF IN EXCESS CAPACITY OF THE STORMWATER SYSTEM IS DISCHARGED VIA THE PROPOSED FLARED-END-SECTION RIP RAP OUTLET.

THE EXISTING BURIED STORMWATER MANAGEMENT SYSTEM LIES TO THE NORTH AND EAST OF THE PROPOSED BRENTWOOD STORMTANK SYSTEM. BOTH SYSTEMS ARE LOCATED IN THE WESTERLY SIDE OF THE FRONT YARD.

THE RESPONSIBILITY FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON THIS LOT IS THAT OF THE PROPERTY OWNER.

MAINTENANCE OF THE FACILITIES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- 1. THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT IMPEDE THE FLOW OF WATER DRAINING TO EITHER SYSTEM. 2. ALL ROOF DOWNSPOUTS, INLETS, CURB OPENINGS AND OTHER WATER WAYS SHALL BE KEPT OPEN AND OPERATION TO PASS THE FLOW OF WATER TO THE BASIN AS INTENDED. 3. GRASS AND LANDSCAPING IN THE VICINITY OF ALL INLETS SHALL BE KEPT TRIM AND FREE FROM DEBRIS ACCUMULATION, AND DOWNSPOUTS AND INLETS SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER TO AND WITHIN THEM. 4. INLET SUMPS SHALL BE CLEANED OF ACCUMULATED DEBRIS BEFORE ANY DEBRIS CAN BE DISCHARGED INTO THE SYSTEMS. INLET STRUCTURES SHALL BE INSPECTED AT LEAST MONTHLY TO INSURE THAT THEY ARE CLEAN AND REMAIN OPERATIONAL. 5. SUBSURFACE PIPES SHALL BE INSPECTED ON AN ANNUAL BASIS TO INSURE THAT THEY ARE CLEAN AND OPERATIONAL. ANY ACCUMULATED DEBRIS AND SILT SHALL BE REMOVED IN A TIMELY MANNER. THE SUBSURFACE PIPES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER WITHIN THEM. 6. PROMPT REMEDIAL MEASURES ARE TO BE TAKEN IN THE EVENT OF ANY BLOCKAGE OR MALFUNCTION OF THE SYSTEM.

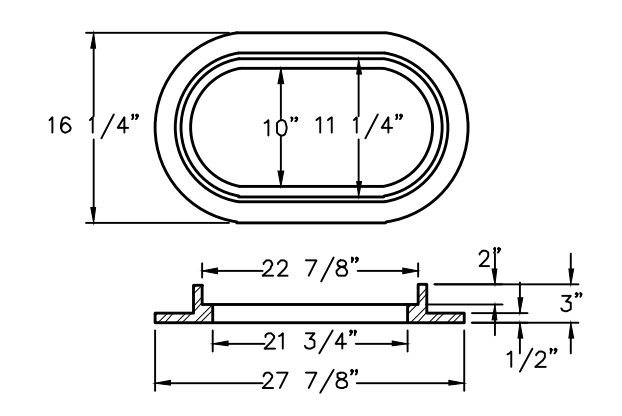
THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT TAKE ANY MEASURES TO DISRUPT OR IN ANY WAY IMPAIR THE EFFECTIVENESS OF THE BED OR ITS CONTROLS. THIS INCLUDES ALTERATION OF GRADES IN ANY MANNER THAT WOULD DIVERT RUNOFF AWAY FROM INLET COLLECTION POINTS.

INFILTRATION/WATER QUALITY BMP NOTES:

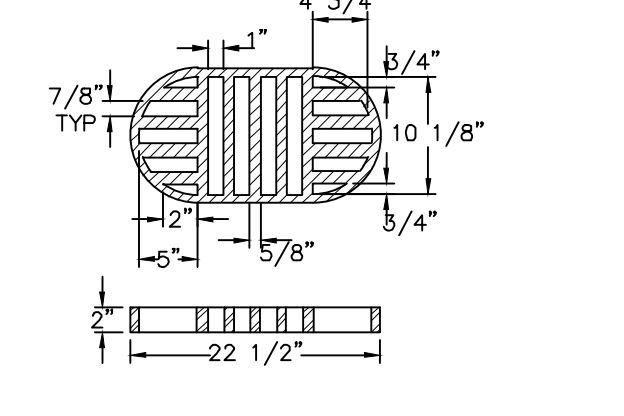
- 1) INFILTRATION/WATER QUALITY BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED THE INFILTRATION SEEPAGE BED, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM FABRIC, STONE, BED ETC. AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED. 2) ALL STONE FOR THE CONSTRUCTION OF THE WATER QUALITY BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE. 3) THE BOTTOM OF THE WATER QUALITY BMP SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE. 4) INFLOW AND OUTFLOW POINTS INTO THE EXISTING AND PROPOSED SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES AND DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THE SYSTEM. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER. 5) THE WATER QUALITY BMP SHALL BE LOCATED A MINIMUM OF 10' FROM A BASEMENT WALL. 6) AFTER THE RAIN GARDEN IS COMPLETELY INSTALLED, ALL HEAVY CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED FROM THE INFILTRATION BEDS TO ELIMINATE IMPACTS WHICH MAY COMPROMISE IT. IN THE EVENT ANY IMPACTS COMPROMISE THE FUNCTIONALITY OF THE INFILTRATION BEDS, IT MUST BE IMMEDIATELY REPAIRED OR REPLACED TO DESIGN SPECIFICATIONS.

CONSTRUCTION SPECIFICATIONS STORMWATER DETENTION SYSTEM

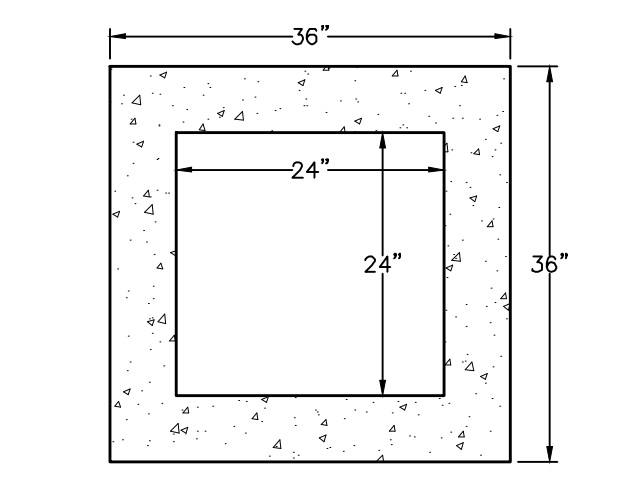
- 1. ALTER AND REFINE THE GRADES AS NECESSARY TO BRING SUBGRADE TO REQUIRED GRADES AND SECTIONS AS SHOWN IN THE DRAWINGS. 2. THE TYPE OF EQUIPMENT USED IN SUBGRADE PREPARATION CONSTRUCTION SHALL NOT CAUSE UNDESIRABLE SUBGRADE COMPACTION. TRAFFIC OVER SUBGRADE SHALL BE KEPT AT A MINIMUM. 3. INSTALL POLYPROPYLENE GEOTEXTILE FABRIC (I.E., DUPONT TYPAR #3401, AMOCO PROPEX #4545, OR APPROVED EQUAL) ON BOTTOM OF BED AREAS AND TACK UP SIDES OF EXCAVATION. WHERE EDGES OF ROLLS OVERLAP, THEY SHALL DO SO BY AT LEAST TWO FEET. ADEQUATE FABRIC SHALL BE LEFT ON THE ROLLS (NOT CUT FROM SIDE INSTALLATION) TO FACILITATE OVERTOPPING THE STONE AT COMPLETION OF BED AREA. 4. ALL STONE USED SHALL BE CLEAN, WASHED, CRUSHED STONE AGGREGATE MEETING PENNDOT/AASHTO #57 SPECIFICATIONS. 5. STONE BASE COURSE SHALL BE LAID OVER A DRY SUBGRADE, TO A DEPTH SHOWN IN DRAWINGS, IN LIFTS TO LAY NATURALLY COMPACTED. DO NOT ROLL OR COMPACT THE STONE BASE COURSE. KEEP THE BASE COURSE CLEAN FROM DEBRIS, CLAY AND ERODING SOIL. 6. COVER STONE BED WITH REMAINING FABRIC. 7. STONE BED TO BE TOTALLY ENCLOSED IN THE GEOTEXTILE FABRIC.



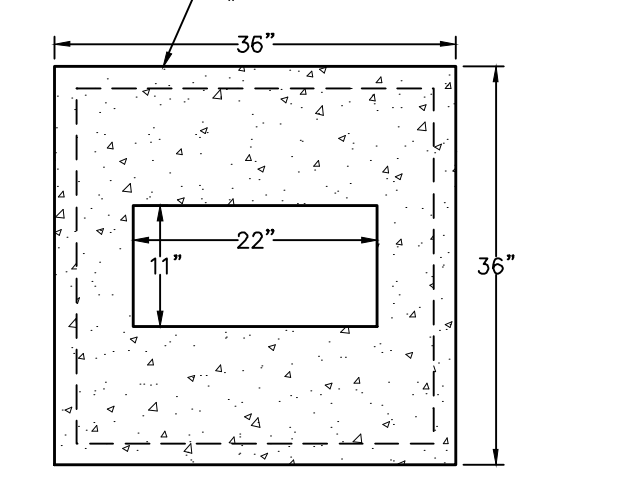
LARGE PARK FRAME DETAIL



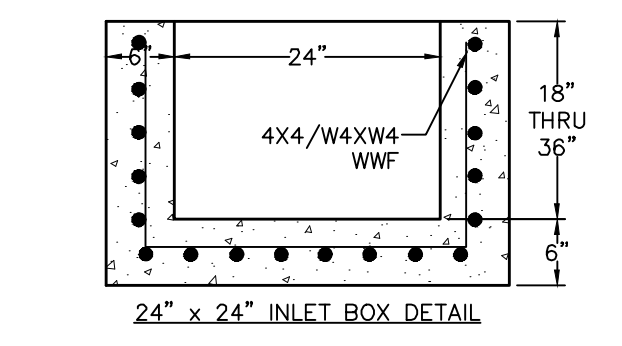
LARGE PARK GRATE DETAIL



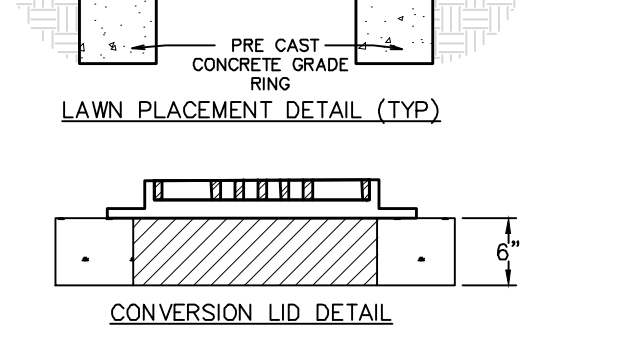
24" x 24" INLET BOX DETAIL



CONVERSION LID DETAIL



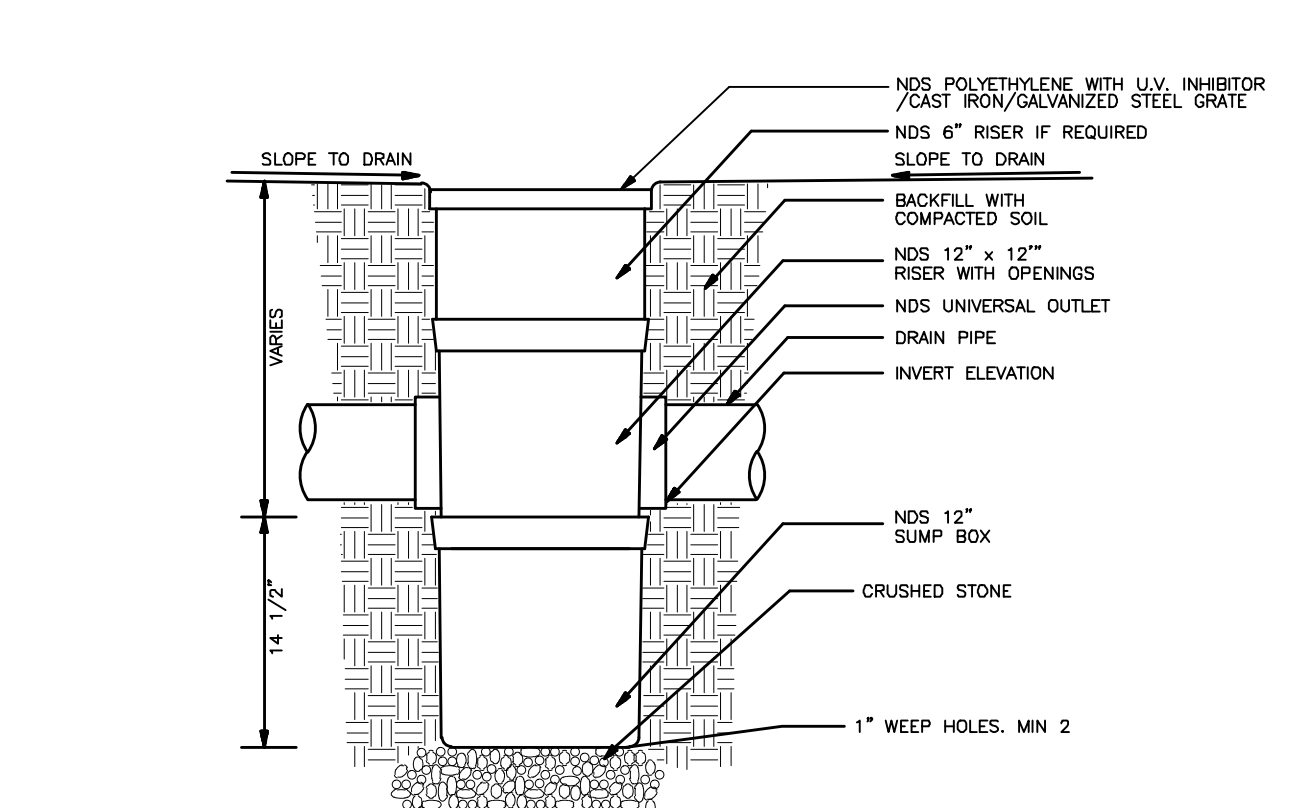
24" x 24" INLET BOX DETAIL



LAWN PLACEMENT DETAIL (TYP)

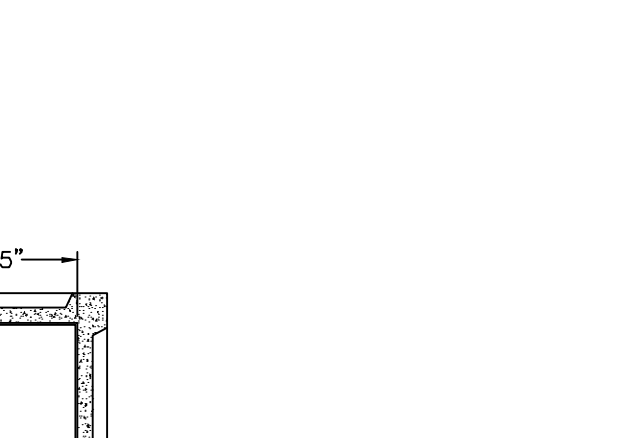
- SPECIFICATIONS -GRAY IRON MEETS OR EXCEEDS ASTM A48 CLASS 30 B -MINIMUM CONCRETE STRENGTH 2750 PSI @28 DAYS (PENNDOT CLASS AA) -1 1/2" MINIMUM CONCRETE COVER (ALL REINFORCEMENT) -STEEL REINFORCEMENT MEETS ASTM A615 (0.12 IN 2"/FT EACH WAY) -MATERIAL AND WORKMANSHIP IN ACCORDANCE WITH PENNDOT PUB. 408 -LOCATION OF PIPE OPENINGS AS REQUIRED

LARGE PARK INLET DETAIL

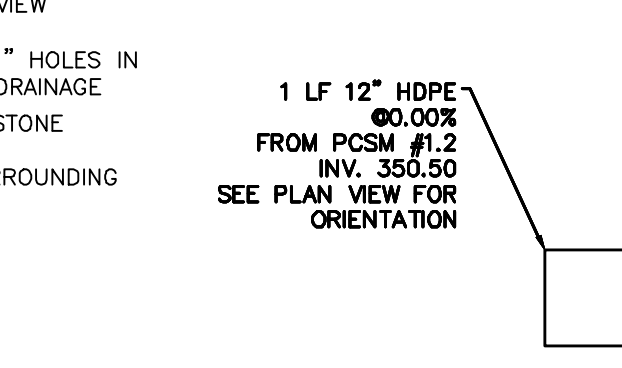


LARGE PARK INLET DETAIL

SUMP BOX DETAIL

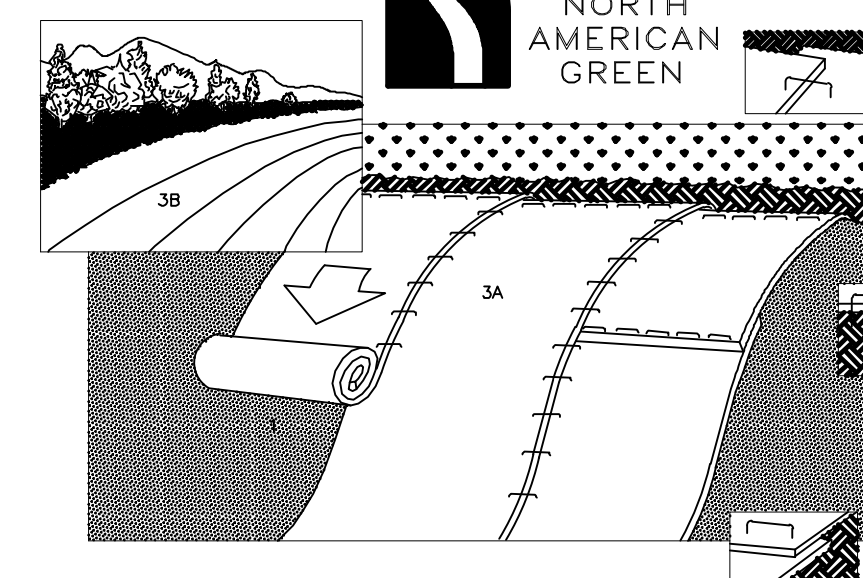


SUMP BOX DETAIL



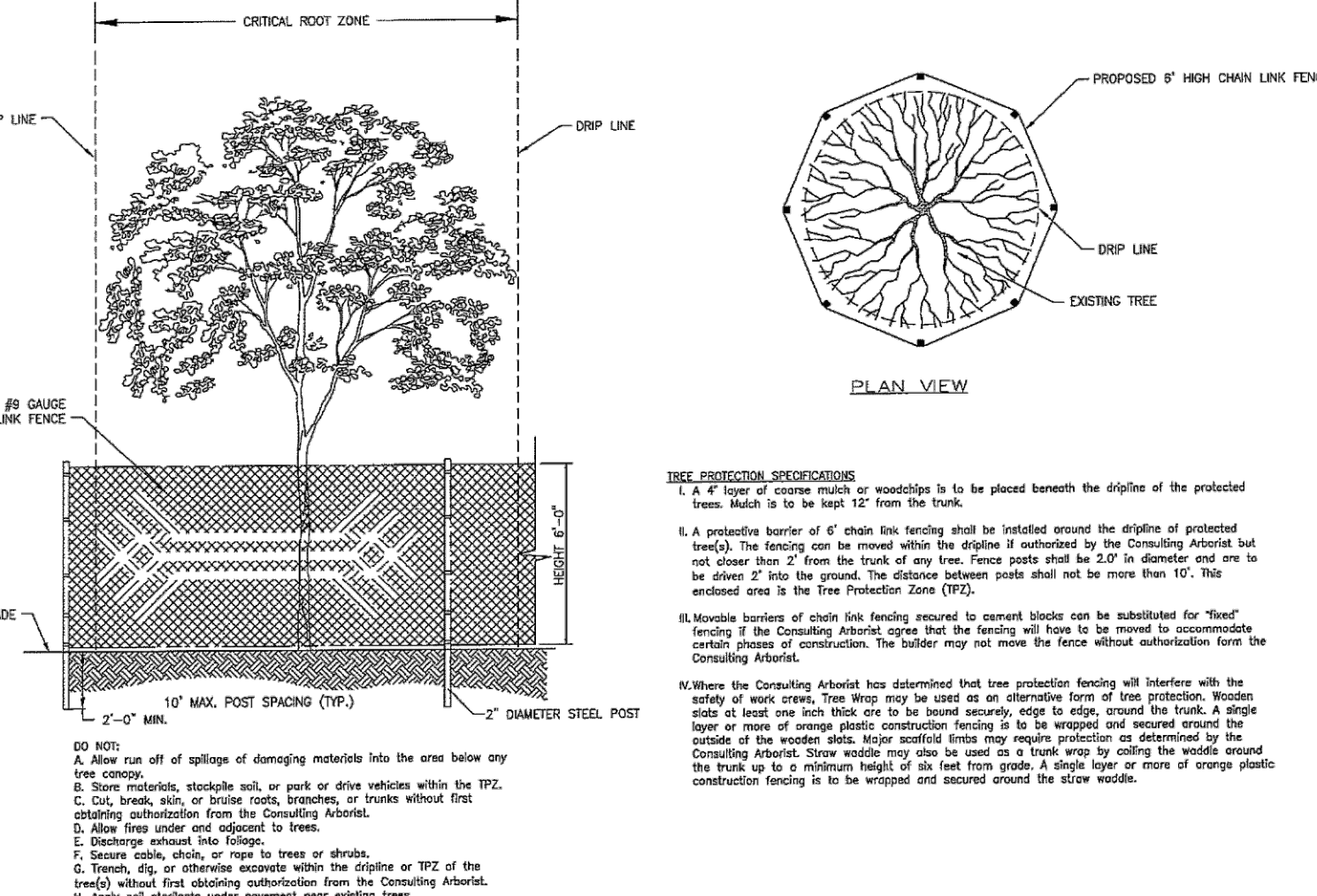
PCSM #1.2 OUTLET CONTROL STRUCTURE DETAILS

SLOPE INSTALLATION

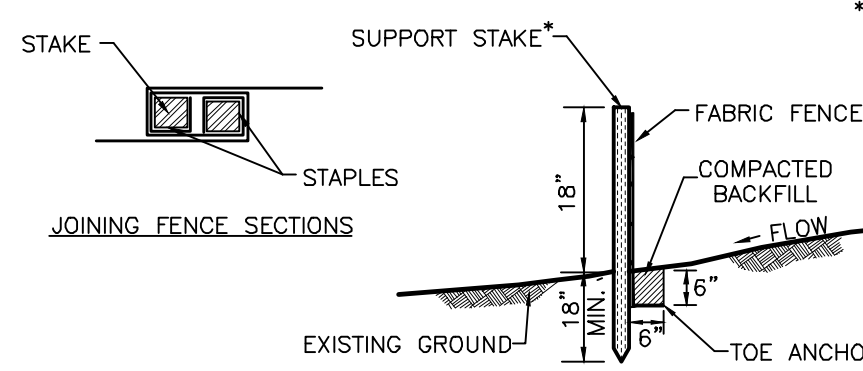


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- 1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN. 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. 3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. 5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.



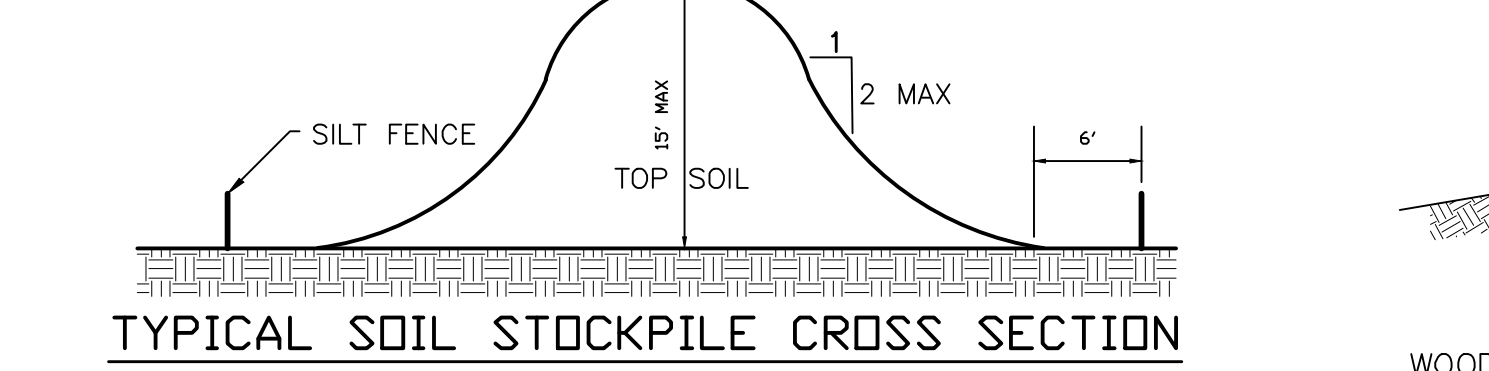
TREE PROTECTION DETAIL



STANDARD FILTER FABRIC FENCE

FILTER FABRIC FENCE MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8' UP SLOPE AT 45° TO THE MAIN BARRIER ALIGNMENT. ANY SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. SEE ROCK FILTER OUTLET DETAIL.

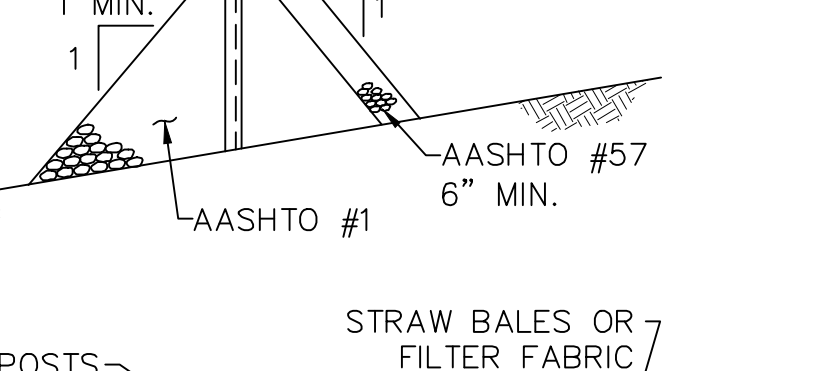
SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GRADE HEIGHT OF THE FENCE.



TYPICAL SOIL STOCKPILE CROSS SECTION

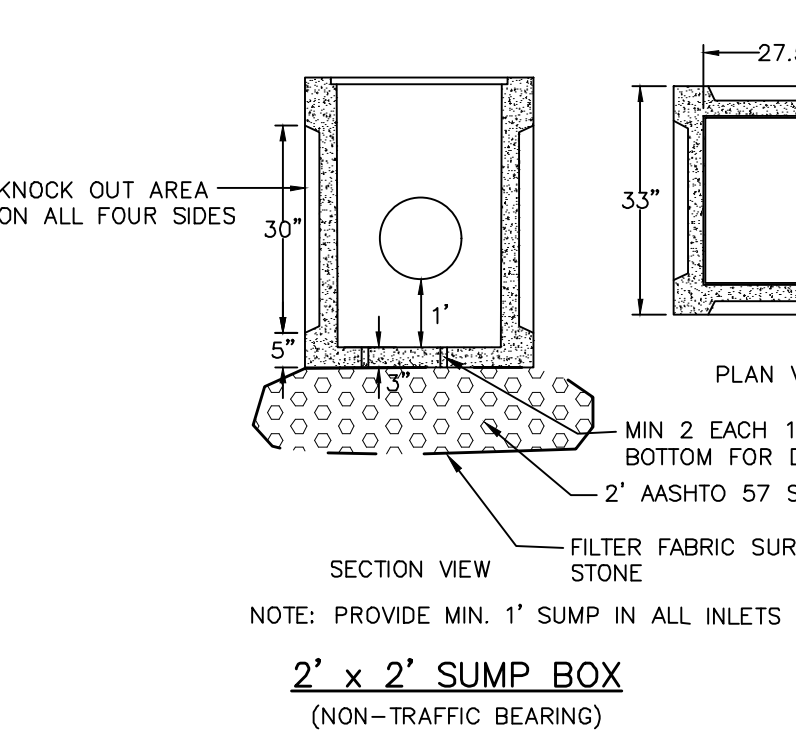
NOTE: SILT FENCE MUST COMPLETELY ENCIROLE STOCKPILES

TOP SOIL PROTECTION: TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.



ROCK FILTER OUTLET

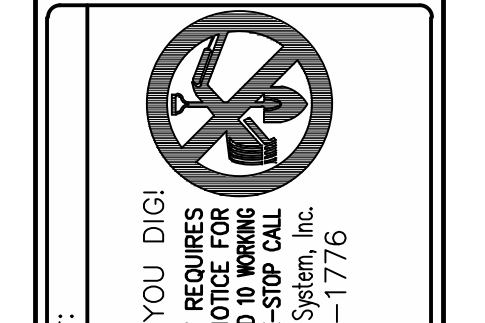
HEIGHT OF ROCK FILTER= 5/6 HEIGHT OF STRAW BALES OR FILTER FABRIC FENCE



2' x 2' SUMP BOX

Manufactured by MODERN CONCRETE SEPTIC TANK CO. or other NPCC certified plant

CONTRACT NO. 20182823716  
DATE: FEBRUARY 8, 2021  
SCALE: AS NOTED



Serial Number:  
CALL BEFORE YOU DIG!  
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL  
PennyLane One Call System, Inc.  
1-800-242-1776

CONSTRUCTION NOTES & DETAILS-1  
GRADING PERMIT PLANS  
2 PAUL ROAD



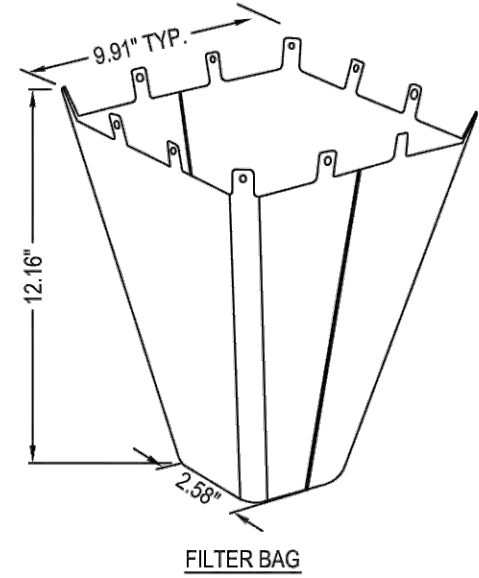
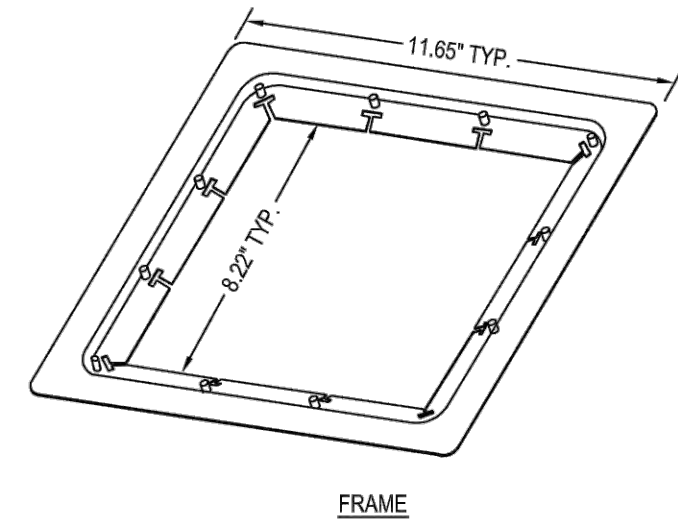
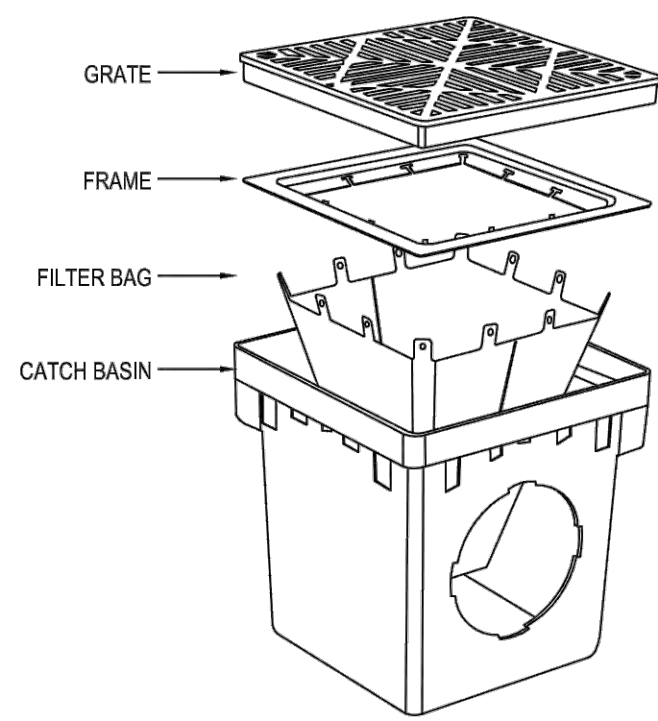
OWNER/APPLICANT: WILLIAM MARINO  
2 PAUL ROAD  
WAYNE, PA 19087  
ONE-CALL: 20182823716  
DRAWN BY: PJH  
CHECKED BY: BDM

FILE NO.: 20-209  
SHEET 5 OF 8  
DATE: FEBRUARY 8, 2021  
SCALE: AS NOTED

REV. DATE COMMENTS



NDS, INC.  
851 NORTH HARVARD AVE.  
LINDSAY, CA 93247  
TOLL FREE: 1-800-726-1994  
PHONE: (559) 562-9888  
FAX: (559) 562-4488  
www.ndspro.com

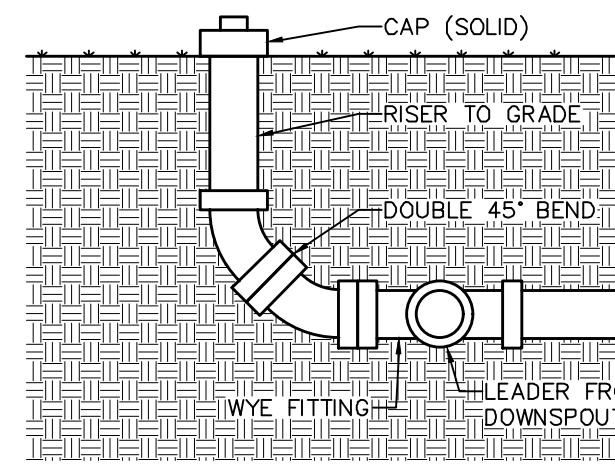


**PRODUCT SPECIFICATIONS:**  
PART #: 1200FF  
FRAME MATERIAL: POLYPROPYLENE  
BODY COLOR: BLUE  
FILTER BAG MATERIAL: NONWOVEN SPUNBONDED, POLYPROPYLENE  
GEOTEXTILE: INERT TO BIOLOGICAL DEGRADATION AND RESISTANT TO NATURALLY ENCOUNTERED CHEMICALS, ALKALIS AND ACIDS.  
WATER FLOW RATE: (ASTM D 4491) 95 GPM/SF  
OPENING SIZE: 90 US STD. SIEVE  
TRAPEZOIDAL TEAR: (ASTM D 4533) 40 LBS  
UV RESISTANCE: (ASTM D 4355) 70% @ 500 HRS  
FITS: 12" NDS CATCH BASINS  
WEIGHT: 0.10 LBS.

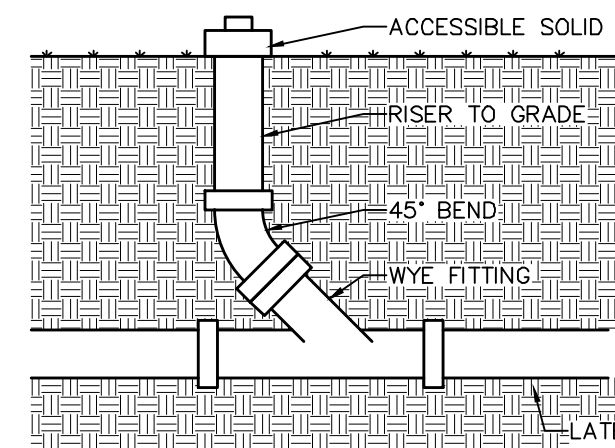
- NOTES:**
- EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



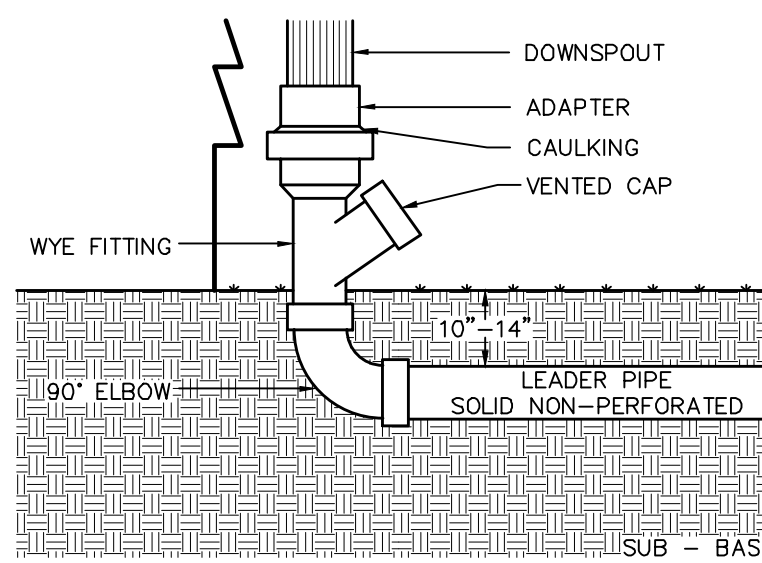
REVISION DATE 3-6-2015



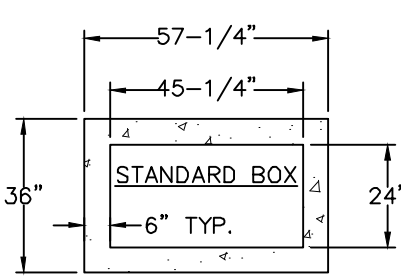
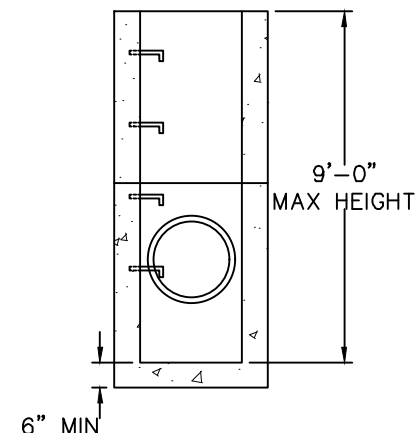
**TERMINAL CLEANOUT (TYPICAL)**  
N.T.S.



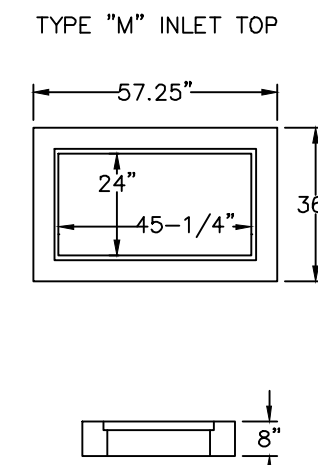
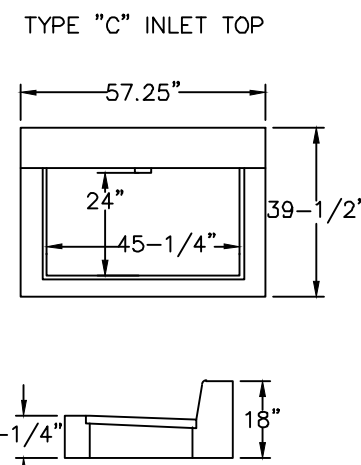
**IN-LINE CLEANOUT FLUSH WITH GRADE**  
N.T.S.



**DOWNSPOUT DETAIL**  
N.T.S.



Manufactured by  
MODERN CONCRETE  
SEPTIC TANK COMPANY



- SPECIFICATIONS:**
- CONCRETE STRENGTH: 4000 PSI MIN @ 28 DAYS
  - REINFORCING STEEL: CONFORMS TO ASTM A615 & A185
  - TOP AND PIPES TO BE GROUTED IN PLACE ON SITE BY CONTRACTOR
  - DESIGN: TRAFFIC LOADS, HS-20 LOADING
  - SPECIAL ORDERS ARE PROVIDED WITH HOLES TO MEET REQUIREMENTS
  - M.A. IND. STEPS PROVIDED AS REQUIRED

- NOTES:**
- BASE PREPARATION SHALL BE A MINIMUM OF 6" OF COMPACTED 2A SUBBASE MATERIAL.
  - PROVIDE STRUCTURAL STEEL GRATES WITH TYPE 'C' & 'M' INLET TOPS.
  - PROVIDE ALL INLET BOTTOMS WITH 1" SUMP AND HOLES TO DRAIN INLET BOTTOM.
  - INSTALL NEW TYPE 'C' INLET TOP UNIT AND NEW BICYCLE SAFE STRUCTURAL STEEL GRATE ON EXISTING INLET AND PROPOSED INLET ALONG PROPERTY FRONTAGE ON LANCASTER AVENUE, MATCH EXISTING ROAD GRADES.

**M-INLET DETAILS**  
N.T.S.

**PIPE PERFORATIONS**

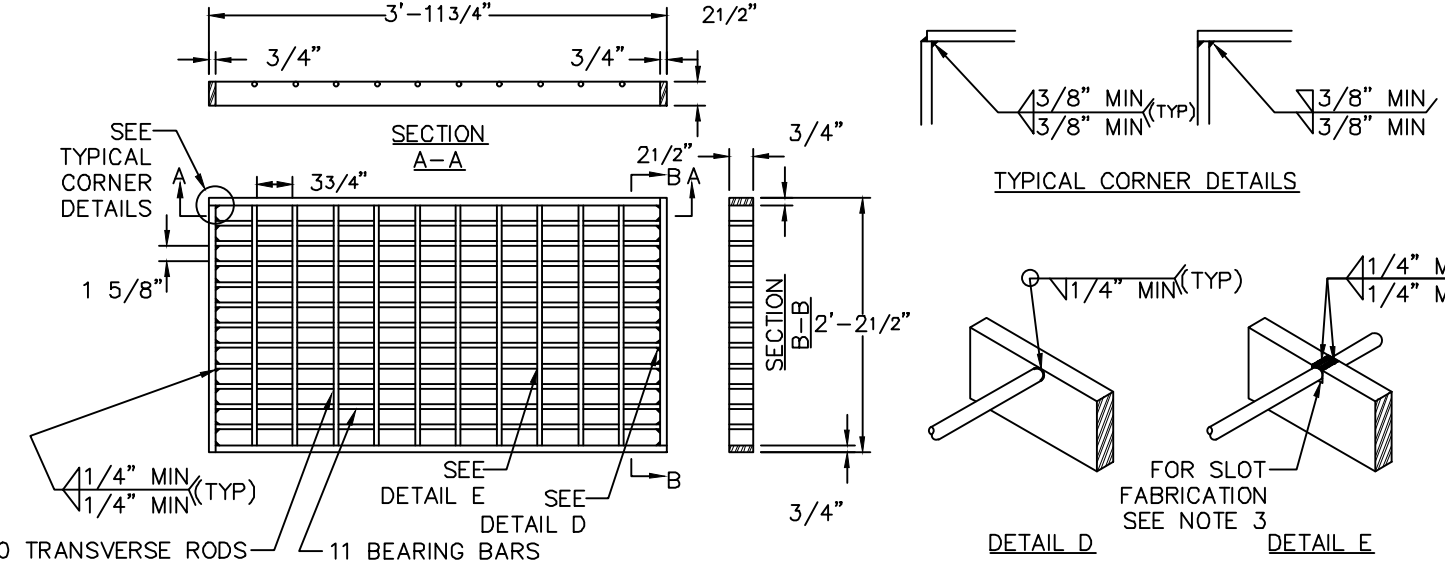
REQUIRED 3.31 SQ. IN./SQ. FT  
FOR 6" DIA. DISTRIBUTION PIPE  
 $C_b^2 = 2^{P1/r} = 2^{(P1)/3} = 18.85 \text{ IN} = 1.57 \text{ FT}$

FOR 1 LF OF PIPE  
 $A_6 = 1.57 \text{ SQ. FT}$   
AREA OF HOLES =  $3.31 \times 1.57 = 5.20 \text{ SQ. IN.}$

FOR 3/4" DIA. HOLES  
 $A_{3/4} = 0.442 \text{ SQ. IN.}$

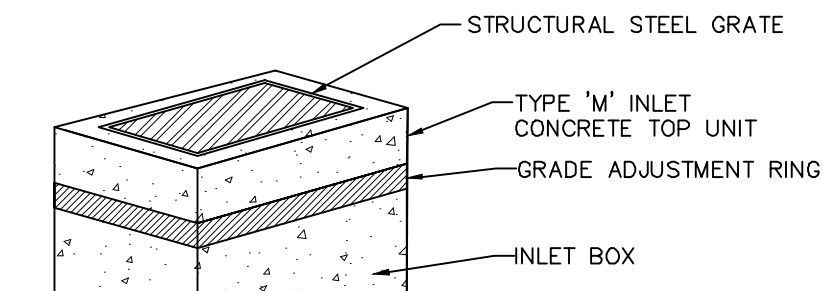
NO. HOLES NEEDED =  $5.20 / 0.442 = 12 \text{ HOLES}$   
USE 3-3/4" DIA. HOLES SPACED EQUALLY AROUND THE CIRCUMFERENCE @ 3" O.C. PER LENGTH OF PIPE STARTING @ 1.5" FROM EITHER END OF PIPE.

(FOR 6" LANDSCAPING/PLANTER DRAINS)



- NOTES:**
- WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(R). WELDING SHOPS ARE NOT REQUIRED TO BE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CERTIFIED.
  - PROVIDE TRANSVERSE RODS, MEETING THE REQUIREMENTS OF AASHTO-M227 OR M255, GRADE 70, 75, OR 80, FLUSH WITH THE GRATE SURFACE.
  - FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.
  - REFER TO RC-34, SHEET 3 OF 9 FOR COMPLETE COMPLIANCE WITH DETAIL AND NOTES.

**STRUCTURAL STEEL GRATE BICYCLE SAFE**  
N.T.S.



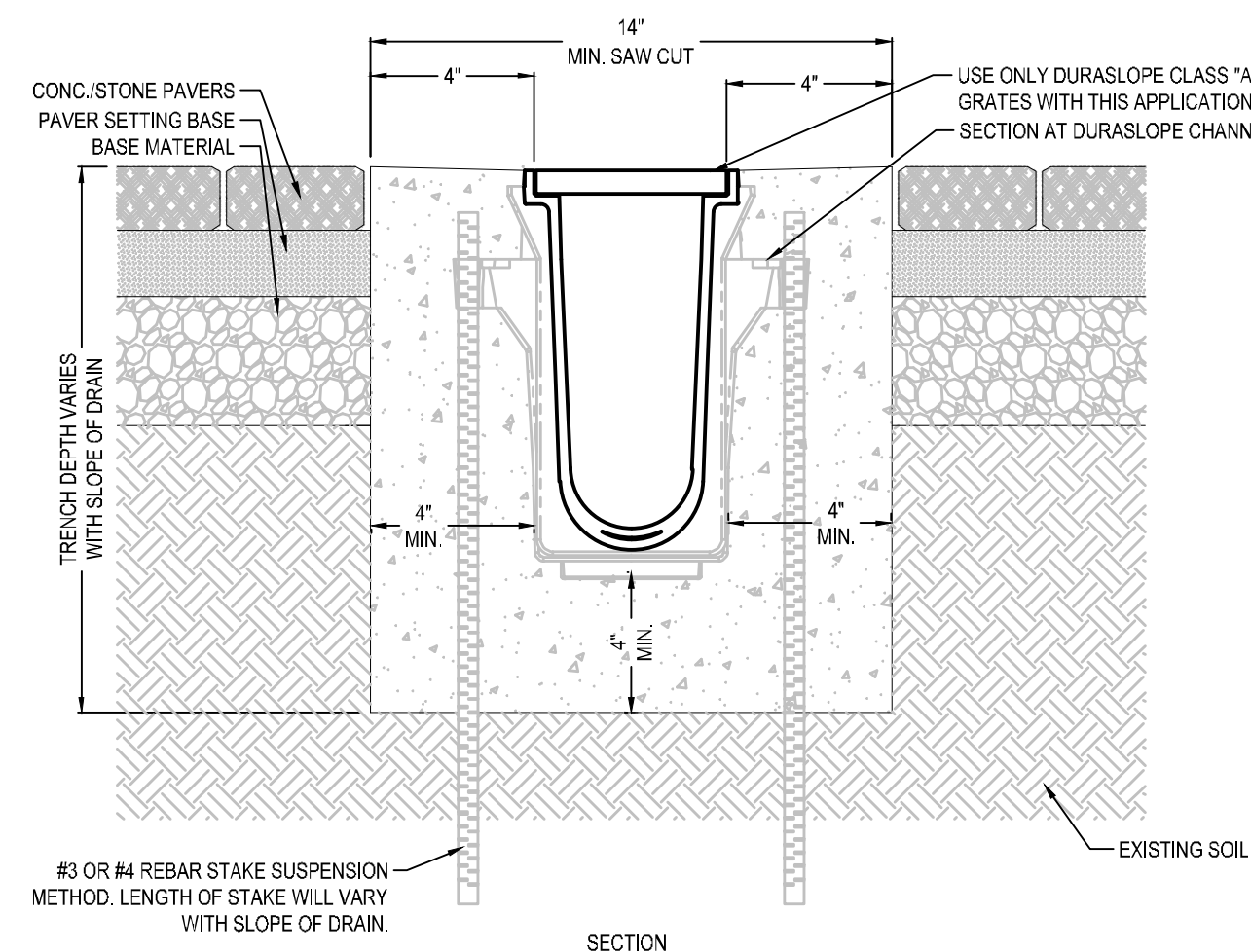
N.T.S.

Serial Number: \_\_\_\_\_  
CALL BEFORE YOU DIG!  
A WARNING SIGN IS REQUIRED FOR ALL CONSTRUCTION PHASE AND TO REMAIN IN PLACE UNTIL THE CONSTRUCTION PHASE IS COMPLETE.  
Pennsylvania One Call System, Inc.  
1-800-242-1776

**MIMOMENEE, INC.**  
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NDS, INC.  
851 NORTH HARVARD AVE.  
LINDSAY, CA 93247  
TOLL FREE: 1-800-726-1994  
PHONE: (559) 562-9888  
FAX: (559) 562-4488  
www.ndspro.com



- TRENCH DRAIN NOTES:**
- CHANNELS TO BE INSTALLED WITH BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE).
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
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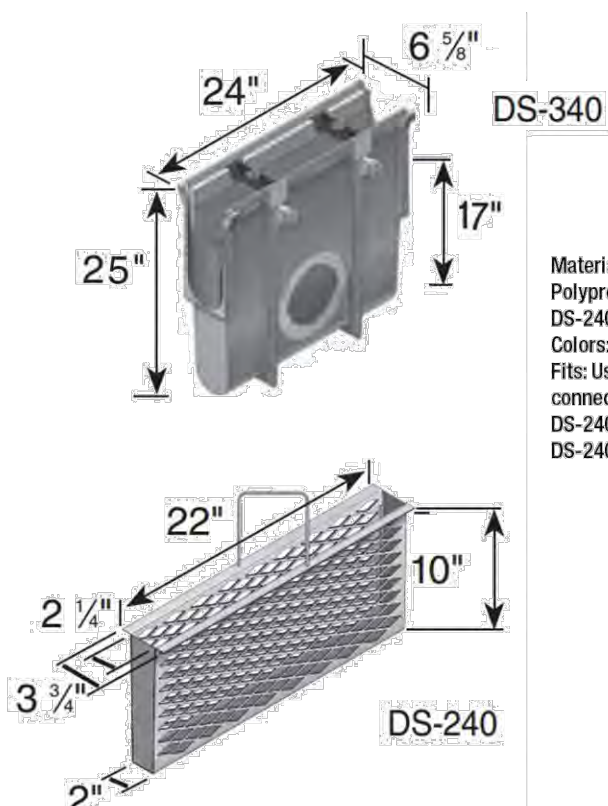
**DURA SLOPE TRENCH DRAIN SYSTEM**  
DURA SLOPE INSTALLATION DETAIL - CLASS 'A' & 'B' 4" ENCASMENT, REBAR SUSPENSION METHOD W/ PAVERS

REVISION DATE 3-6-2015

CONTRACTOR TO SELECT GRATE (CLASS A RECOMMENDED)  
USE MODEL #DS-099  
TERMINATE SECOND RUN OF TRENCH DRAIN WITH IN-LINE CATCH BASIN AND TRASH BASKET



**DURA SLOPE IN-LINE CATCH BASIN & DURA SLOPE TRASH BUCKET**

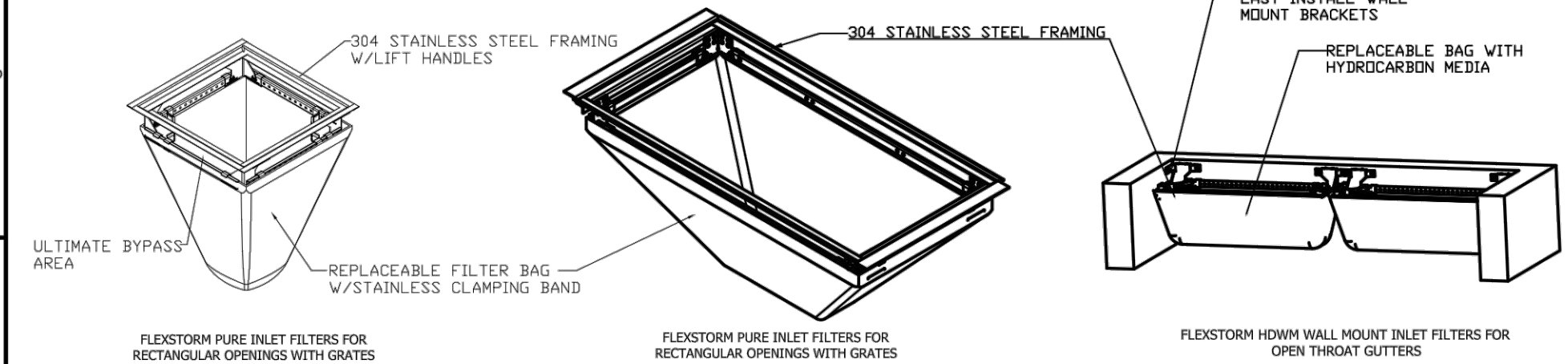


**Material:** DS-340: UV Protected High Density Polypropylene (HDPE)  
DS-240: Zinc Plated Steel  
Colors: Gray (DS-340), Zinc: Plated Steel (DS-240)  
Fits: Use with NDS Universal Outlets for pipe connections  
DS-240 only works with DS-340 catch basin.  
DS-240 does not work with DS-200 frame.

**WATER QUALITY INSERT NOTES:**

LARGE PARK INLET #1 IS TO BE FITTED WITH A 2'X2' FLEXSTORM PURE FX/FX+ PERMANENT INLET FILTER BAG.  
M-INLET #1 IS TO BE FITTED WITH A 2'X4' PENNDOT TYPE M FX/FX+ PERMANENT INLET FILTER BAG.  
THE END OF THE TRENCH DRAIN AT P6 IS TO BE FITTED WITH A DURA-SLOPE IN-LINE CATCH BASIN WITH TRASH BASKET.  
NO FILTER BAGS FOR 1'X1' SUMP BOX #1 OR 2'X2' SUMP BOX #1

**FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION**  
PRODUCT SELECTION AND SPECIFICATION DRAWING



**Product selection for FLEXSTORM PURE Filters (Permanent Inlet Protection)**

Descrip	Inlet Type	Grate Size	Opening Size	Bag Cap (ft²)	Flow Ratings (GFS)						
					FX/FX+	PC/PC+	Bypass	FX	FX+	PC	PC+
2' x 2' Frame and Grate	Square/Rect (SQ)	24 x 24	22 x 22	3.3	1.8	1.6	4.8	62MH22FX	62MH22FXP	62MH22PC	62MH22PCP
2' x 4' PennDOT Type M & C	Square/Rect (SQ)	26.5 x 48	24 x 44.5	6.3	3.1	2.2	9.5	62PENMHDFX	62PENMHDFXP	62PENMHDCP	62PENMHDCPCP
2' x 6' Frame and Grate	Concrete Box (HD4)	26.5 x 75	24 x 72	10.0	4.8	4.1	13.0	62PENHD26FX	62PENHD26FXP	62PENHD26PC	62PENHD26PCP
3 x 3 Frame and Grate	Square/Rect (SQ)	37.5 x 37.5	36 x 36	7.2	4.4	3.2	9.6	62HDXLFX	62HDXLFXP	62HDXLPC	62HDXLPCP
48" Open Throat Curb Inlet	Wall Mount (WM)	N/A	48	3.3	2.5	4.2	N/A*	62HDWM48FX	62HDWM48FXP	62HDWM48PC	62HDWM48PCP

\*FLOW RATINGS SHOWN ARE 50% MAXIMUM

**NOTES:**

- ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
- TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED BRAMING STRUCTURE. FLEXSTORM DESIGN FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR BRAMING STRUCTURE.
- UPON ORDERING, ADD P&N CONFIGURATION OF THE DET. CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT [WWW.FLEXSTORM.COM](http://WWW.FLEXSTORM.COM)

**INSTALLATION:**

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER INTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

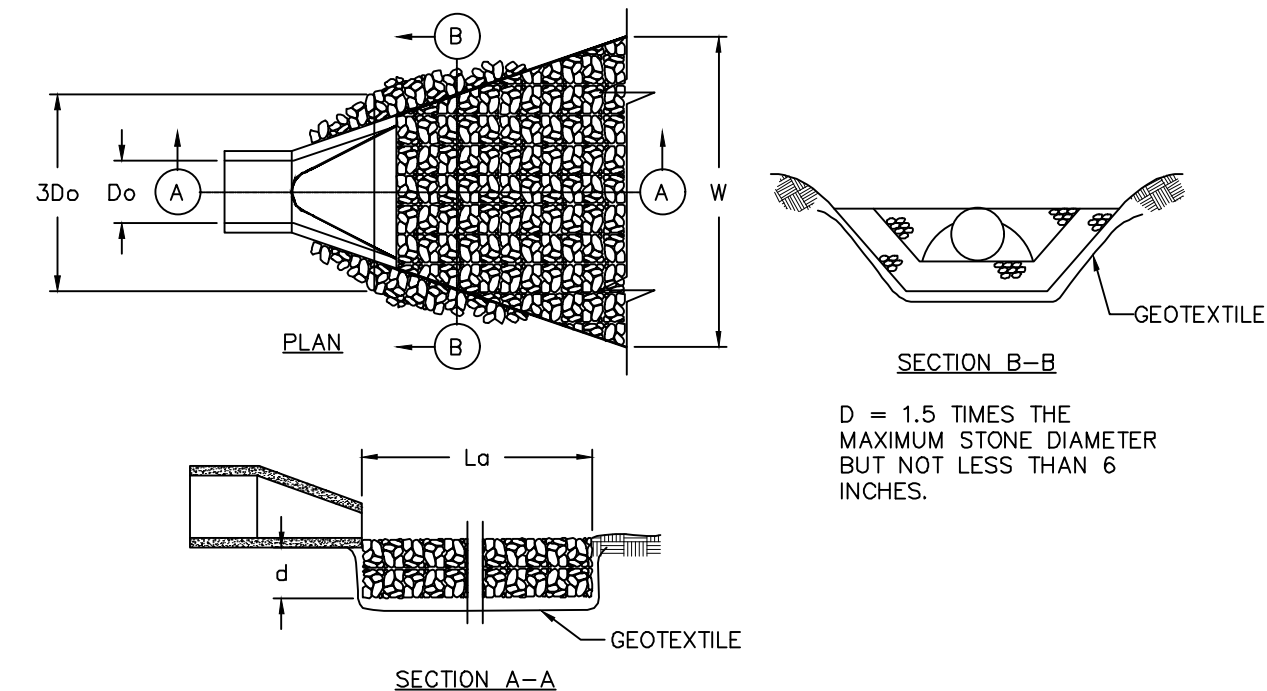
DATE: 1/12/2016

BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**FLEXSTORM PERMANENT INLET FILTER BAGS**  
N.T.S.

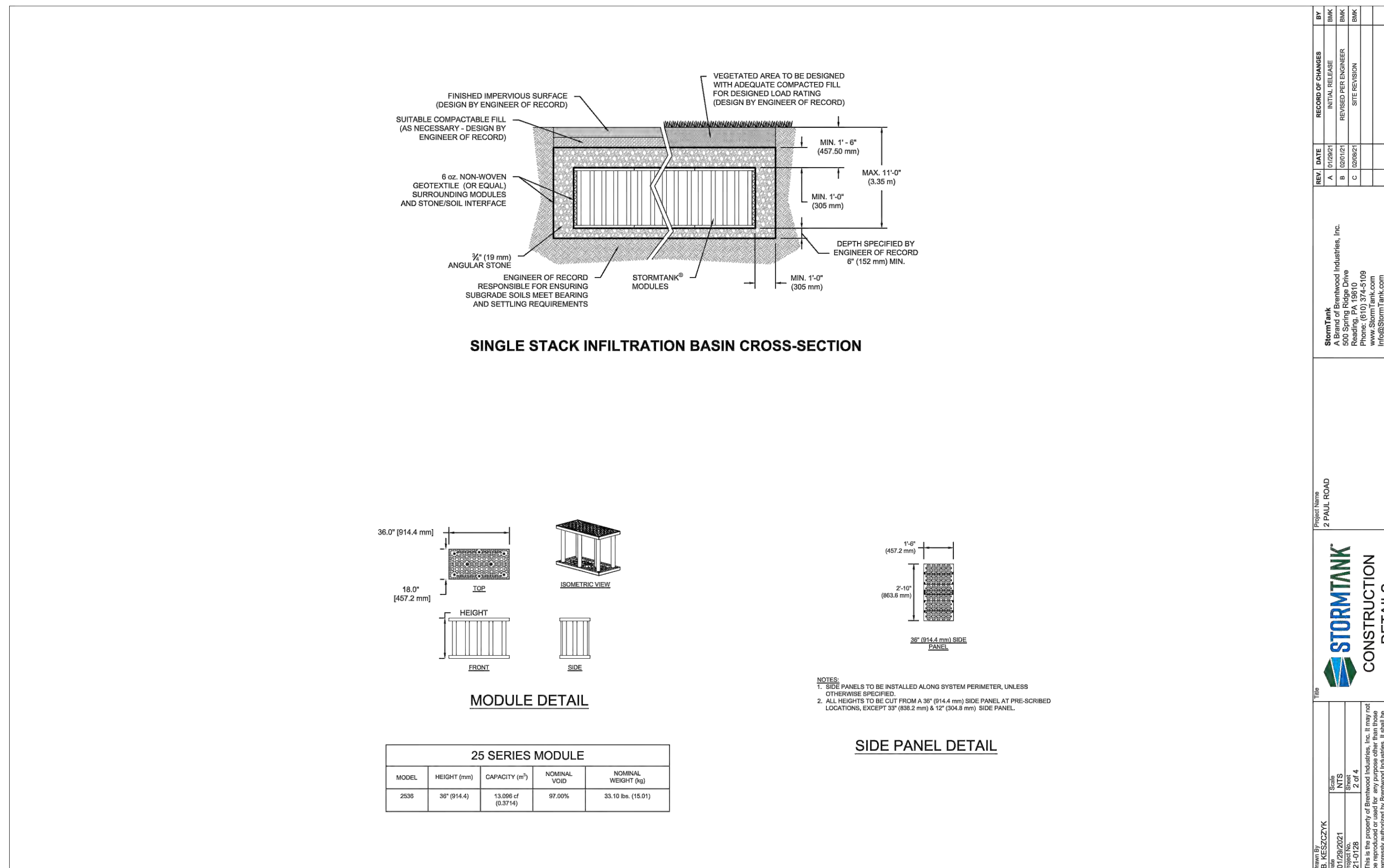
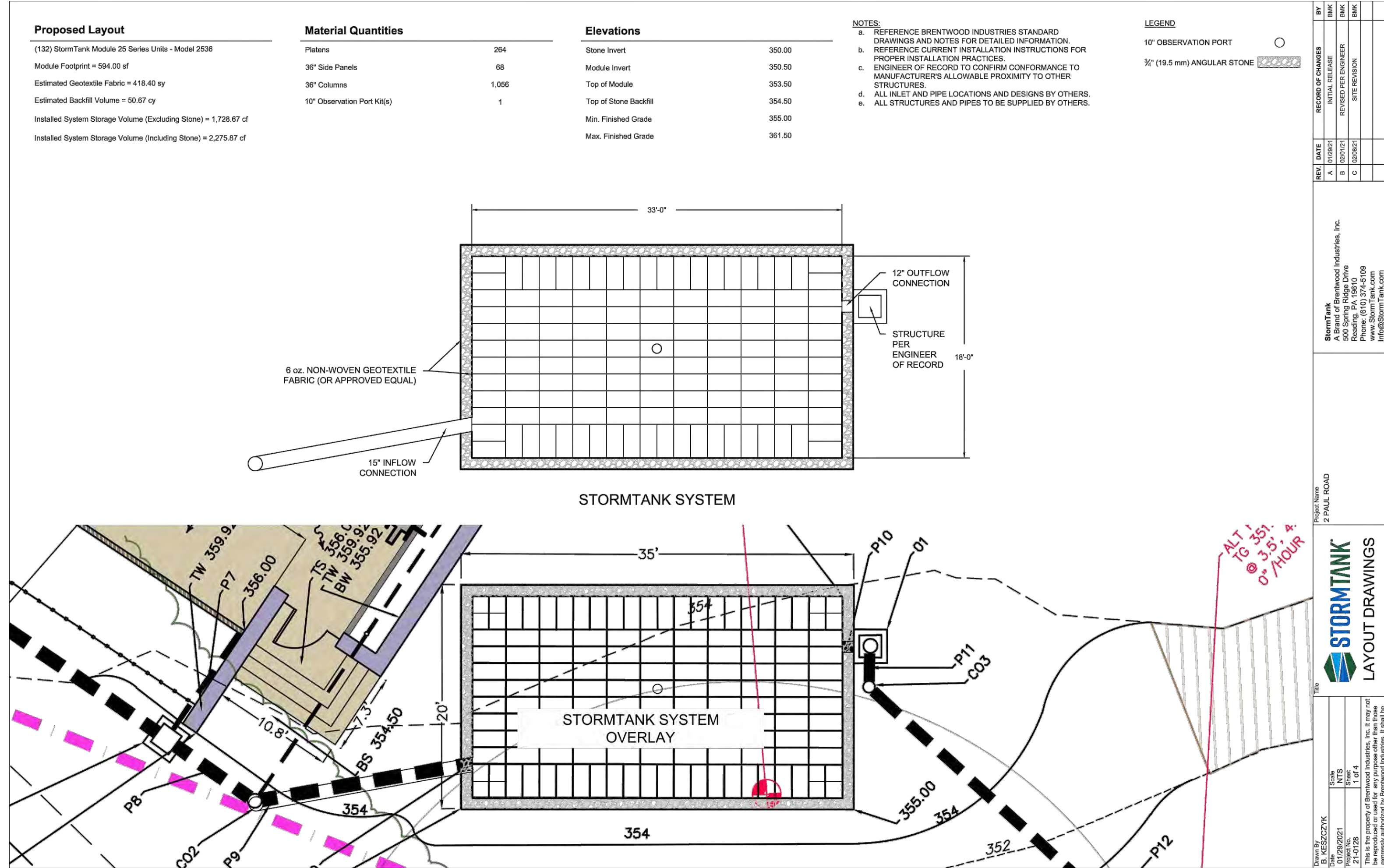


OUTLET NO.	PIPE DIA. Do	TAILWATER CONDITION	Q (CFS) (100-YR)	V (FPS)	RIPRAP SIZE	La (ft)	W (ft)	d (ft)
F.E.S. #1	12"	MIN	3.14	5.40	R-3	6'	9'	1'

\* THE ANTICIPATED VELOCITY (V) SHOULD NOT EXCEED THE MAXIMUM PERMISSIBLE SHOWN IN THE PROGRAM MANUAL FOR THE PROPOSED RIPRAP PROTECTION.  
**RIPRAP APRON OUTLET PROTECTION**  
N.T.S.

CONSTRUCTION NOTES & DETAILS-2  
GRADING PERMIT PLANS  
**2 PAUL ROAD**  
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA  
OWNER/APPLICANT  
WILLIAM MARINO  
2 PAUL ROAD  
WAYNE, PA. 19087  
ONE-CALL: 20182823716  
DRAWN BY: P.J.H.  
CHECKED BY: B.O.W.

FILE NO.: 20-209  
SHEET 6 OF 8  
DATE: FEBRUARY 8, 2021  
SCALE: AS NOTED



Serial Number: \_\_\_\_\_

**CALL BEFORE YOU DIG!**  
 1. CALL 800-4-A-DAWG  
 2. WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-1776

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CONSTRUCTION NOTES & DETAILS - 3

GRADING PERMIT PLANS

**2 PAUL ROAD**

RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

OWNER/APPLICANT  
 WILLIAM MARINO  
 2 PAUL ROAD  
 WAYNE, PA 19087

ONE-CALL: 20182823716  
 DRAWN BY: P.J.H.  
 CHECKED BY: B.D.M.

FILE NO.: 20-209

SHEET **7** OF 8

DATE: FEBRUARY 8, 2021

SCALE: AS NOTED

COMMENTS

**STEP 1: LOCATE AND MARK OPENING**  
**STEP 2: REMOVE SIDE PANELS FROM MODULES AND CUT OPENING**  
**STEP 3: REINSTALL SIDE PANEL**  
**STEP 4: INSERT PIPE (SLIP FIT) AND SECURE GEOTEXTILE FABRIC**

**STEP 1: LOCATE AND MARK OPENING**  
**STEP 2: REMOVE SIDE PANELS FROM MODULES AND CUT OPENING**  
**STEP 3: REINSTALL SIDE PANELS**  
**STEP 4: INSERT PIPE (SLIP FIT) AND SECURE GEOTEXTILE FABRIC**

**25 SERIES MODULE**

**STEP 1**  
PORT IS TO BE MARKED ONTO THE PLATEN AND THEN THE OPENING CUT INTO THE PLATEN USING A JOBSITE OR SIMILAR. BEING SURE TO STAY AS CLOSE TO THE PORT DIAMETER AS POSSIBLE.

**STEP 2**  
PLACE PORT INTO OPENING, ALIGNING PORT WITH EXISTING PINS PLACED IN CLIPS WITHIN THE PLATEN.

**PORT INSTALLATION DETAIL**

**SINGLE STACK DETAIL (25 SERIES)**

**SURFACE GRATE INSTALLATION DETAIL**

MODULE 20 SERIES	MODULE 25 SERIES	MAX. OPENING HEIGHT (mm)	SINGLE PANEL MAX. OPENING WIDTH (mm)	DOUBLE PANEL MAX. OPENING WIDTH (mm)
--	2512	6" (152.4)	15" (381.0)	30" (762.0)
2018	2518	12" (304.8)	15" (381.0)	30" (762.0)
2024	2524	18" (457.2)	15" (381.0)	30" (762.0)
--	2530	24" (609.6)	15" (381.0)	30" (762.0)
--	2533	27" (685.8)	15" (381.0)	30" (762.0)
2036	2536	30" (762.0)	15" (381.0)	30" (762.0)

**PLASTIC PIPE CONNECTION DETAIL**

**SINGLE STACK DETAIL (25 SERIES)**

**SURFACE GRATE INSTALLATION DETAIL**

REV	DATE	DESCRIPTION	BY	CHK
1	07/19/2021	ISSUED FOR CONSTRUCTION	BRENTWOOD	BRENTWOOD
2	07/19/2021	REVISED PER ENGINEER	BRENTWOOD	BRENTWOOD
3	07/19/2021	REVISED PER ENGINEER	BRENTWOOD	BRENTWOOD
4	07/19/2021	REVISED PER ENGINEER	BRENTWOOD	BRENTWOOD

StormTank®  
 500 Spring Ridge Drive  
 Reading, PA 19610-1009  
 www.StormTank.com  
 info@StormTank.com

2 PAUL ROAD

STORMTANK CONSTRUCTION DETAILS

Rev: B. KESZCZYK  
 Date: 07/19/2021  
 Title: 25 SERIES  
 Scale: 3/4" = 1'-0"

StormTank®  
 500 Spring Ridge Drive  
 Reading, PA 19610-1009  
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Rev: B. KESZCZYK  
 Date: 07/19/2021  
 Title: 25 SERIES  
 Scale: 3/4" = 1'-0"

**STORMTANK<sup>®</sup> Module** Maintenance Guidelines

**General:**  
 The StormTank™ Stormwater Storage Module is a component in a stormwater collection system, providing storage for the detention or infiltration of runoff. No two systems are the same; with varying shapes, sizes and configurations. Some include pre-treatment to remove sediment and/or contaminants prior to entering the storage area and some do not. Systems without pre-treatment require greater attention to system functionality and may require additional maintenance.

In order to sustain system functionality Brentwood offers the following general maintenance guidelines.

- Precautions:**
- Prior to & During Construction - Siltation prevention of the stormwater system.
    - Conform to all local, state and federal regulations for sediment and erosion control during construction.
    - Install site erosion and sediment BMP's (Best Management Practices) required to prevent siltation of the stormwater system.
    - Inspect and maintain erosion and sediment BMP's during construction.
  - Post Construction - Prior to commissioning the StormTank™ system.
    - Remove and properly dispose of construction erosion and sediment BMP's per all local, state and federal regulations. Care should be taken during removal of the BMP's as not to allow collected sediment or debris into the stormwater system.
    - Flush the StormTank™ system to remove any sediment or construction debris immediately after the BMP's removal. Follow the maintenance procedure outlined.

**Inspections:**  
 Follow all local, state, and federal regulations regarding stormwater BMP inspection requirements.

Brentwood Industries makes the following recommendations:

- Frequency
  - During the first service year a visual inspection should be completed during and after each major rainfall event, in addition to semi-annually, to establish a pattern of sediment and debris buildup.

**BRENTWOOD**

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1 of 2

**GENERAL CONDITIONS**

- REVIEW INSTALLATION PROCEDURES AND COORDINATE THE INSTALLATION WITH OTHER CONSTRUCTION ACTIVITIES, SUCH AS GRADING, EXCAVATION, UTILITIES, CONSTRUCTION ACCESS, EROSION CONTROL, ETC.
- ENGINEER DRAWINGS SUPERSEDE ALL PROVIDED DOCUMENTATION, AS THE INFORMATION FURNISHED IN THIS DOCUMENT IS BASED ON A TYPICAL INSTALLATION.
- WHEN INSTALLED BASED ON BRENTWOOD'S SITE PREPARATION AND INSTALLATION INSTRUCTIONS OR SIMILAR, A STORMTANK® SYSTEM CAN SUPPORT AN HS-20 LOAD.
- COORDINATE THE INSTALLATION WITH MANUFACTURER'S REPRESENTATIVE/DISTRIBUTOR TO BE ON-SITE TO REVIEW START UP PROCEDURES AND INSTALLATION INSTRUCTIONS.
- COMPONENTS SHALL BE UNLADDED, HANDLED AND STORED IN AN AREA PROTECTED FROM TRAFFIC AND IN A MANNER TO PREVENT DAMAGE.
- ASSEMBLED MODULES SHALL BE WALKED ON, BUT VEHICLE TRAFFIC IS PROHIBITED UNTIL BACKFILLED PER MANUFACTURER'S REQUIREMENTS. PROTECT THE INSTALLATION AGAINST DAMAGE WITH HIGHLY VISIBLE CONSTRUCTION TAPE, FENCING, OR OTHER MEANS UNTIL CONSTRUCTION IS COMPLETE.
- ENSURE ALL CONSTRUCTION OCCURS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS AND SAFETY REQUIREMENTS.
- EXTRA CARE AND CAUTION SHOULD BE TAKEN WHEN TEMPERATURES ARE AT OR BELOW 40° F (4° C).

**1.0 STORMTANK® ASSEMBLY**

**STORMTANK® MODULES:**  
 STORMTANK® MODULES ARE DELIVERED TO THE SITE AS PALLETIZED COMPONENTS REQUIRING SIMPLE ASSEMBLY. NO SPECIAL EQUIPMENT, TOOLS OR BONDING AGENTS ARE REQUIRED. ONLY A RUBBER MALLET. A SINGLE WORKER CAN TYPICALLY ASSEMBLE A MODULE IN TWO MINUTES.

**ASSEMBLY INSTRUCTIONS:**

- PLACE A PLATEN ON A FIRM, LEVEL SURFACE AND INSERT THE EIGHT (8) COLUMNS INTO THE PLATEN RECEIVER CLIPS. FIRMLY TAP EACH COLUMN WITH A RUBBER MALLET TO ENSURE THE COLUMN IS SEATED.
- PLACE A SECOND PLATEN ON A FIRM, LEVEL SURFACE. FLIP THE PREVIOUSLY ASSEMBLED COMPONENTS UPSIDE DOWN ONTO THE SECOND PLATEN, ALIGNING THE COLUMNS INTO THE PLATEN RECEIVER CLIPS.
- ONCE ALIGNED, SEAT THE TOP ASSEMBLY BY ALTERNATING TAPS, WITH A RUBBER MALLET AT EACH STRUCTURAL COLUMN UNTIL ALL COLUMNS ARE FIRMLY SEATED.

**SIDE PANELS**  
 IF SIDE PANELS ARE REQUIRED, FIRMLY TAP THE TOP PLATEN UPWARD TO RAISE THE TOP PLATEN. INSERT THE SIDE PANEL INTO THE BOTTOM PLATEN. 5. ALIGN THE TOP OF THE SIDE PANEL WITH THE TOP PLATEN AND FIRMLY SEAT THE TOP PLATEN UTILIZING A RUBBER MALLET.

**GENERAL NOTES:**

- REMOVE PACKAGING MATERIAL AND CHECK FOR ANY DAMAGE. REPORT ANY DAMAGED COMPONENTS TO A STORMTANK® DISTRIBUTOR OR BRENTWOOD PERSONNEL.
- STORMTANK® COMPONENTS ARE BACKED BY A ONE YEAR WARRANTY, WHEN INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

**2.0 BASIN EXCAVATION**

- STAKE OUT AND EXCAVATE TO ELEVATIONS PER APPROVED PLANS. EXCAVATION REQUIREMENTS:
  - SUB-GRADE EXCAVATION MUST BE A MINIMUM OF 6" (152 MM) BELOW DESIGNED STORMTANK® MODULE INVERT.
  - THE EXCAVATION SHOULD EXCEED A MINIMUM OF 12" (305 MM) BEYOND THE STORMTANK® DIMENSIONS IN EACH LENGTH AND WIDTH (AN ADDITIONAL 24" (610 MM) IN TOTAL LENGTH AND TOTAL WIDTH) TO ALLOW FOR ADEQUATE PLACEMENT OF SIDE BACKFILL MATERIAL.
  - REMOVE OBJECTIONABLE MATERIAL ENCOUNTERED WITHIN THE EXCAVATION, INCLUDING PROTRUDING MATERIAL FROM THE WALLS.
  - FURNISH, INSTALL, MONITOR AND MAINTAIN EXCAVATION SUPPORT (E.G., SHIELDING, BRACING, TREND BOARDS, ETC.) AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS AND SAFETY REQUIREMENTS.

**3.0 SUB-GRADE REQUIREMENTS**

- SUB-GRADE SHALL BE UNFROZEN, LEVEL (PLUS OR MINUS 1%), AND FREE OF LUMPS OR DEBRIS WITH NO STANDING WATER, MUD OR MUCK. DO NOT USE MATERIALS NOR MIX WITH MATERIALS THAT ARE FROZEN AND/OR COATED WITH ICE OR FROST.
- UNSTABLE, UNSUITABLE AND/OR COMPROMISED AREAS SHOULD BE BROUGHT TO THE ENGINEER'S ATTENTION AND MITIGATING EFFORTS DETERMINED PRIOR TO COMPACTING THE SUB-GRADE.
- SUB-GRADE MUST BE COMPACTED TO 90% STANDARD PROCTOR DENSITY OR AS APPROVED BY THE ENGINEER OF RECORD. IF CODE REQUIREMENTS RESTRICT SUBSURFACE COMPACTION, IT IS THE REQUIREMENT OF THE GEOTECHNICAL ENGINEER TO VERIFY THAT THE BEARING CAPACITY AND SETTLEMENT CRITERIA FOR SUPPORT OF THE SYSTEM ARE MET.

**4.0 LEVELING BED INSTALLATION**

- INSTALL GEOTEXTILE FABRIC AND/OR LINER MATERIAL, AS SPECIFIED.
  - GEOTEXTILE FABRIC SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS.
  - ADDITIONAL MATERIAL TO BE UTILIZED FOR WRAPPING ABOVE THE SYSTEM MUST BE PROTECTED FROM DAMAGE UNTIL USE.
- AFTER THE GEOTEXTILE IS SECURED, PLACE A MINIMUM 6" (152 MM) LEVELING BED.
  - MATERIAL SHOULD BE A 3/4" (19 MM) ANGULAR STONE MEETING APPENDIX B - ACCEPTABLE FILL MATERIAL.
  - MATERIAL SHOULD BE RAKED FREE OF VOIDS, LUMPS, DEBRIS, SHARP OBJECTS AND PLATS VIBRATED TO A LEVEL WITH A MAXIMUM 1% SLOPE.
- CORRECT ANY UNSATISFACTORY CONDITIONS.

**5.0 STORMTANK® MODULE PLACEMENT**

- INSTALL GEOTEXTILE FABRIC AND/OR LINER MATERIAL, AS SPECIFIED.
  - GEOTEXTILE FABRIC SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS.
  - ADDITIONAL MATERIAL TO BE UTILIZED FOR WRAPPING ABOVE THE SYSTEM MUST BE PROTECTED FROM DAMAGE UNTIL USE.
- MARK THE FOOTPRINT OF THE MODULES FOR PLACEMENT.
  - ENSURE MODULE PERIMETER OUTLINE IS SQUARE OR SIMILAR PRIOR TO MODULE PLACEMENT.
  - CARE SHOULD BE TAKEN TO NOTE ANY CONNECTIONS, PORTS OR OTHER IRREGULAR UNITS TO BE PLACED.
- INSTALL THE INDIVIDUAL MODULES BY HAND, AS DETAILED BELOW.
  - THE MODULES SHOULD BE INSTALLED AS SHOWN IN THE STORMTANK® SUBMITTAL DRAWINGS WITH THE SHORT SIDE OF PERIMETER MODULES FACING OUTWARD, EXCEPT AS OTHERWISE INDICATED.
  - MAKE SURE THE TOP/BOTTOM PLATENS ARE IN ALIGNMENT IN ALL DIRECTIONS TO WITHIN A MAXIMUM 1/4" (6.35 MM).
  - FOR DOUBLE STACK CONFIGURATIONS:
    - INSTALL THE BOTTOM MODULE FIRST. DO NOT INTERMIX VARIOUS MODULE HEIGHTS ACROSS LAYERS. BACKFILLING PRIOR TO PROCEEDING TO SECOND LAYER IS OPTIONAL.
    - INSERT STAKING PINS (2 PER MODULE) INTO THE TOP PLATEN OF THE BOTTOM MODULE.
    - PLACE THE UPPER MODULE DIRECTLY ON TOP OF THE BOTTOM MODULE IN THE SAME DIRECTION, MAKING SURE TO ENGAGE THE PINS.
- INSTALL THE MODULES TO COMPLETION, TAKING CARE TO AVOID DAMAGE TO THE GEOTEXTILE AND/OR LINER MATERIAL.
  - INSTALL PORT PENETRATIONS WITH THE APPROVED SUBMITTALS, CONTACT DOCUMENTS AND MANUFACTURER'S RECOMMENDATIONS.
- LOCATE ANY PORTS OR OTHER PENETRATION OF THE STORMTANK®.
  - INSTALL PORT PENETRATIONS WITH THE APPROVED SUBMITTALS, CONTACT DOCUMENTS AND MANUFACTURER'S RECOMMENDATIONS.
- UPON COMPLETION OF MODULE INSTALLATION, WRAP THE MODULES IN GEOTEXTILE FABRIC AND/OR LINER.
  - GEOTEXTILE FABRIC SHALL BE WRAPPED AND SECURED PER MANUFACTURER'S REQUIREMENTS.
  - SEAL ANY PORT PENETRATIONS PER MANUFACTURER'S REQUIREMENTS.

**NOTES:**

- IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC OR IMPERMEABLE LINER, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE/LINER MANUFACTURER'S RECOMMENDATIONS.

**6.0 SIDE BACKFILL**

- INSPECT ALL GEOTEXTILE, ENSURING THAT NO VOIDS OR DAMAGE EXISTS; WHICH WILL ALLOW SEDIMENT INTO THE STORMTANK® SYSTEM.
- ADJUST THE STONE/SOIL INTERFACE GEOTEXTILE ALONG THE SIDE OF THE NATIVE SOIL TO ENSURE THE GEOTEXTILE IS TAUGHT TO THE NATIVE SOIL.
- ONCE THE GEOTEXTILE IS SECURED, BEGIN TO PLACE THE SIDE BACKFILL.
  - MATERIAL SHOULD BE A 3/4" (19 MM) ANGULAR STONE MEETING APPENDIX B - ACCEPTABLE FILL MATERIAL.
  - BACKFILL SIDES "EVENLY" AROUND THE PERIMETER WITHOUT EXCEEDING SINGLE 12" (305 MM) LIFTS.
  - PLACE MATERIAL UTILIZING AN EXCAVATOR, DOZER OR CONVEYOR BOW.
  - UTILIZE A PLATE VIBRATOR TO SETTLE THE STONE AND PROVIDE AN EVEN DISTRIBUTION.

**NOTES:**

- DO NOT APPLY VERTICAL LOAD TO THE MODULES DURING PLACEMENT OF SIDE BACKFILL. ALL MATERIAL PLACEMENT SHOULD OCCUR WITH EQUIPMENT LOCATED ON THE NATIVE SOIL SURROUNDING THE SYSTEM.
- IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC OR IMPERMEABLE LINER, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE/LINER MANUFACTURER'S RECOMMENDATIONS.

**7.0 TOP BACKFILL (STONE)**

- BEGIN TO PLACE THE TOP BACKFILL.
  - MATERIAL SHOULD BE A 3/4" (19 MM) ANGULAR STONE MEETING APPENDIX B - ACCEPTABLE FILL MATERIAL.
  - PLACE MATERIAL UTILIZING AN EXCAVATOR, DOZER OR CONVEYOR BOW (APPENDIX C - MATERIAL PLACEMENT) AND USE A WALK-BEHIND PLATE VIBRATOR TO SETTLE THE STONE AND PROVIDE AN EVEN DISTRIBUTION. DO NOT DRIVE ON THE MODULES WITHOUT A MINIMUM 12" (305 MM) COVER.
- UPON COMPLETION OF TOP BACKFILLING, WRAP THE SYSTEM IN GEOTEXTILE FABRIC AND/OR LINER PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL METALLIC TAPES AROUND THE PERIMETER OF THE SYSTEM TO MARK THE AREA FOR FUTURE UTILITY DETECTION.
- IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC OR IMPERMEABLE LINER, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE/LINER MANUFACTURER'S RECOMMENDATIONS.

**NOTES:**

- A VIBRATORY ROLLER MAY ONLY BE UTILIZED AFTER A MINIMUM 2" (51 MM) OF COMPACTED MATERIAL HAS BEEN INSTALLED OR FOR THE INSTALLATION OF THE ASPHALT FINISHING COURSE.
- IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE MANUFACTURER'S RECOMMENDATIONS.

**8.0 SUITABLE COMPACTABLE FILL**

FOLLOWING TOP BACKFILL PLACEMENT AND GEOTEXTILE FABRIC WRAPPING, COMPLETE THE INSTALLATION AS NOTED BELOW.

**VEGETATED AREA**

- PLACE FILL ONTO THE GEOTEXTILE.
  - MAXIMUM 12" (305 MM) LIFTS, COMPACTED WITH A VIBRATORY PLATE OR WALK BEHIND ROLLER TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY.
  - THE MINIMUM TOP COVER TO FINISHED GRADE SHOULD NOT BE LESS THAN 24" (610 MM) AND THE MAXIMUM DEPTH FROM FINAL GRADE TO THE BOTTOM OF THE LOWEST MODULE SHOULD NOT EXCEED 11" (335 MM).
- FINISH TO THE SURFACE AND COMPLETE WITH VEGETATIVE COVER.

**IMPERVIOUS AREA**

- PLACE FILL ONTO THE GEOTEXTILE.
  - MAXIMUM 12" (305 MM) LIFTS, COMPACTED WITH A VIBRATORY PLATE OR WALK BEHIND ROLLER TO A MINIMUM 90% STANDARD PROCTOR DENSITY OR TO MEET THE ENGINEER OF RECORD'S SPECIFICATION.
  - SUBGRADE MATERIALS SHOULD BE REFERENCED BY THE APPROVED ENGINEERING DRAWINGS.
  - THE MINIMUM TOP COVER TO FINISHED GRADE SHOULD NOT BE LESS THAN 24" (610 MM) AND THE MAXIMUM DEPTH FROM FINAL GRADE TO THE BOTTOM OF THE LOWEST MODULE SHOULD NOT EXCEED 11" (335 MM).
- FINISH TO THE SURFACE AND COMPLETE WITH ASPHALT, CONCRETE, ETC.

**NOTES:**

- A VIBRATORY ROLLER MAY ONLY BE UTILIZED AFTER A MINIMUM 2" (51 MM) OF COMPACTED MATERIAL HAS BEEN INSTALLED OR FOR THE INSTALLATION OF THE ASPHALT FINISHING COURSE.
- IF DAMAGE OCCURS TO THE GEOTEXTILE FABRIC, REPAIR THE MATERIAL IN ACCORDANCE WITH THE GEOTEXTILE MANUFACTURER'S RECOMMENDATIONS.

**Appendix B - Acceptable Fill Materials**

Material	Application	ASTM/MSD/ENR Specification	Other Requirements
Subgrade	Subgrade	ASTM D1557	Minimum 90% Proctor Density
Backfill	Backfill	ASTM D2950	Minimum 90% Proctor Density
Topsoil	Topsoil	ASTM D4956	Minimum 90% Proctor Density

**Appendix C - Material Placement Guidelines**

**STORMTANK NOTES**

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STORMTANK CONSTRUCTION DETAILS

Rev: B. KESZCZYK  
 Date: 07/19/2021  
 Title: 25 SERIES  
 Scale: 3/4" = 1'-0"

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 Reading, PA 19610-1009  
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STORMTANK CONSTRUCTION DETAILS

**RESOLUTION NO. 2021-39  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT  
PLAN OF TIM RUBIN FOR THE PROPERTY LOCATED AT 812 – 822  
GLENBROOK AVENUE**

*WHEREAS*, Tim Rubin (“Applicant”) submitted a Final Land Development Plan (“Plan”) for the property located at 812-822 Glenbrook Avenue; 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 redevelop 812-822 Glenbrook Avenue in order to reconstruct a residential apartment building with three units and two proposed parking spaces under the building; and

*WHEREAS*, the Radnor Township Board of Commissioners now intends to approve the Final Land Development Plans, subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plans for Tim Rubin, prepared by Schock Group, LLC, consisting of four (4) sheets, dated January 21, 2021, subject to the following conditions:

1. The Applicant shall comply with the March 10, 2021 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the February 18, 2021 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.
5. The Applicant shall comply with all outstanding preliminary plan approval conditions as set forth in Resolution No. 2020-39.

In addition to the foregoing conditions of final plan approval, the Board’s determination with respect to the following SLDO modifications requested by the Applicant is as follows:

1. SLDO §250-21.B(1)(n) – regarding features within 500 feet of the site aerial map shown on the plan with features.

\_\_\_\_\_ x \_\_\_\_\_ Approved

\_\_\_\_\_ Denied

***SO RESOLVED***, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

RADNOR TOWNSHIP BOARD OF  
COMMISSIONERS

By: \_\_\_\_\_

Name: Jack Larkin

Title: President

ATTEST: \_\_\_\_\_

**RESOLUTION NO. 2021-39  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT  
PLAN OF TIM RUBIN FOR THE PROPERTY LOCATED AT 812 – 822  
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*WHEREAS*, the Applicant proposes to redevelop 812-822 Glenbrook Avenue in order to reconstruct a residential apartment building with three units and two proposed parking spaces under the building; and

*WHEREAS*, the Radnor Township Board of Commissioners now intends to approve the Final Land Development Plans, subject to certain terms and conditions.

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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.
5. The Applicant shall comply with all outstanding preliminary plan approval conditions as set forth in Resolution No. 2020-39.

In addition to the foregoing conditions of final plan approval, the Board’s determination with respect to the following SLDO modifications requested by the Applicant is as follows:







*Excellence Delivered As Promised*

**Date:** March 10, 2021

**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, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 812-822 Glenbrook Avenue - Final Land Development Plan  
Tim Rubin– Applicant

Date Accepted: February 1, 2021

90 Day Review: May 2, 2021

---

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

The applicant is proposing to re-construct an existing mixed-use building with 2 residential units and a day care to a new building with 3 residential units. This project is located in the C-1 district of the Township.

The applicant was before the Zoning Hearing Board on October 17, 2019. We have attached a copy of the Zoning Hearing Board decision. The Zoning Hearing Board order is as follows:

1. This application involves the premises located at 812-814 Glenbrook Avenue and zoned C1 Commercial ("Premises").
2. Testimony and evidence on this application was presented at the properly noticed hearing held on October 17, 2019.
3. Applicant's Exhibits A-1 through A-12 were entered into the record at the October 17, 2019 hearing. (October 17, 2019 Hearing Transcript, 50:8-14).

The applicant has indicated on the plans, that the following waiver which was approved during the preliminary plan process, is being requested:

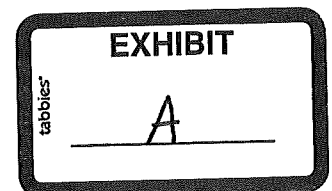
1. §250-21.B(1)(n) – For features within 500 feet of the site aerial map shown on the plan with features.

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



812-822 Glenbrook Ave – Land Development Plan

Plans Prepared By: Schock Group LLC

Dated: 01/21/2021

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP. The applicant has indicated they have requested capacity certifications from the downstream conveyance facilities.

Subdivision and Land Development

1. §250-21.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 added part of the information to the vicinity plan. The applicant has requested a waiver from this requirement.

General

1. The applicant must record a copy of the consolidated deed that was prepared for the lot consolidate plan in 2016.

The applicant appeared before the Planning Commission on March 1, 2021. The Planning Commission recommended approval of the plan and requested waiver contingent upon addressing all staff comments and receiving planning module approval.

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:** February 18, 2021

**To:** Steve Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** 812-822 Glenbrook Avenue  
Final Land Development Plan Review 1  
Radnor Township, Delaware County, PA  
G&A 20-01170

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Gilmore and 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**

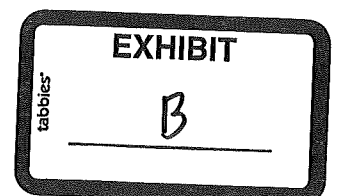
The subject parcel located at 812-822 Glenbrook Avenue is situated in the C-1 Local Commercial Zoning District and takes access to Bryn Mawr Avenue (S.R. 1032), west of County Line Road (S.R. 1001) in Radnor Township, Delaware County. The applicant intends on redeveloping 812-822 Glenbrook Avenue in order to construct a residential apartment building with three (3) units and two (2) proposed parking spaces under the building.

**B. DOCUMENTS REVIEWED**

1. Final Land Development Plans for 812-822 Glenbrook Avenue, prepared by Schock Group, LLC, prepared for Tim Rubin, consisting of 4 sheets, dated January 21, 2021.
2. Response Letter prepared by Schock Group, LLC, dated January 21, 2021.
3. Plan of Consolidation, prepared by Chester Valley Engineers for TGR LLC, dated February 4, 2016.

**C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

1. §255-20.B(1)(o)(6) – Show any existing or proposed easements including an access or parking easement for the shared access/parking area to Bryn Mawr Avenue. The Applicant has included the previous plan of consolidation for the three buildings shown on the property; however, the driveway access run the through the 806 Glenbrook Avenue and 0 Bryn Maw Ave properties. Therefore, a shared access easement should be provided between all parties.



2. The maximum algebraic change in grade between the driveway and the roadway shall not exceed 8 percent. Revise the plans to indicate the longitudinal slope in front of the proposed driveway access. The Applicant added the cross slope in front of the driveway and not the longitudinal slope and therefore we cannot confirm the maximum 8 percent algebraic change in grade.

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

---

# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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### Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer *Stephen F. Norcini*

CC: William M. White, Township Manager

Date: April 7, 2021

---

**Re: 812/822 Glenbrook Avenue – *FINAL*: Final Land Development Plan**

---

The Land Development application for 812/822 Glenbrook Avenue is before the Commissioners for *FINAL* approval. The Commissioners will be asked to approve the application; if so approved, the Solicitor's Development Agreement will be executed, the plans recorded, and the project will be able to move forward.

The applicant is proposing to "re-construct" a building that currently contains two residential units and a day care center to a new building with three residential units.

The only waiver being requested is that of the SALDO mapping requirement.

The detailed review letter, Zoning Hearing Board decision, and plan set are attached.



*Excellence Delivered **As Promised***

**Date:** March 10, 2021

**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, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 812-822 Glenbrook Avenue - Final Land Development Plan  
Tim Rubin– Applicant

Date Accepted: February 1, 2021

90 Day Review: May 2, 2021

---

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

The applicant is proposing to re-construct an existing mixed-use building with 2 residential units and a day care to a new building with 3 residential units. This project is located in the C-1 district of the Township.

The applicant was before the Zoning Hearing Board on October 17, 2019. We have attached a copy of the Zoning Hearing Board decision. The Zoning Hearing Board order is as follows:

1. This application involves the premises located at 812-814 Glenbrook Avenue and zoned CI Commercial ("Premises").
2. Testimony and evidence on this application was presented at the properly noticed hearing held on October 17, 2019.
3. Applicant's Exhibits A-1 through A-12 were entered into the record at the October 17, 2019 hearing. (October 17, 2019 Hearing Transcript, 50:8-14).

The applicant has indicated on the plans, that the following waiver which was approved during the preliminary plan process, is being requested:

1. §250-21.B(1)(n) – For features within 500 feet of the site aerial map shown on the plan with features.

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t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com

812-822 Glenbrook Ave – Land Development Plan

Plans Prepared By: Schock Group LLC

Dated: 01/21/2021

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP. The applicant has indicated they have requested capacity certifications from the downstream conveyance facilities.

Subdivision and Land Development

1. §250-21.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 added part of the information to the vicinity plan. The applicant has requested a waiver from this requirement.

General

1. The applicant must record a copy of the consolidated deed that was prepared for the lot consolidate plan in 2016.

The applicant appeared before the Planning Commission on March 1, 2021. The Planning Commission recommended approval of the plan and requested waiver contingent upon addressing all staff comments and receiving planning module approval.

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



*Excellence Delivered **As Promised***

**Date:** February 12, 2021

**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, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 812-822 Glenbrook Avenue - Final Land Development Plan  
Tim Rubin– Applicant

Date Accepted: February 1, 2021

90 Day Review: May 2, 2021

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

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Dated: 01/21/2021

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General

1. The applicant must record a copy of the consolidated deed that was prepared for the lot consolidation plan in 2016.

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

**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3046**

APPEAL OF Glenbrook Avenue Investors, LLC, premises located at 812-814 Glenbrook Avenue and zoned C1 Commercial (“C1”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. Applicant seeks permission to add an additional apartment to its previously approved two-unit apartment building.
2. Applicant intends to raze the existing building and reconstruct it in its same location and dimensions.
3. Applicant requests a special exception under Section 280-101(A)(1) or 280-101(A)(2) of the Zoning Code to expand an existing nonconforming use, a modification of previously granted relief, or a variance pursuant to Section 280-47 of the Code.
4. Applicant also requests such other relief as required in accordance with the Plans and Exhibits presented to the Zoning Hearing Board.

**Findings of Fact**

1. This application involves the premises located at 812-814 Glenbrook Avenue and zoned C1 Commercial (“Premises”).
2. Testimony and evidence on this application was presented at the properly noticed hearing held on October 17, 2019.
3. Applicant’s Exhibits A-1 through A-12 were entered into the record at the October 17, 2019 hearing. (October 17, 2019 Hearing Transcript, 50:8-14).
4. The applicant’s testimony and exhibits establish that during the previous owners’ possession, the existing wood building was damaged by water infiltration and is now structurally unsound. (*Id.*, 12:13 – 13:15, and 14:16 – 15:14, Exh. A-9).
5. The Premises is located adjacent to public rail transportation. (*Id.*, 11:1 – 11:7).
6. The rental market at this location is more conducive to the existing building being used as a three-unit building as opposed to a two-unit building. (*Id.*, 13:16).
7. The granting of this application will further the public’s interest by providing more moderate-priced housing in the Township. (*Id.*, 51:21 – 52:5).

**Conclusions of Law**

1. The Premises is nonconforming in its front and side yard setbacks.
2. The granting of relief, subject to the conditions set forth below, will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties, nor be a detriment to the public welfare. This is evidenced by the lack of any public or Township objection to the requested relief, subject to the conditions set forth below.
3. The granting of relief, subject to the conditions set forth below, represents the minimum relief that will afford the Applicant's request.
4. The conditions set forth below to the Board's grant of a special exception are necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

**Order**

Based on the record before the Board, the applicant is hereby **GRANTED** the following special exception:

1. A special exception is **GRANTED**, pursuant to Code Sections 280-101(A)(1) and 280-101(A)(2), to permit the expansion of the nonconforming use of the existing building (Premises C depicted on Applicant's Exhibit "A-12") from a two-unit building to its use as a three-unit building, consistent with the testimony presented, with the following limitations:
  - a. The proposed new structure replacing the existing building shall be on the same footprint as the existing building; and
  - b. The square footage of the new building, including parking, shall be no greater than the existing building.
2. Relief is granted only with respect to Zoning Code Sections 280-101(A)(1) and 280-101(A)(2).
3. No relief is granted with respect to any other provisions of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

/s/ **JOHN REILLY, CHAIRMAN**

/s/ **WILLIAM F. MARTIN**

/s/ **SCOTT SIMON**

/s/ **RICHARD J. WEITZMAN**

**Vice Chairman George F. Nagle is opposed to this Decision.**

**Alternate Board Member Jamie Forman was present but did not vote on this Application. Board Member Bradley Delizia was absent during this hearing.**

DATED: October 17, 2019

MAILED: November 25, 2019

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: November 25, 2019.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

---

**Date:** February 18, 2021

**To:** Steve Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** 812-822 Glenbrook Avenue  
Final Land Development Plan Review 1  
Radnor Township, Delaware County, PA  
G&A 20-01170

---

Gilmore and 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 subject parcel located at 812-822 Glenbrook Avenue is situated in the C-1 Local Commercial Zoning District and takes access to Bryn Mawr Avenue (S.R. 1032), west of County Line Road (S.R. 1001) in Radnor Township, Delaware County. The applicant intends on redeveloping 812-822 Glenbrook Avenue in order to construct a residential apartment building with three (3) units and two (2) proposed parking spaces under the building.

**B. DOCUMENTS REVIEWED**

1. Final Land Development Plans for 812-822 Glenbrook Avenue, prepared by Schock Group, LLC, prepared for Tim Rubin, consisting of 4 sheets, dated January 21, 2021.
2. Response Letter prepared by Schock Group, LLC, dated January 21, 2021.
3. Plan of Consolidation, prepared by Chester Valley Engineers for TGR LLC, dated February 4, 2016.

**C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

1. §255-20.B(1)(o)(6) – Show any existing or proposed easements including an access or parking easement for the shared access/parking area to Bryn Mawr Avenue. The Applicant has included the previous plan of consolidation for the three buildings shown on the property; however, the driveway access run the through the 806 Glenbrook Avenue and 0 Bryn Maw Ave properties. Therefore, a shared access easement should be provided between all parties.

2. The maximum algebraic change in grade between the driveway and the roadway shall not exceed 8 percent. Revise the plans to indicate the longitudinal slope in front of the proposed driveway access. The Applicant added the cross slope in front of the driveway and not the longitudinal slope and therefore we cannot confirm the maximum 8 percent algebraic change in grade.

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



January 21, 2021

Mr. Steve F. Norcini, P.E.  
Township Engineer  
Township of Radnor  
301 Iven Avenue  
Wayne, PA 19087-5297

RE: Land Development Plan Review - Final Land Development Plan  
812-814 Glenbrook Avenue (Folio # 36-05-03031-00)  
Township of Radnor, Delaware County, PA  
G&A 20-01170

Dear Mr. Norcini,

Schock Group LLC, on behalf of Glenbrook Avenue Investors LLC, has reviewed the Gannett Fleming, Inc project review letter, dated February 18, 2020, for the above-mentioned project. Please see our responses below in red.

Zoning:

1. The zoning information for the proposed project must be shown in the zoning table. The applicant has indicated that this will be added to the next plan submittal.  
**The proposed project zoning table has been added to sheet #2 of 4 on the plans.**
2. The square footage of the existing building to be demolished is 3,666 square feet. The square footage of the proposed building must be shown on the plans. The applicant has indicated that this will be added to the next submittal.  
**The square footage of the proposed building has been added to sheet #2 of 4 on the plans.**

Subdivision and Land Development:

1. §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 the street) must be shown on the plans. The applicant has added part of the information to the vicinity plan. If all information is not provided, a waiver must be requested from this requirement.  
**A waiver has been requested for the information and added to sheet #3 of 4 on the plans.**

2. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of right-of-way to conform with the required standards.

The street right-of-way has been discussed with the review engineer. The applicant is accepting to any Township recommendations or requests per dedication or reservation of right-of-way.

General:

1. The applicant must provide a copy of the consolidated deed that was to be recorded with the lot consolidate plan in 2016. The applicant has indicated that they would re-record the consolidated deed.

The property deed is provided with the Final Land Development Plan submittal.

2. Right-of-way information must be provided regarding the area along Glenbrook Avenue where the proposed driveway will be located. Please confirm the ownership of this portion of the project.

The right-of-way information has been verified per PennDOT intersection plan “County Line Road (S.R. 1001)/Haverford Road (S.R. 1001) & Bryn Mawr Avenue (S.R. 1032 &1038)”, dated 5/18/94, with Permit #63-0472 and File #0472. The mentioned plan is included with the Final Land Development Plan submittal.

If you have any questions or require additional information, please contact Schock Group LLC at (610)590-7326 or wdaggett@schockgroup.com.

Sincerely,



William Daggett  
Project Manager  
Schock Group LLC

cc: Roger Phillips, P.E. (Gannett Fleming Senior Project Manager)  
Kevin W. Kochanski, RLA, CZO (Township Director of Community Development)  
John Rice, Esq. (Grim, Biehn, and Thatcher)  
Damon Drummond, P.E., PTOE (Gilmore & Associates Senior Transportation Engineer)  
Patricia Sherwin (Township Engineering Department)



January 21, 2021

Mr. Steve F. Norcini, P.E.  
Township Engineer  
Township of Radnor  
301 Iven Avenue  
Wayne, PA 19087-5297

RE: Land Development Plan Review 2 - Final Land Development Plan  
812-814 Glenbrook Avenue (Folio # 36-05-03031-00)  
Township of Radnor, Delaware County, PA  
G&A 20-01170

Dear Mr. Norcini,

Schock Group LLC, on behalf of Glenbrook Avenue Investors LLC, has reviewed the Gilmore & Associates, Inc project review letter, dated February 17, 2020, for the above-mentioned project. Please see our responses below in red.

Subdivision and Land Development Comments:

1. §255-20.B(1)(o)(6) – Show any existing or proposed easements including an access or parking easement for the shared access/parking area to Bryn Mawr Avenue.  
The extinguished 15-foot access easement can be seen on the included plan of consolidation, “Plan of Minor Subdivision, Lot Consolidation for TGR LLC” by Chester Valley Engineers, dated 2/4/2016 and recorded 6/28/2016. No existing access easement exists.
2. Clearly identify the entrances to the proposed building. An ADA accessible path to the building must be provided. Based on the single entrance shown on the east side of the building, it appears that a set of stairs is on the path, thus this is not an ADA accessible path.  
The proposed building entrances have been more clearly defined on the plan. The building is ADA accessible through the side entrance door. The set of stairs is to be removed and replaced in kind with an accessible walk.

3. The maximum algebraic change in grade between the driveway and the roadway shall not exceed 8 percent. Revise the plans to indicate the longitudinal slope in front of the proposed driveway access. In addition, provide the top and bottom of curb elevations along the driveway apron. Refer to PennDOT Publication RC-64M for the permitted curb reveal at driveways and Publication RC-67M for Type 1A driveway apron design.

The plans have been revised to indicate the longitudinal slope in the front of the proposed driveway access. Top and bottom curb elevations along the driveway apron have also been provided. PennDOT Publications RC-64M and RC-67M were used for design updates and are referenced on the plan.

If you have any questions or require additional information, please contact Schock Group LLC at (610)590-7326 or wdaggett@schockgroup.com.

Sincerely,



William Daggett  
Project Manager  
Schock Group LLC

cc: Damon Drummond, P.E., PTOE (Gilmore & Associates Senior Transportation Engineer)  
Roger Phillips, P.E. (Gannett Fleming Senior Project Manager)  
Leslie Salisbury, P.E. (Gilmore & Associates)



Schock Group LLC  
1958 Butler Pike, Suite 200  
Conshohocken, PA 19428  
610-590-7373  
SchockGroup.com

January 21, 2021

Township of Radnor  
301 Iven Avenue  
Wayne, PA 19087-5297

Attn: Mr. Steve F. Norcini, P.E.  
Radnor Township Engineer

RE: Letter of Transmittal - Final Land Development Plan  
812-814 Glenbrook Avenue (Folio # 36-05-03031-00)  
Township of Radnor, Delaware County, PA

Dear Mr. Norcini,

Schock Group LLC, on behalf of Glenbrook Avenue Investors LLC, is submitting the Final Land Development Plan and associated documents for the above-mentioned land development project. This is the third (3<sup>rd</sup>) land development plan submittal for approval. The Final Land Development Plan submittal includes the following:

- Twelve (12) copies of the Final Land Development Plan, dated 01/21/2021,
- One (1) copy of the Radnor Township Subdivision and Land Development application,
- One (1) copy of the Delaware County Planning Commission application for Act 247 Review,
- Three (3) copies of the Gannett Fleming, Inc Preliminary Land Development Plan review response letter, dated 01/21/2021,
- Three (3) copies of the Gilmore & Associates, Inc Preliminary Land Development Plan review response letter, dated 01/21/2021,
- Three (3) copies of the DEP Sanitary Sewer Planning Module exemption eligibility,
- Three (3) copies of the property recorded deed and record plan,
- Three (3) copies of the PennDOT intersection plan "County Line Road (S.R. 1001)/Haverford Road (S.R. 1001) & Bryn Mawr Avenue (S.R. 1032 & 1038)", dated 5/18/94, with Permit #63-0472 and File #0472,
- One (1) USB flash drive containing the complete Final Land Development Plan submittal.

If you have any questions or require additional information, please contact Schock Group LLC at (610)590-7373 or [wdaggett@schockgroup.com](mailto:wdaggett@schockgroup.com).

Sincerely,

A handwritten signature in black ink that reads "William Daggett". The signature is written in a cursive, flowing style.

William Daggett  
Project Manager  
Schock Group LLC

cc: Patricia Sherwin, Engineering Department

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

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property 812-814 Glenbrook Avenue (Folio # 36-0503031-00)

Zoning District C-1 Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_ Ward No. 5 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner \_\_\_\_\_

Name Timothy Rubin, Managing Member of Glenbrook Avenue Investors LLC

Address 931 Haverford Road, Bryn Mawr, PA 1901

Telephone (215)341-7518 Fax N/A Cell N/A

Email trubin1206@gmail.com

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name Schock Group LLC

Address 1958 Butler Pike, Suite 200, Conshohocken, PA 19428

Telephone (610)590-7326 Fax N/A

Email wdaggett@schockgroup.com

Area of property 27,983 square-feet Area of disturbance Reconstruct in kind

Number of proposed buildings 1 Proposed use of property Residential

Number of proposed lots 1

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final X Revised \_\_\_\_\_  
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

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

A waiver has been requested for §255-21.B(1)(n) for all features within 500 feet of the property. Most of features have been shown and an aerial map is provided on the Vicinity Plan showing the remainder of the features.

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

The lot is existing non-conforming per setback requirements. The project development will be constructed in place by using the existing building foundation. The Zoning Hearing Board has approved the project under Appeal No. 3046, dated October 17, 2019.

Individual/Corporation/Partnership Name

Glenbrook Avenue Investors, 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

William Daggett

Print Name

William Daggett

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.

**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 Timothy Rubin E-mail trubin1206@gmail.com

Address 931 Haverford Road, Bryn Mawr, PA 19010 Phone (215)341-7518

Name of Development 812-814 Glenbrook Avenue

Municipality Radnor Township

**ARCHITECT, ENGINEER, OR SURVEYOR**

Name of Firm Schock Group LLC Phone (610)590-7326

Address 1958 Butler Pike, Suite 200, Conshohocken, PA 19428

Contact William Daggett E-mail wdaggett@schockgroup.com

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

Zoning District C-1

Tax Map # 36 / 41 / 099

Tax Folio # 36 / 05 / 03031 / 00

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The existing property contains three multi-family residential buildings on the lot.

The proposed property intends to reconstruct one of the buildings and add a third residential unit.

The construction will be completed in place by using the existing building foundation.

Total Site Area	<u>0.6424</u>	Acres
Size of All Existing Buildings	<u>5,871</u>	Square Feet
Size of All Proposed Buildings	<u>5,871</u>	Square Feet
Size of Buildings to be Demolished	<u>1,771</u>	Square Feet

Timothy Rubin  
Print Developer's Name

Timothy Rubin  
Developer's Signature

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting \_\_\_\_\_

Local Governing Body Regular Meeting \_\_\_\_\_

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

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title of Designated Municipal Official Phone Number

\_\_\_\_\_  
Official's Signature Date

**FOR DCPD USE ONLY**

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

**Applications with original signatures must be submitted to DCPD.**



## William Daggett

---

**From:** Rittenhouse, Stefanie <sterittenh@pa.gov>  
**Sent:** Thursday, November 19, 2020 3:41 PM  
**To:** Kaufman, Patricia L.  
**Cc:** Norcini Steve; Phillips, Roger A.; William White; William Daggett  
**Subject:** RE: [External] 812-814 Glenbrook

Good Afternoon,

DEP has determined that sewage facilities planning must be completed for the 3<sup>rd</sup> apartment building which was to contain 3 apartments. Per the information previously submitted, this project is not tributary to RHM and DCJA and is therefore eligible for an exemption from planning. Certifications of capacity from Haverford and the City of Philadelphia must be included in the planning exemption package. If this project is tributary to any sewers owned by Upper Darby, certification of capacity from Upper Darby must also be included.

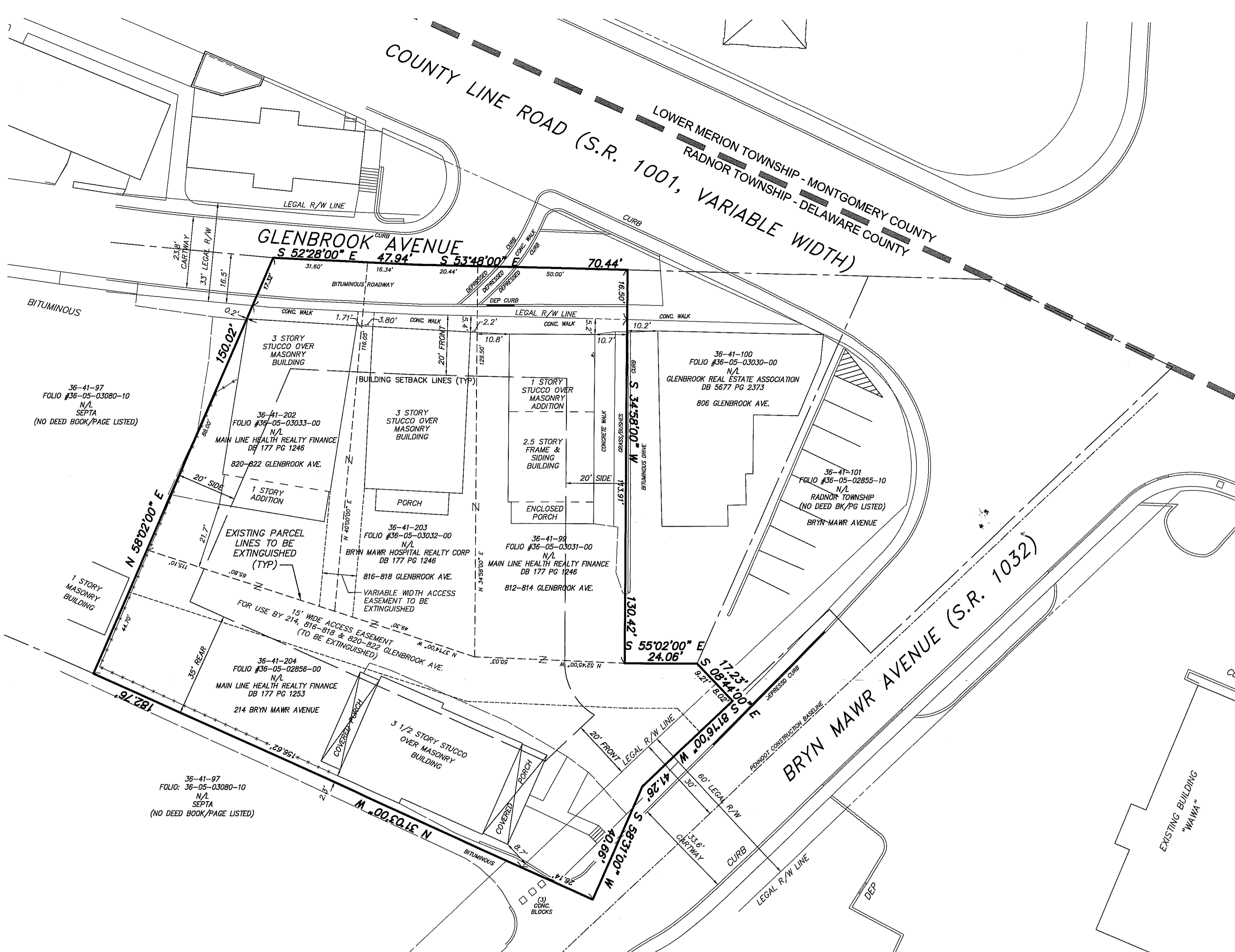
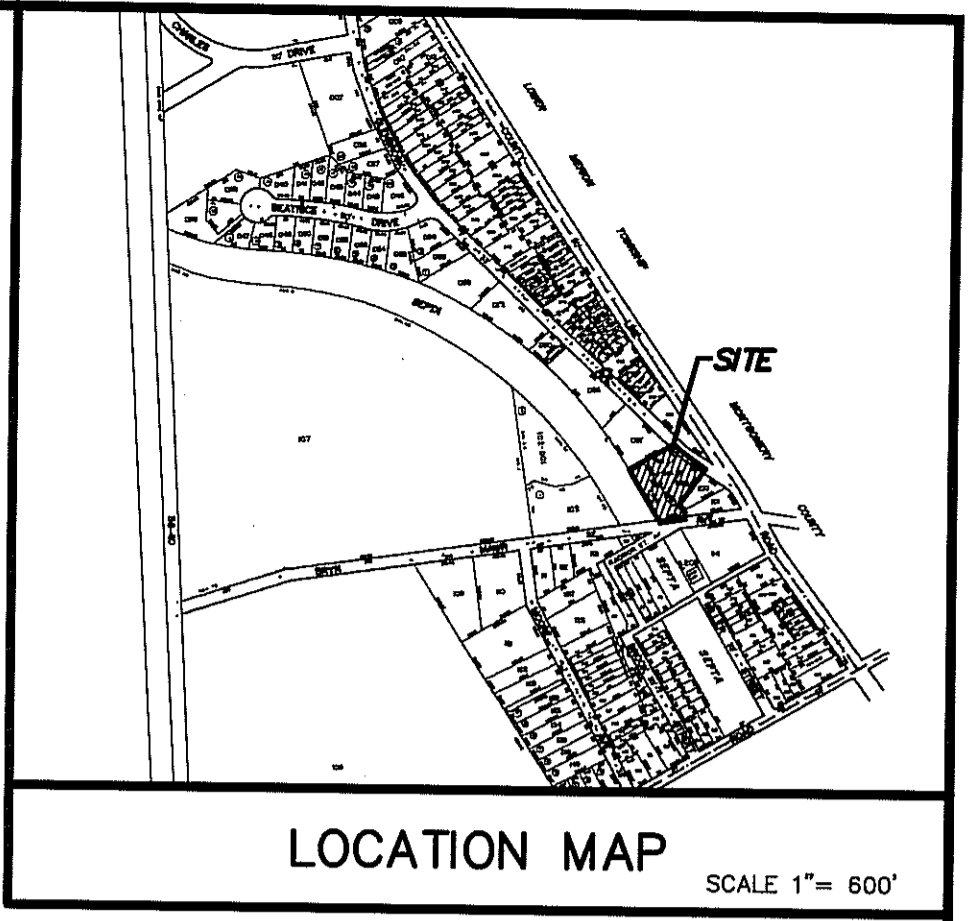
When the exemption is ready to be submitted to DEP, please submit 1 hard copy and 1 electronic copy.

Thank you,  
Stefanie

**Stefanie Rittenhouse** | Sewage Planning Specialist 2  
Department of Environmental Protection | Southeast Regional Office  
2 East Main Street | Norristown, Pa 19401  
Phone: 484.250.5186 | Fax: 484.250.5971  
[www.dep.pa.gov](http://www.dep.pa.gov)

*In order to prevent the further spread of COVID-19, all Commonwealth offices will remain closed until further notice. In the meantime, I will be working remotely to continue the mission of the Pennsylvania Department of Environmental Protection and frequently retrieving emails. Thank you for your patience.*

For more information on COVID-19, please visit the [PA Department of Health page](#).

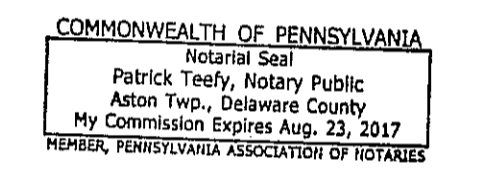


**NOTES:**

- 1- BEING: 812-814 GLENBROOK AVENUE, TAX MAP/PARCEL 36-41-99, FOLIO #36-05-03031-00  
816-818 GLENBROOK AVENUE, TAX MAP/PARCEL 36-41-203, FOLIO #36-05-03032-00  
820-822 GLENBROOK AVENUE, TAX MAP/PARCEL 36-41-202, FOLIO #36-05-03033-00  
214 BRYN MAWR AVENUE, TAX MAP/PARCEL 36-41-204, FOLIO #36-05-02856-00
- 2- BOUNDARY AND EXISTING FEATURES FROM BOUNDARY RETRACEMENT SURVEY 806-822 GLENBROOK AVENUE 214 BRYN MAWR AVENUE, PREPARED FOR MAIN LINE HEALTH, DATED 4/9/2013, PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C.
- 3- ACCORDING TO SURVEY PLAN REFERENCED ABOVE, LEGAL RIGHT OF WAY LINES OF BRYN MAWR AVENUE SHOWN IN ACCORDANCE WITH RIGHT OF WAY AND CONSTRUCTION DRAWINGS BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS, LEGISLATIVE ROUTE 23035, SECTION 3, SHEET 5 OF 6, LAST REVISED JUNE 27, 1968.
- 4- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE FOUR EXISTING PARCELS TO FORM ONE SINGLE, CONTIGUOUS, UNDIVIDED PARCEL. THIS PLAN IS BEING PREPARED FOR LOT CONSOLIDATION ONLY AND NO DEMOLITION, GRADING OR CONSTRUCTION IS PROPOSED.
- 5- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO FULLY COMPLY WITH APPLICABLE RADNOR TOWNSHIP ZONING, SUBDIVISION, BUILDING AND ENVIRONMENTAL ORDINANCES AS WELL AS COUNTY HEALTH DEPARTMENT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PADOT REGULATIONS IN EFFECT AT THE TIME OF ANY FUTURE DEVELOPMENT APPLICATIONS.
- 6- EXISTING 15 FEET WIDE ACCESS EASEMENT TO BE EXTINGUISHED BY VIRTUE OF PARCEL CONSOLIDATION. EASEMENT SHOWN PER DEED BOOK 177 PAGE 1253.
- 7- EXISTING VARIABLE WIDTH ACCESS EASEMENT TO BE EXTINGUISHED BY VIRTUE OF PARCEL CONSOLIDATION. EASEMENT SHOWN PER MAP OF PROPERTY OF HARRISON BROTHERS, DATED JUNE 8, 1949, PREPARED BY MILTON R. YERKES, C.E.
- 8- ACCORDING TO USDA/NRCS SOIL SURVEY THE ENTIRE SITE IS COMPRISED OF SOIL TYPE UuqB: URBAN LAND-UDORTRENDS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES.
- 9- THERE ARE NO STEEP OR VERY STEEP SLOPES EXISTING ON THE PREMISES.
- 10- THERE ARE NO WETLANDS ON OR ADJACENT TO THE PREMISES.
- 11- SIDE AND REAR SETBACK LINES ARE SHOWN FOR INFORMATION ONLY AND ARE SUBJECT TO INTERPRETATION BY THE RADNOR TOWNSHIP ZONING OFFICER.
- 12- BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD (SFHA). THE PREMISES LIES WITHIN AN AREA DESIGNATED "ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42045C00039F, MAP REVISED NOVEMBER 18, 2009, ISSUED BY FEMA.

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF CHESTER  
 SS:  
 On the 28th day of APRIL A.D. 2016  
 before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in 83 CHESTNUT ROAD PAOLI, PA, personally appeared TIMOTHY R. RUBIN who acknowledged himself to be the MANAGING MEMBER of TGR LLC a Pennsylvania Limited Liability Company, and that as such to do so, he executed the foregoing plan by signing the name of said Limited Liability Company by himself as the designated Owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that the said Limited Liability Company desires that the foregoing plan may be duly recorded.

Notary Public: Patrick Teedy  
 My Commission Expires: 8/23/17  
 Equitable Owner: [Signature]



RECORDED THIS DAY OF APRIL 20, 2016  
 IN THE RECORDER OF DEEDS OFFICE IN MEDIA, DELAWARE COUNTY, PENNSYLVANIA IN DEED BOOK NO. PAGE NO.  
 RECORDER

I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, SUBDIVISION, BUILDINGS, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS AND COMPLY WITH P.L. 913, NO. 387.

[Signature] 4/28/16  
 PROFESSIONAL LAND SURVEYOR  
 SU055025E

**C-1 LOCAL COMMERCIAL ZONING DISTRICT**

- MIN. LOT AREA 15,000 SQ. FT.
- MIN. LOT WIDTH 100 FT. (AT BLDG LINE)
- MIN. YARD SETBACKS:
  - FRONT 20 FT.
  - SIDE 20 FT.
  - REAR GREATER OF 35 FT. OR 35% OF LOT DEPTH
- MAX. BUILDING COVERAGE 25%
- MAX. IMPERVIOUS COVERAGE 60%
- MAX. BUILDING HEIGHT 35 FT.
- RIPARIAN BUFFER SETBACK 35 FT.

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION  
 DATE: 3/17/16  
 ATTEST: [Signature] (DIRECTOR)  
 DCPD NO. 34-7145-16  
6/28/16

**RADNOR TOWNSHIP**  
 Delaware, Co., Penna. 2016-507  
 SUBDIVISION PLAN No. 2016-507  
 Received 2/15/16 Fire [initials]  
 Roads [initials] Surface Drain [initials]  
 Sewers [initials] Zoning [initials]  
 Conformity Checked By [Signature] Eng.  
 APPROVED CONDITIONALLY 3/28/16  
 APPROVED 6-23-16  
 Attest: [Signature] President  
 Recorded [initials] Deed Bk. No. [initials] Pg. [initials]

**WAIVERS REQUEST**

DUE TO THE NON-BUILDING NATURE OF THIS LOT CONSOLIDATION, APPLICANT HEREBY REQUESTS WAIVERS FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTIONS:  
 §255-22.B.(1)(k) FEATURES WITHIN 500 FEET OF THE SITE  
 §255-22.B.(1)(p) CONTOUR LINES  
 §255-22.B.(1)(q) DATUM OF CONTOUR LINES  
 §255-22.B.(1)(r) LARGE TREES OVER 6" IN CALIPER

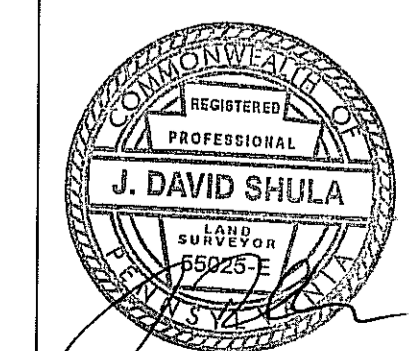
**LOT AREA AND COVERAGE TABLE**  
 (AREAS IN SQ. FT.)

PARCEL	GROSS AREA	R/W AREA	NET AREA	BLDG AREA	BLDG % OF NET LOT AREA	OTHER IMPERVIOUS	TOTAL IMPERVIOUS	IMPERV % OF NET LOT AREA
36-41-99	6,496	825	5,671*	1,783	31.44%*	3,577	5,360	94.52%*
36-41-202	5,282	566	4,716*	2,313	49.05%*	1,894	4,207	89.21%*
36-41-203	5,166	619	4,547*	1,930	42.45%*	2,617	4,547	100.00%*
36-41-204	11,039	1,061	9,978*	2,300	23.05%	6,945	9,245	92.65%*
CONSOLIDATED SITE TOTAL	27,983	3,071	24,912	8,326	33.42%	15,033	23,359	93.77%

\*EXISTING NON-COMFORMITY

**EQUITABLE OWNER/APPLICANT**

TGR LLC  
 C/O TIMOTHY R. RUBIN  
 744 PROVIDENCE ROAD  
 MALVERN, PA 19355  
 (215) 341-7518



PL BK00036-0442  
 201603397 06/28/2016 01:50:24 PM:1  
 RCD FEE: \$40.00

PL-SUBDIVISION PLAN  
 THOMAS J. JOSE DR. ROD  
 DELAWARE COUNTY

NO. DATE REVISION

**PLAN OF MINOR SUBDIVISION LOT CONSOLIDATION**  
 FOR  
**TGR LLC**  
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

Chester Valley Engineers  
 civil engineers & land surveyors  
 Chester Valley Engineers, Inc.  
 Main Office: 85 Chestnut Road  
 P.O. Box 447, Paoli, PA 19380  
 (610) 644-4623  
 (610) 648-5145 Fax  
 cve@cheester.com  
 http://www.cheester.com

PROJECT NO. 20325  
 F.B.  
 SCALE 1"=20' DATE 2/4/2016 DRAWN BY JDS CHECKED BY JDS DRAWING

**COPYRIGHT**  
 CHESTER VALLEY ENGINEERS, INC., CIVIL ENGINEERS & SURVEYORS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS, SPECIFICATIONS AND NOTES THEREON ARE AND SHALL REMAIN THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CHESTER VALLEY ENGINEERS, INC. ANY RE-USE WITHOUT WRITTEN PERMISSION, VERIFICATION AND CONSENT OF CHESTER VALLEY ENGINEERS, INC. FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CHESTER VALLEY ENGINEERS, INC. THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS CHESTER VALLEY ENGINEERS, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THEREOUT OR RESULTING THEREFROM.

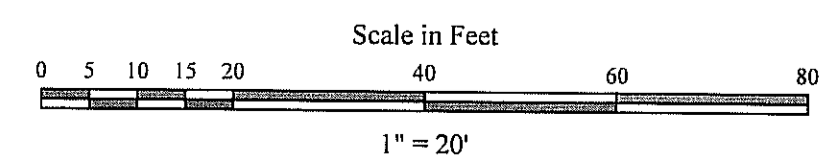
**NOTE TO USER OF THESE PLANS:**  
 WARNING: THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON OR ORGANIZATION USING OR RELYING ON THESE PLANS MUST CONDUCT VERIFICATION OF ANY APPARENT DISCREPANCY BEFORE PROCEEDING OR RELYING UPON THESE PLANS FOR ANY PURPOSE. NO CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SHOULD OCCUR UNLESS ALL DISCREPANCIES HAVE BEEN RESOLVED WITH CHESTER VALLEY ENGINEERS, INC. REPRESENTATIVES SHALL NOT BE LIABLE FOR DAMAGES OF ANY KIND RESULTING FROM THE USER'S FAILURE TO OBTAIN CURRENT VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED ON THE FILE TO THE USER OR ANY THIRD PARTY. THE USER ASSUMES ANY RISK OF ANY AND ALL PROPERTY OR FINANCIAL LOSS OR DAMAGES OF ANY KIND RESULTING FROM THE USE OF THIS DOCUMENT WITHOUT OBTAINING FULL VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

**PENNSYLVANIA ACT 187 REQUIREMENTS**  
 UNDERBOROUGHS UTILITIES SHALL VERIFY THE ACCURACY OF THE INFORMATION CONTAINED ON THIS PLAN BY CONDUCTING VISUAL VERIFICATION OF THE INFORMATION CONTAINED ON THE FILE TO THE USER AND VALIDATION OF THE INFORMATION CONTAINED ON THE FILE TO THE USER AND VALIDATION OF THE INFORMATION CONTAINED ON THE FILE TO THE USER AND VALIDATION OF THE INFORMATION CONTAINED ON THE FILE TO THE USER.

**SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.**

PENNSYLVANIA ONE CALL SYSTEM, INC.  
 CALL 3 WORKING DAYS BEFORE YOU DIG  
 1-800-242-1776  
 POCS SERIAL NUMBER: \_\_\_\_\_

(1) CONSTRUCTION INDUSTRY SWAGERS AND INTERPRETERS (CSWA 2270 SUBJECT TO PART 1501/1010 - "CONDUITS, TRENCHES AND SHIELDS")  
 (2) "TRENCHING AND TRENCHING OPERATIONS" (CSWA 2270) PART 1501/1010 - "CONDUITS, TRENCHES AND SHIELDS"



RD BK05798-0515

DT-DEED

2016019978 04/22/2016 01:06:25 PM:1

RCD FEE: \$108.50 POL SUB TAX: \$12,000.00 ST TAX: \$8,000.00



DELAWARE COUNTY

36-RADNOR \$12,000.00

THOMAS J. JUDGE SR. ROD

Prepared by and Return to:

Brandywine Abstract Company, LP  
615 Old Lancaster Road  
Bryn Mawr, PA 19010  
610-519-9300

File No. BAC15-0091

FOLIO # 36-05-02856-00 (A), 36-05-03031-00 (B),  
36-05-03032-00 (C) and 36-05-03033-00 (D)

①

**This Indenture**, made the 18<sup>th</sup> day of April, 2016,

**Between**

**MAIN LINE REALTY CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION, FORMERLY KNOWN AS BMH REALTY CORPORATION**

(hereinafter called the Grantor), of the one part, and

**GLENBROOK AVENUE INVESTORS 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 **Eight Hundred Thousand And 00/100 Dollars (\$800,000.00)** lawful money of the United States of America, unto it 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, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

PREMISES A: Parcel 1

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan thereof made by M.R. and J. B. Yerkes, made May 2, 1945 as follows, to wit:

BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 feet North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle of Haverford Road. Thence from the beginning point along the North side of Bryn Mawr Avenue, South 81 degrees, 16 minutes West 40.62 feet to a point; thence partly crossing Bryn Mawr Avenue South 58 degrees, 31 minutes West 41.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Philadelphia and Western Railway the two following courses and distance, (1) North 31 degrees, 03 minutes West 182.76 feet to a point; (2) North 58 degrees, 2 minutes East 44.70 feet to a stone; thence along the Northeast side of a right of way 15.0 feet wide by other land of Anne Vauclain and others the four following courses

and distances (1) South 37 degrees, 14 minutes East 115.10 feet to a stone (2) 52 degrees 45 minutes East 50.05 feet to a stone, (3) South 55 degrees, 02 minutes East 24.06 feet to a stone; (4) thence by land of Bryn Mawr Hospital, South 8 degrees 44 minutes East 17.23 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a right of way (15.0 feet wide) to be used by 214 Bryn Mawr Avenue, 816, 818, 820, 822 Glenbrook Avenue and described as follows, BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 feet North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle line of Haverford Road, thence from the beginning point along the North side of Bryn Mawr Avenue, South 81 degrees, 16 minutes West 15.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Anne Vauclain the four following courses and distances (1) North 8 degrees, 44 minutes West 10.82 feet to a point; (2) North 55 degrees, 02 minutes West 18.25 to a point; (3) North 52 degrees, 45 minutes West 52.69 feet to a point; (4) North 37 degrees, 14 minutes West 118.52 feet to a point in line of land of Philadelphia and Western Railway Company, thence by same North 58 degrees, 02 minutes East 15.06 feet to a point, thence by land of Anne Vauclain South 37 degrees, 14 minutes East 115.10 feet to a point; thence by land of others to whom no rights to said right of way have been granted, the three following courses and distances: (1) South 52 degrees, 45 minutes East 50.05 feet to a point; (2) South 55 degrees, 02 minutes East 24.06 feet to a point; (3) South 8 degrees 44 minutes East 17.23 feet to the place of beginning.

BEING known as 214 Bryn Mawr Avenue.

Premises A: Parcel 2

ALL THAT CERTAIN Lot or piece of land with the tenement thereon erected, SITUATE in the Township of Radnor , County of Delaware and State of Pennsylvania, bounded and described according to a survey thereof made on June 6, 1899 by Samuel M. Garrigues, C.E., Bryn Mawr , Pennsylvania, as follows, to wit:

BEGINNING at a stake on the North side of Bryn Mawr Avenue in line of land now or late of Sophia Newlin; thence along the North side line of Bryn Mawr Avenue South eighty-one degrees, sixteen minutes West sixty-nine and ninety-two one-hundredths feet; thence by other land of which this was a part North eight degrees, forty-four minutes West six and three tenths feet; thence by land now or late of the Estate of J.T. McBride, North fifty-eight degrees, thirty-one minutes East seventy-five and eighty-nine one-hundredths feet; thence by land now or late of Sophia Newlin South eight degrees, forty-four minutes East thirty-six feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Milton R. Yerkes, Civil Engineer, as of July 8, 1925, as follows, to wit:

BEGINNING at a point in the middle of Glenbrook Avenue, a corner of this and land now or late of Frank Pietropaola at the distance of one hundred eighty-seven and eight-tenths feet Northwestwardly from the middle line of Bryn Mawr Avenue; thence by land now or late of Frank Pietropaola, South thirty-four degrees, fifty-eight minutes West, one hundred thirty and forty-two one-hundredths feet; thence by land now or late of Philip Harrison, et al, North fifty-two degrees, forty-five minutes West, fifty feet and five one-hundredths of a foot; thence North thirty-four degrees, fifty-eight minutes East, one hundred twenty-nine and fifty-two one-hundredths feet to the middle of Glenbrook Avenue; thence along the middle line of said Avenue, South fifty-three degrees, forty-eight minutes East, fifty feet to the place of beginning.

BEING KNOWN as No. 812-814 Glenbrook Avenue.

PREMISES C:

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan hereof made by M. R. and J. B. Yerkes, made May 2, 1945 as follows, to wit:

BEGINNING at a point in the middle line of Glenbrook Avenue, now known as Railroad Avenue, said point is at the distance of 171.55 feet measured Northwesterly along the middle line of Glenbrook Avenue from its intersection with the middle line of Haverford Road, said point of intersection being at the distance of 66.25 feet measured North 29 degrees 48 minutes West from the middle line of Bryn Mawr Avenue, thence leaving Glenbrook Avenue by land of Joseph Meth South 34 degrees, 58 minutes 129.50 feet to a stone in line of other land of Anne Vauclain; thence by said other land of Anne Vauclain the two following courses and distances (1) North 37 degrees 14 minutes West along the Northeast side of a 15.0 feet wide right of way hereinafter more fully described 49.3 feet to a stone; (2) North 40 degrees no minutes East 115.80 feet to a point in the middle of Glenbrook Avenue thence along the middle line of Glenbrook Avenue the two following courses and distances, (1) South 52 degrees 28 minutes East 16.06 feet to a point , (2) South 53 degrees 48 minutes East 20.44 feet to the place of beginning.

BEING known as 816-18 Glenbrook Avenue.

PREMISES D:

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan hereof made by M.R. and J. B. Yerkes, made May 2, 1945, as follows, to wit:

BEGINNING at a point in the middle line of Glenbrook Avenue now known as Railroad, said point is at the distance of 208.05 feet measured Northwesterly along the middle line of Glenbrook Avenue, from its intersection with the middle line of Haverford Road, said point of intersection being at the distance of 66.25 feet measured North 29 degrees 48 minutes West from the middle line of Bryn Mawr Avenue, thence leaving Glenbrook Avenue by other land of Anne Vauclain the two following courses and distances, (1) South 40 degrees no minutes West 115.80 feet to a stone; (2) thence North 37 degrees 14 minutes West along the Northeast side of a 15.0 feet wide right of way hereinafter more

fully described 65.8 feet to a stone in line of land of the Philadelphia and Western Railway Company; thence by same North 58 degrees 02 minutes East 105.10 feet to a point in the middle of Glenbrook Avenue; thence along the same South 52 degrees 28 minutes East 31.79 feet to the place of beginning.

BEING Known as 820-22 Glenbrook Avenue.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a right-of way (15.0 feet wide) to be used by 214 Bryn Mawr Avenue, 816, 818, 820, 822 Glenbrook Avenue and described as follows, BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle line of Haverford Road, thence from the beginning point along the North side of Bryn Mawr Avenue South 81 degrees, 16 minutes West 15.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Anne Vauclain the four following courses and distances (1) North 8 degrees, 44 minutes West 10.82 feet to a point; (2) North 55 degrees, 02 minutes West 18.25 feet to a point; (3) North 52 degrees, 45 minutes 52.69 feet to a point; (4) North 37 degrees, 14 minutes West 118.52 feet to a point in line of land of Philadelphia and Western Railway Company, thence by same North 58 degrees, 02 minutes East 15.06 feet to a point, thence by land of Anne Vauclain South 37 degrees, 14 minutes East 115.10 feet to a point; thence by land of others to whom no rights to said right of way have been granted, the three following courses and distances, (1) South 52 degrees 45 minutes East 50.05 feet to a point; (2) South 55 degrees, 02 minutes East 24.06 feet to a point; (3) South 8 degrees, 44 minutes East 17.23 feet to the place of beginning.

As to Premises A

Being the same premises which The Bryn Mawr Hospital, a Pennsylvania non-profit corporation by Deed in Confirmation dated 1-18-1984 and recorded 8-7-1984 in Delaware County in Volume 177 Page 1253 conveyed unto BMH Realty Corporation, a Pennsylvania non-profit corporation, in fee.

As to Premises B, C and D

Being the same premises which The Bryn Mawr Hospital, a Pennsylvania non-profit corporation by Deed in Confirmation dated 1-18-1984 and recorded 8-7-1984 in Delaware County in Volume 177 Page 1246 conveyed unto BMH Realty Corporation, a Pennsylvania non-profit corporation, in fee.

And the said BMH Realty Corporation, a Pennsylvania non-profit corporation, is now known as Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation.

UNDER AND SUBJECT to all covenants, conditions, restrictions, easements, rights of way and reservations of record, to the effect valid, subsisting and enforceable,

FURTHER UNDER AND SUBJECT to the following restrictions, covenants, and conditions, which shall run with the land:

For so long as Main Line Hospitals, Inc. or any of its affiliates or any of their respective successors or assigns owns or operates any of the land or properties known as the Bryn Mawr Hospital and its surrounding and adjacent campus, including without limitation, the hospital buildings, the Gerhard building, the Founder's Building, 825 Old Lancaster Road, or the North Medical Office Building, neither all nor any portion of the premises conveyed pursuant to this Deed shall be owned, leased, licensed or otherwise used by or for any Competing Business. For purposes hereof, "Competing Business" means any person or entity which engages in any of the following uses: hospitals, medical clinics, medical offices (including physician practices, physician groups, osteopathic, and podiatric offices and services), ambulatory care services, ambulatory surgery services, in-patient or out-patient or clinical services, physical therapy, work hardening, occupational therapy services, rehabilitation services, home health services, diagnostic imaging and other diagnostic or therapeutic services, clinical/reference laboratory services, health and welfare services, and academic medical centers, or any other business or practice providing health care services.;

**Together with** all and singular the buildings and 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 it, the said grantor, 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 above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**Under and Subject**, as aforesaid.

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set its hand and seal. Dated the day and year first above written.

**MAIN LINE REALTY CORPORATION, A  
PENNSYLVANIA NON-PROFIT  
CORPORATION, FORMERLY KNOWN AS  
BMH REALTY CORPORATION, A  
PENNSYLVANIA NON-PROFIT  
CORPORATION**

By: [Signature]  
Name: John J. Lynch  
Title: President

Commonwealth of Pennsylvania }  
County of ~~Delaware~~ Montgomery } ss

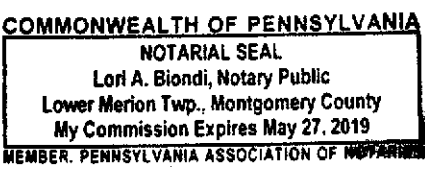
AND NOW, this 18 day of April, 2016 before me, the undersigned Notary Public, appeared John J. Lynch, who acknowledged himself/herself to be the President (title) of Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation formerly known as BMH Realty Corporation, and he/she, as such President (title) being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President (title).

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Lori A. Biondi  
Notary Public  
My commission expires May 27, 2019

Mail tax bills and  
The precise residence and the complete post office address of the above-named Grantee is:

931 Haverford Rd  
Bryn Mawr, PA 19010  
On behalf of the Grantee MLL





# Deed

FOLIO # 36-05-02856-00 (A),  
36-05-03031-00 (B), 36-05-03032-00 (C)  
and 36-05-03033-00 (D)

Main Line Realty Corporation, a  
Pennsylvania Non-Profit Corporation  
formerly known as BMH Realty  
Corporation,  
TO

Glenbrook Avenue Investors LLC, a  
Pennsylvania Limited Liability Company

## PREMISES:

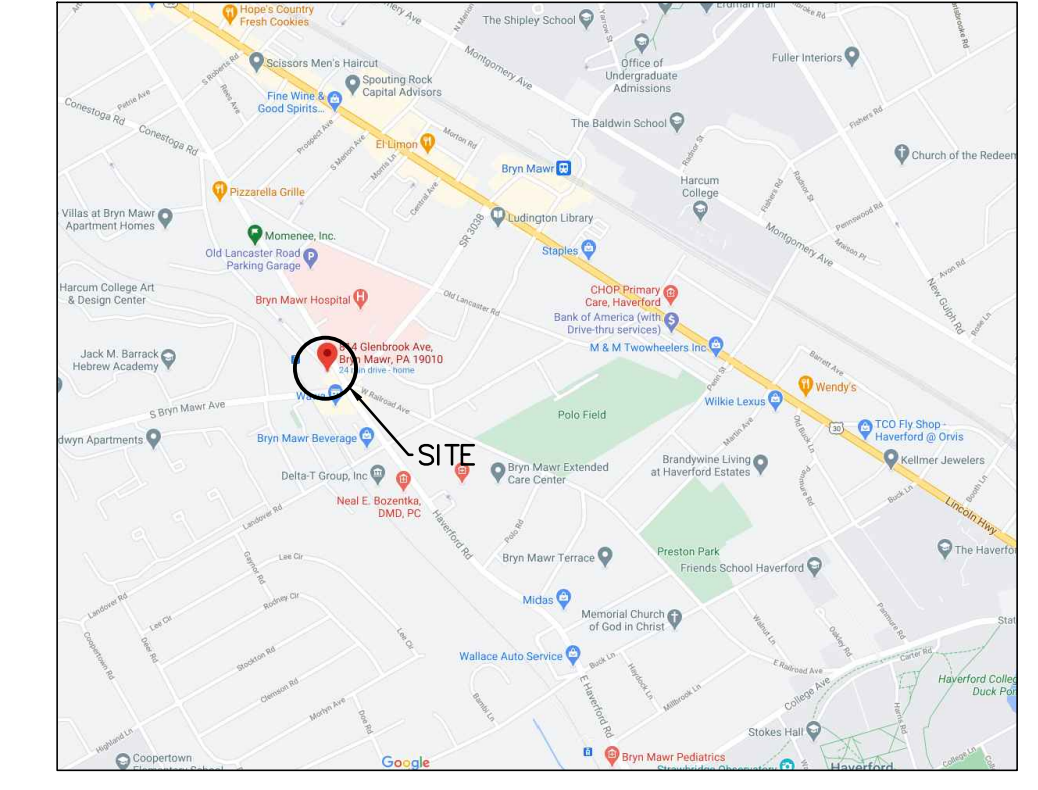
214 Bryn Mawr Avenue (A), 812-814  
Glenbrook Ave. (B), 816-818 Glenbrook  
Ave. (C), 820-822 Glenbrook Ave. (D),  
Bryn Mawr, PA 19010

Brandywine Abstract Company, LP  
615 Old Lancaster Road  
Bryn Mawr, PA 19010  
Telephone: 610-519-9300 Fax: 610-519-9301



**SCHOCK GROUP LLC**

1958 BUTLER PIKE, SUITE 200  
CONSHOHOCKEN, PA 19428  
610.590.7373 | SCHOCKGROUP.COM



**OWNER/APPLICANT:**  
GLENBROOK AVENUE INVESTORS, LLC  
C/O TIMOTHY R. RUBIN  
931 HAVERFORD ROAD  
BRYN MAWR, PA 19010

- PLAN NOTES:**
- THE INTENTION OF THIS PLAN IS TO SHOW THE PROPOSED DEMOLITION OF THE EXISTING BUILDING NOT IN USE. THE LOT WAS APPROVED FOR A THREE BUILDING RENOVATION/REHAB WHICH INCLUDED A TOTAL OF 14 APARTMENT UNITS. TWO OF THE THREE BUILDINGS HAVE BEEN RENOVATED AND ARE CURRENTLY IN USE. THE LAST BUILDING HAS BEEN DEEMED UNSUITABLE FOR RENOVATION BY A STRUCTURAL ENGINEER.
  - THE EXISTING BUILDING TO BE DEMOLISHED WAS PREVIOUSLY A MIXED-USE BUILDING CONSISTING OF TWO RESIDENTIAL UNITS ON THE SECOND FLOOR AND A COMMERCIAL UNIT ON THE FIRST FLOOR.
  - THE RADNOR TOWNSHIP ZONING HEARING BOARD GRANTED APPROVAL FOR CONSTRUCTION OF A THREE-UNIT RESIDENTIAL BUILDING UNDER APPEAL NO. 3046 DATED OCTOBER 17, 2019 PER THE FOLLOWING TWO (2) LIMITATIONS:
    - THE PROPOSED NEW STRUCTURE REPLACING THE EXISTING BUILDING SHALL BE ON THE SAME FOOTPRINT AS THE EXISTING BUILDING.
    - THE SQUARE FOOTAGE OF THE NEW BUILDING, INCLUDING PARKING, SHALL BE NO GREATER THAN THE EXISTING BUILDING.
  - A INTERIOR SQUARE-FOOTAGE SURVEY OF THE EXISTING BUILDING TO BE DEMOLISHED WAS COMPLETED BY MOMENEI, INC ON AUGUST 25, 2019.
    - EXISTING BUILDING SQUARE FOOTAGE = 3,666 SF

**REFERENCE PLANS:**  
1. THIS PLAN IS REFERENCED FROM THE RADNOR TOWNSHIP APPROVED "GRADING PERMIT PLANS FOR GLENBROOK AVENUE INVESTMENTS, LLC, 812-822 GLENBROOK AVENUE" DATED 04/28/16 LAST REVISED 9/12/16.

**TAX PARCEL NUMBER:**  
PREMISE A: 214 BRYN MAWR AVENUE, PARCEL ID #36-05-02856-00  
PREMISE B: 812-814 GLENBROOK AVENUE, PARCEL ID #36-05-03031-00  
PREMISE C: 816-818 GLENBROOK AVENUE, PARCEL ID #36-05-03032-00  
PREMISE D: 820-822 GLENBROOK AVENUE, PARCEL ID #36-05-03033-00  
\*LOTS WERE PREVIOUSLY CONSOLIDATED PER REQUEST OF RADNOR TOWNSHIP

**SOURCE OF DEED:**  
FILE NO. BA615-0091  
27,983 S.F.

**TOTAL AREA:(TO THE TITLE LINE)**  
27,983 S.F.  
**NET AREA:(TO THE ROAD R/W)**  
24,912 S.F. (0.572 ACRES)

ZONING DISTRICT C-1:(LOCAL COMMERCIAL DISTRICT)	REQUIREMENT	EXISTING
LOT SIZE	15,000 SF MIN	27,983 SF
LOT WIDTH AT BLDG LINE	100 FT MIN	133.7 FT
BUILDING COVERAGE	25% MAX	23.57%
FRONT YARD**	20 FT MIN	4.2 FT
SIDE YARD**	20 FT MIN	0.3 FT
REAR YARD	35% OF LOT DEPTH	76.3 FT
BUILDING HEIGHT	35 FT MAX	30.5 FT
IMPERVIOUS COVERAGE**	60% MAX	72.50%

\*\*LOT IS EXISTING NONCONFORMING PER TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR RESIDENTIAL UNITS AS NOTED ON THE PLANS PER PARKING REQUIREMENTS ARE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**EXISTING IMPERVIOUS COVERAGE:**

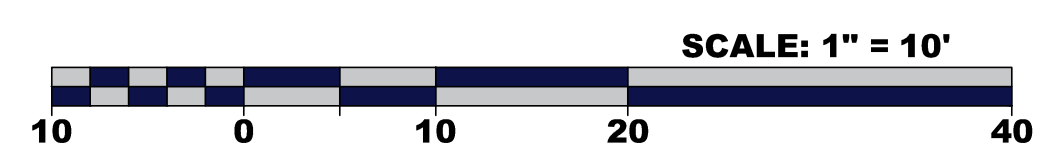
HOUSE	5,871 SF (23.57%)
HARD SCAPE	12,190 SF
TOTAL	18,061 SF (72.50%)

\*\*IMPERVIOUS COVERAGE WILL NOT CHANGE WITH PROPOSED BUILDING

**EXISTING PARKING CALCULATION:**  
\*PER TOWNSHIP PARKING CODE §280-103.B(1)-DWELLINGS  
2 SPACES PER DWELLING UNIT  
14 DWELLING UNITS = 28 SPACES REQUIRED  
TOTAL PARKING PROVIDED = 29 SPACES  
\*INCLUDING 2 HANDICAP SPACES

**LINE/TYPE LEGEND**

(Dashed line)	EXISTING PROPERTY LINE
(Dotted line)	EXISTING RIGHT OF WAY
(Dash-dot line)	EXISTING BUILDING SETBACK
(Line with 'x' markers)	EXISTING FENCE
(Line with 'x' markers)	EXISTING EASEMENT
(Line with 'x' markers)	EXISTING EDGE OF CONCRETE
(Line with 'x' markers)	EXISTING ADJOINER PROPERTY LINE
(Line with 'x' markers)	EXISTING TOWNSHIP LINE
(Line with 'x' markers)	CONSOLIDATED PROPERTY LINE
(Line with 'x' markers)	EXISTING 2' CONTOUR
(Line with 'x' markers)	EXISTING 10' CONTOUR
(Line with 'x' markers)	EXISTING STORM PIPES
(Hatched area)	TO BE REMOVED
(Solid grey area)	EXISTING BUILDING
(Solid yellow area)	EXISTING CONCRETE
(Solid blue area)	EXISTING ASPHALT
(Solid green area)	EXISTING LANDSCAPE



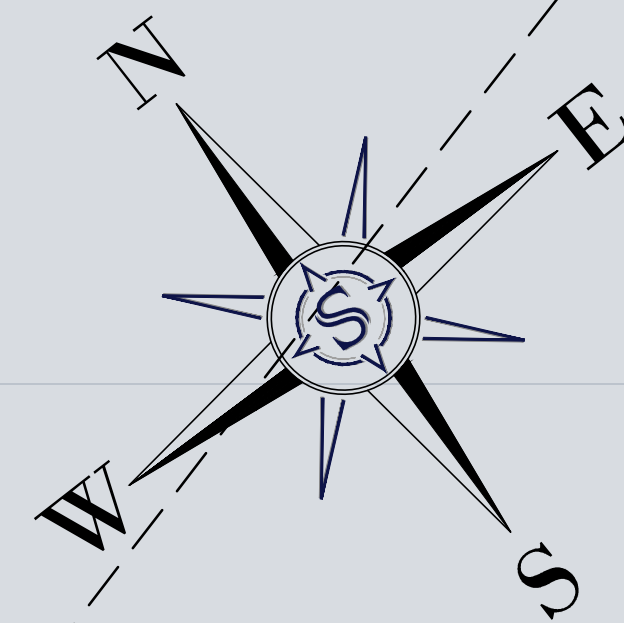
LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK. BEFORE THE START OF ANY EXCAVATION, AS PER ACT 187 HOUSE BILL 2827, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**PROJECT NAME:**  
**812-814 GLENBROOK AVENUE**  
RADNOR TOWNSHIP \* DELAWARE COUNTY \* PENNSYLVANIA  
OWNER/APPLICANT  
TIMOTHY RUBIN, MANAGING MEMBER OF GLENBROOK AVENUE INVESTORS LLC  
631 HAVERFORD ROAD  
BRYN MAWR, PA 19010

**EXISTING CONDITIONS & DEMOLITION PLAN**  
FINAL LAND DEVELOPMENT PLAN SET  
DRAWN BY: WOD  
CHECKED BY: DRF  
ONE-CALL: 20180630801

REV.	DATE	COMMENTS
1		

FILE NUMBER: 1000  
SCALE: 1" = 10'  
DATE: JANUARY 21, 2021  
SHEET: 1 OF 4



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE FOR STOP AND CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

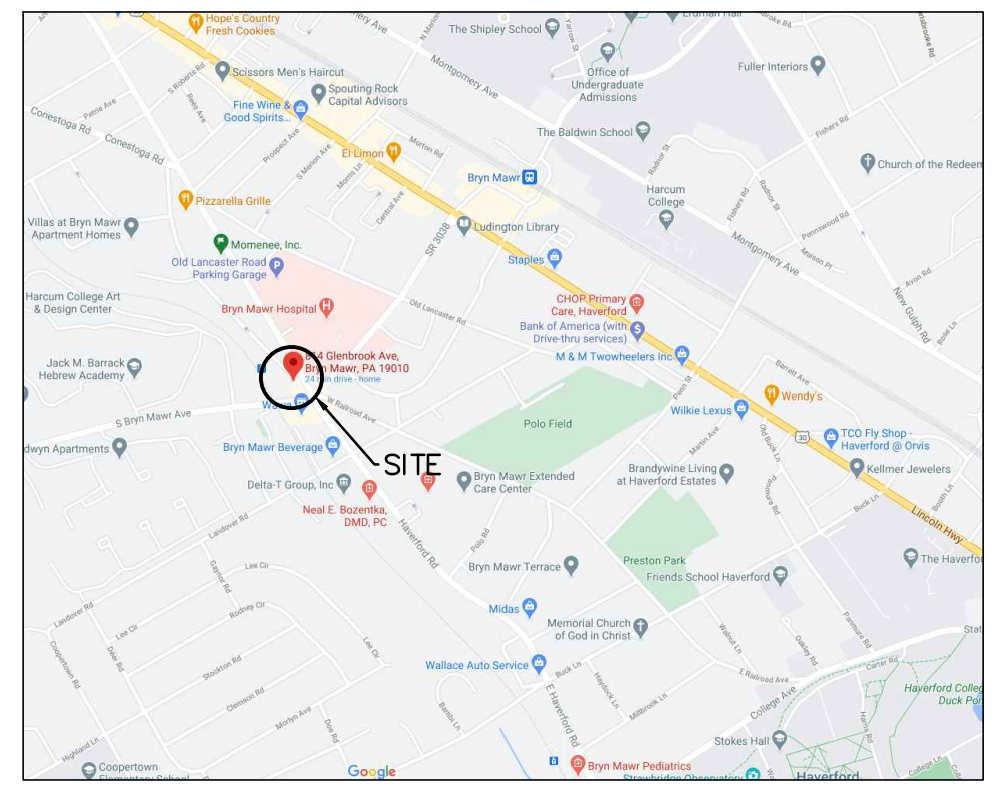
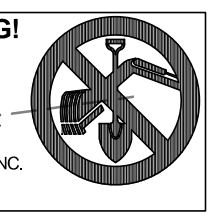


**SCHOCK GROUP LLC**

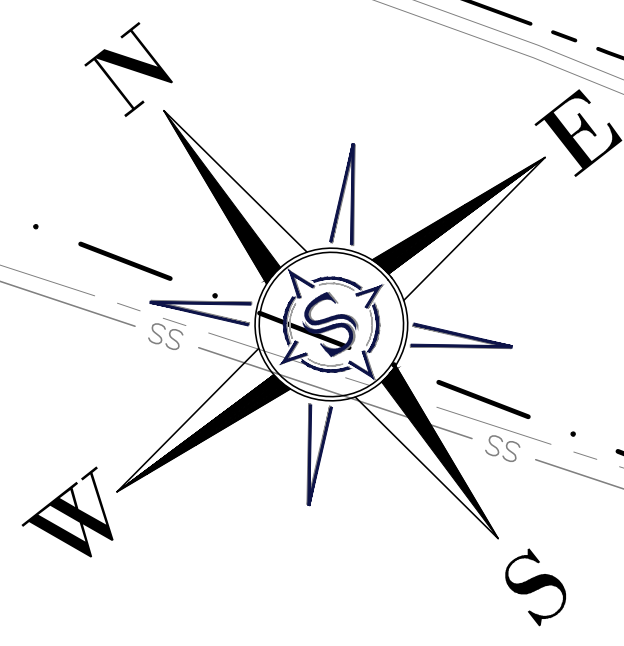
1958 BUTLER PIKE, SUITE 200  
CONSHOHOCKEN, PA 19428  
610.590.7373 | SCHOCKGROUP.COM

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK. BEFORE THE START OF ANY EXCAVATION, AS PER ACT 167 HOUSE BILL 2827, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS FOR DESIGN PHASE - STOP AND CALL PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776



SCALE: 1" = 500'



- PLAN NOTES:**
1. THE INTENTION OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF THE THREE-UNIT RESIDENTIAL BUILDING. THE PROPOSED BUILDING WILL INCLUDE TWO (2) PARKING SPACES ON THE FIRST FLOOR ALONG WITH RESIDENTIAL AREA/ACCESS. THE SECOND FLOOR WILL CONSIST OF RESIDENTIAL UNITS NOT TO EXCEED THE APPROVED THREE-UNIT MAXIMUM.
  2. THE PROPOSED BUILDING PARKING ACCESS WILL BE FROM GLENBROOK AVENUE.
  3. THE EXISTING SIDEWALK AND CURB ALONG THE FRONTAGE OF THE PROPOSED BUILDING WILL BE RECONSTRUCTED IN PLACE TO ACCOMMODATE FOR ACCESS TO THE PROPOSED PARKING WITHIN THE BUILDING.
  4. THE PROPOSED BUILDING HEIGHT WAS DISCUSSED WITH THE ZONING HEARING BOARD AND CONCLUDED NOT TO EXCEED THE ADJACENT RESIDENTIAL BUILDING HEIGHTS, ALONG WITH MEETING ALL OTHER ZONING REQUIREMENTS.
  5. THE RADNOR TOWNSHIP ZONING HEARING BOARD GRANTED APPROVAL FOR CONSTRUCTION OF A THREE-UNIT RESIDENTIAL BUILDING UNDER APPEAL NO. 3046 DATED OCTOBER 17, 2019 PER THE FOLLOWING TWO (2) LIMITATIONS:
    - 5.1. THE PROPOSED NEW STRUCTURE REPLACING THE EXISTING BUILDING SHALL BE ON THE SAME FOOTPRINT AS THE EXISTING BUILDING.
    - 5.2. THE SQUARE FOOTAGE OF THE NEW BUILDING, INCLUDING PARKING GARAGE, SHALL BE NO GREATER THAN THE EXISTING BUILDING.
    - 5.3. EXISTING BUILDING SQUARE FOOTAGE = 3,666 SF
    - 5.4. PROPOSED BUILDING SQUARE FOOTAGE = 3,666 SF

- UTILITY NOTES:**
1. THE PROPOSED BUILDING WILL REUSE THE EXISTING BUILDING UTILITY CONNECTIONS IN THE SAME MANNER AND LOCATION.
- REFERENCE PLANS:**
1. THIS PLAN IS REFERENCED FROM THE APPROVED "GRADING PERMIT PLANS FOR GLENBROOK AVENUE INVESTMENTS, LLC 812-822 GLENBROOK AVENUE" DATED 04/28/16 LAST REVISED 9/12/16.

**TOTAL AREA: (TO THE TITLE LINE)**  
27,983 SF

**NET AREA: (TO THE ROAD R/W)**  
24,912 SF

**EXISTING IMPERVIOUS COVERAGE:**

HOUSE	5,871 SF (23.57%)
HARD SCOPE	12,190 SF
TOTAL	18,061 SF (72.50%)

**PROPOSED IMPERVIOUS COVERAGE:**

HOUSE	5,871 SF (23.57%)
HARD SCOPE	12,190 SF
TOTAL	18,061 SF (72.50%)

**\*\*IMPERVIOUS COVERAGE WILL NOT CHANGE WITH PROPOSED BUILDING/CONSTRUCTION**

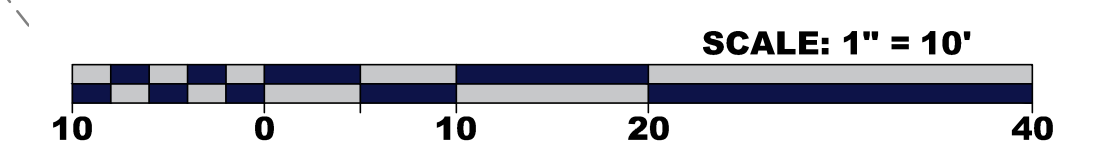
**PROPOSED PARKING CALCULATION:**

\*PER TOWNSHIP PARKING CODE §280-103.B(1)-DWELLINGS  
2 SPACES PER DWELLING UNIT  
15 DWELLING UNITS = 30 SPACES REQUIRED  
TOTAL PARKING PROVIDED = 31 SPACES  
\*INCLUDING 2 HANDICAP SPACES

**LINETYPE LEGEND**

(---)	EXISTING ADJONER PROPERTY LINE
(---)	EXISTING PROPERTY LINE
(---)	EXISTING RIGHT OF WAY
(---)	EXISTING BUILDING SETBACK
(---)	EXISTING FENCE
(---)	EXISTING EASEMENT
(---)	EXISTING EDGE OF CONCRETE
(---)	EXISTING SOILS
(---)	EXISTING TOWNSHIP LINE
(---)	EXISTING TREE LINE
(---)	EXISTING 2' CONTOUR
(---)	EXISTING 10' CONTOUR
(---)	EXISTING STORM PIPES
(---)	PROPOSED CONCRETE
(---)	PROPOSED BUILDING
(---)	EXISTING BUILDING
(---)	SPOT ELEVATION

- CONSTRUCTION NOTES:**
1. PROPOSED DRIVEWAY APRON TO BE CONSTRUCTED PER PENNDOT PUBLICATION RC-67M FOR 14' DRIVEWAY APRON.
  2. PROPOSED CURB AND CURB REVEAL TO BE CONSTRUCTED PER PENNDOT PUBLICATION RC-64M.



**ZONING DISTRICT C-1: (LOCAL COMMERCIAL DISTRICT)**

	EXISTING REQUIREMENT	PROPOSED REQUIREMENT
LOT SIZE	15,000 SF MIN	27,983 SF
LOT WIDTH AT BLDG LINE	100 FT MIN	133.7 FT
BUILDING COVERAGE	25% MAX	23.57%
FRONT YARD**	20 FT MIN	4.2 FT
SIDE YARD**	20 FT MIN	0.3 FT
REAR YARD	35% OF LOT DEPTH	76.3 FT
BUILDING HEIGHT	35 FT MAX	30.5 FT
IMPERVIOUS COVERAGE**	60% MAX	72.50%

\*\*LOT IS EXISTING NONCONFORMING PER TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR RESIDENTIAL UNITS AS NOTED ON THE PLANS PER PARKING REQUIREMENTS ARE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**PROJECT NAME:**  
**812-814 GLENBROOK AVENUE**  
RADNOR TOWNSHIP \* DELAWARE COUNTY \* PENNSYLVANIA

**SITE PLAN**  
FINAL LAND DEVELOPMENT PLAN SET

**COMMENTS**

DATE: \_\_\_\_\_

REV. \_\_\_\_\_

FILE NUMBER: 1000

SCALE: 1" = 10'

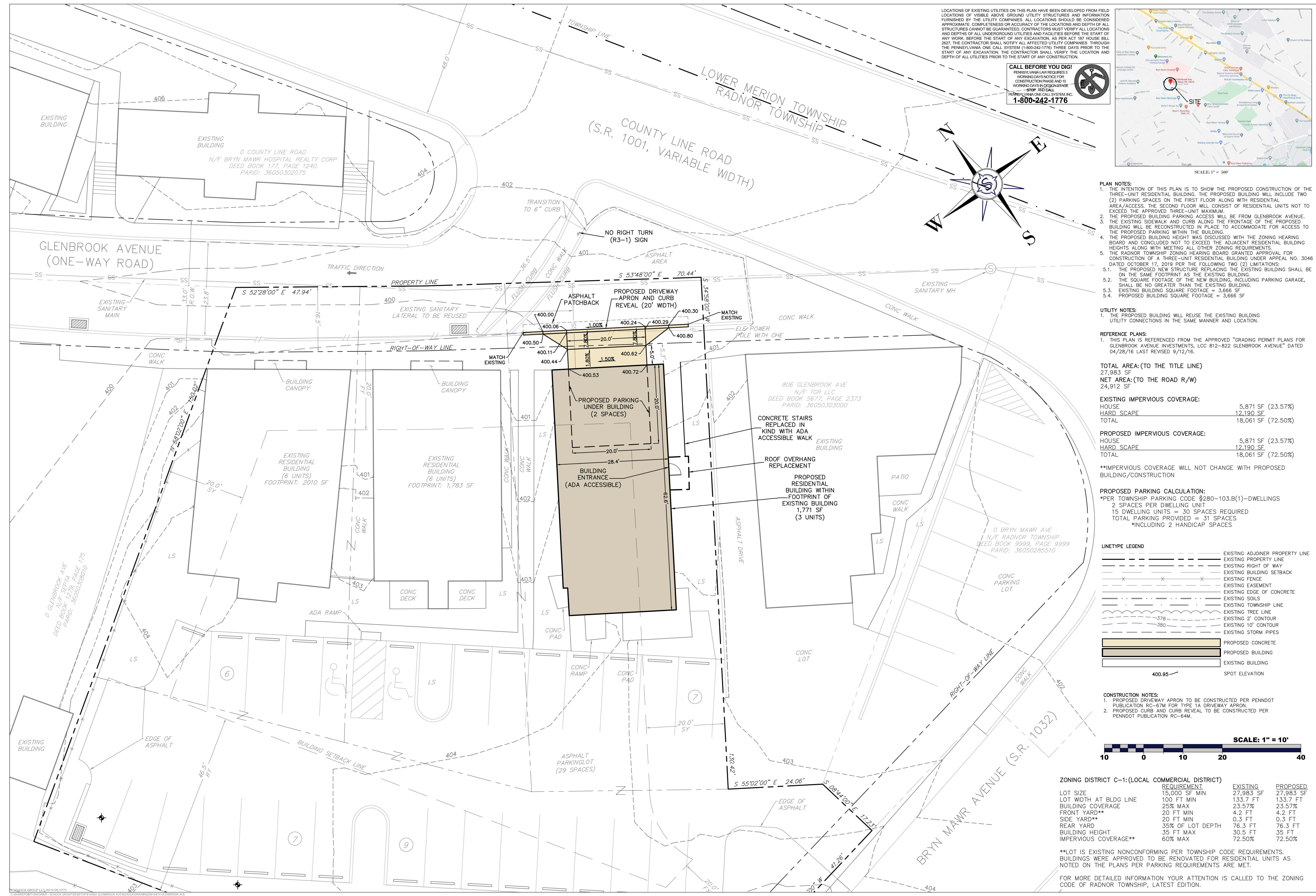
DATE: JANUARY 21, 2021

SHEET: \_\_\_\_\_

**2** OF 4

TIMOTHY RUBIN, MANAGING MEMBER OF GLENBROOK AVENUE INVESTORS LLC  
631 HANOVER ROAD  
BRYN MAWR, PA 19010

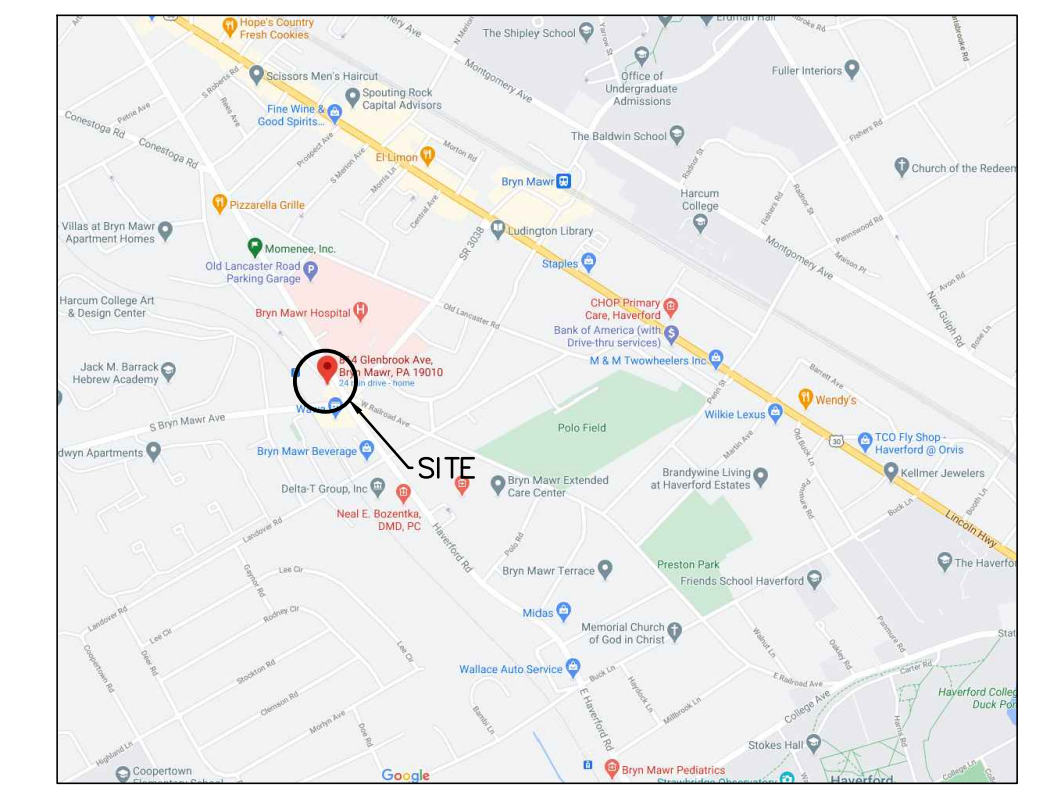
DRAWN BY: WOD  
CHECKED BY: DRF  
ONE-CALL: 20180630801





**SCHOCK GROUP LLC**

1958 BUTLER PIKE, SUITE 200  
CONSHOHOCKEN, PA 19428  
610.590.7373 | SCHOCKGROUP.COM



SCALE: 1" = 500'

**PLAN NOTES:**  
THE INTENTION OF THIS PLAN IS TO SHOW THE LOCATION OF EXISTING AND PROPOSED BUILDINGS/IMPERVIOUS COVER WITHIN THE SURROUNDING VICINITY.

**TOTAL AREA: (TO THE TITLE LINE)**  
27,983 SF  
**NET AREA: (TO THE ROAD R/W)**  
24,912 SF

**LINETYPE LEGEND**

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- . - . -	EXISTING BUILDING SETBACK
- x - x -	EXISTING FENCE
- - - - -	EXISTING EASEMENT
- . . . .	EXISTING EDGE OF CONCRETE
- . . . .	EXISTING SOILS
- . . . .	EXISTING TOWNSHIP LINE
- . . . .	EXISTING TREE LINE
- . . . .	EXISTING 2' CONTOUR
- . . . .	EXISTING 10' CONTOUR
- . . . .	EXISTING STORM PIPES
---	PROPOSED CONCRETE
---	PROPOSED BUILDING
---	EXISTING BUILDING
---	EXISTING CONCRETE
---	EXISTING ASPHALT
---	EXISTING LANDSCAPE

**SOILS INFORMATION**

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DRAINAGE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
UugB	URBAN LAND—GLENELG COMPLEX	0 TO 8 PERCENT SLOPES	C	WELL DRAINED	≥5.0'	2-6 FT

\*\*ENTIRE SITE IS WITHIN AND SURROUNDED BY URBAN LAND—UDORTHERTS (UugB) SOILS.

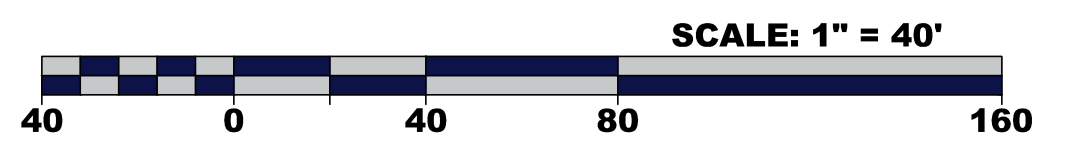
**ZONING DISTRICT C-1: (LOCAL COMMERCIAL DISTRICT)**

	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE	15,000 SF MIN	27,983 SF	27,983 SF
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FRONT YARD**	20 FT MIN	4.2 FT	4.2 FT
SIDE YARD**	20 FT MIN	0.3 FT	0.3 FT
REAR YARD	35% OF LOT DEPTH	76.3 FT	76.3 FT
BUILDING HEIGHT	35 FT MAX	30.5 FT	35 FT
IMPERVIOUS COVERAGE**	60% MAX	72.50%	72.50%

\*\*LOT IS EXISTING NONCONFORMING PER TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR RESIDENTIAL UNITS AS NOTED ON THE PLANS PER PARKING REQUIREMENTS ARE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**PLAN WAIVER REQUESTS:**  
1. §255-21.B(1)(n) - FOR FEATURES WITHIN 500 FEET OF THE SITE. AERIAL MAP SHOWN ON PLAN WITH FEATURES.



LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK. BEFORE THE START OF ANY EXCAVATION, AS PER ACT 187 HOUSE BILL 2827, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

PROJECT NAME:  
**812-814 GLENBROOK AVENUE**  
RADNOR TOWNSHIP \* DELAWARE COUNTY \* PENNSYLVANIA

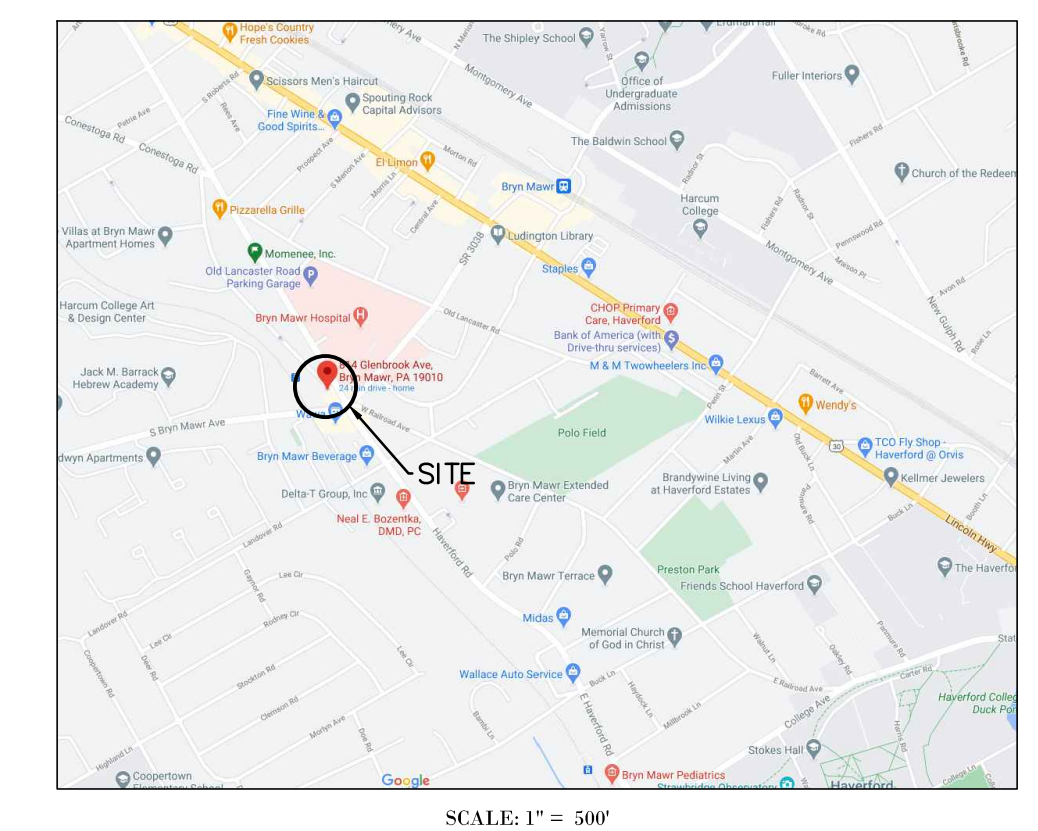
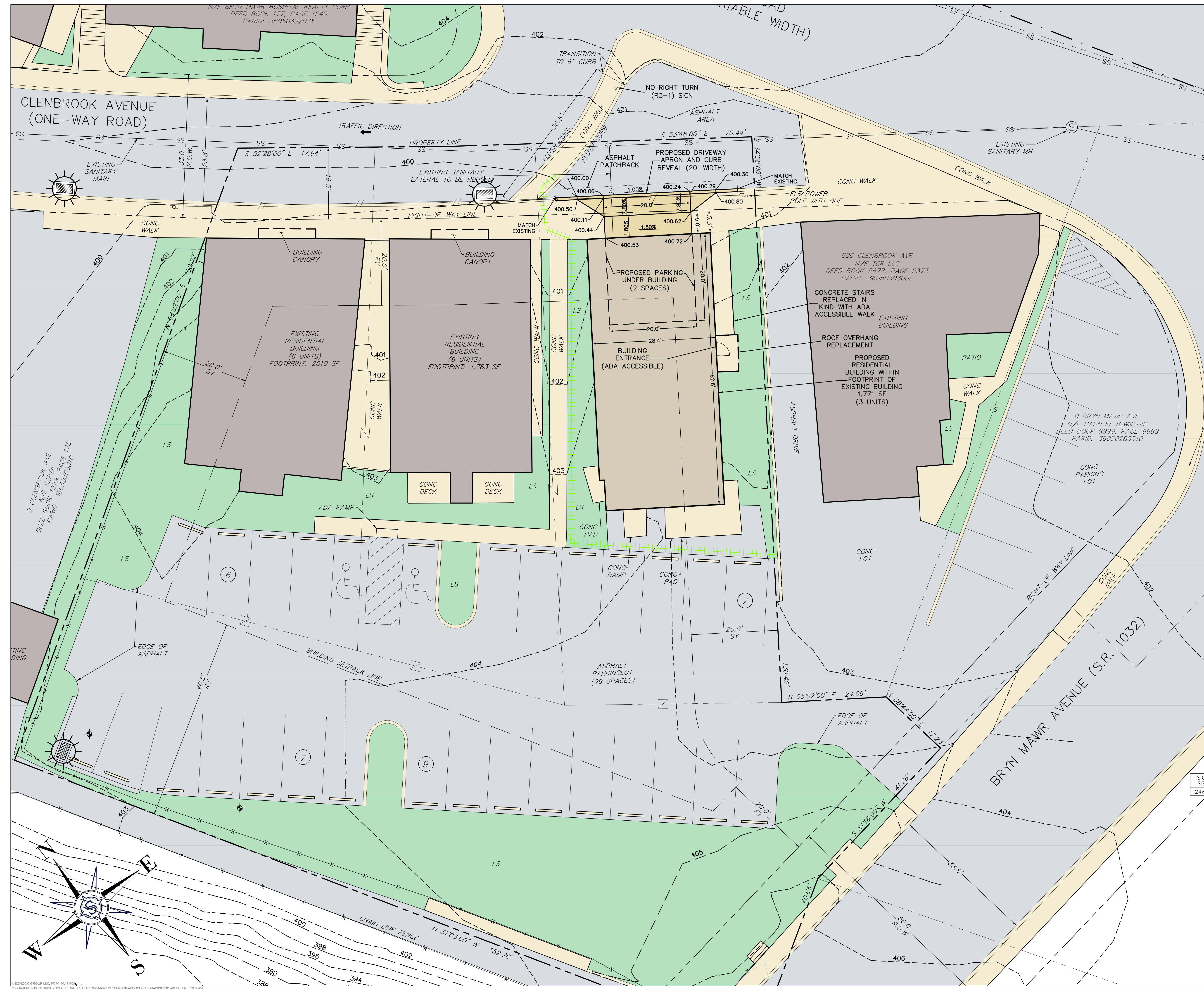
OWNER/APPLICANT:  
TIMOTHY RUBIN, MANAGING MEMBER OF GLENBROOK AVENUE INVESTORS LLC  
631 HANBERG ROAD  
BRYN MAWR, PA 19010

VICINITY PLAN  
FINAL LAND DEVELOPMENT PLAN SET

DRAWN BY: WOD  
CHECKED BY: DRF  
ONE-CALL: 20180630801

REV. DATE COMMENTS

FILE NUMBER: 1000  
SCALE: 1" = 40'  
DATE: JANUARY 21, 2021  
SHEET:



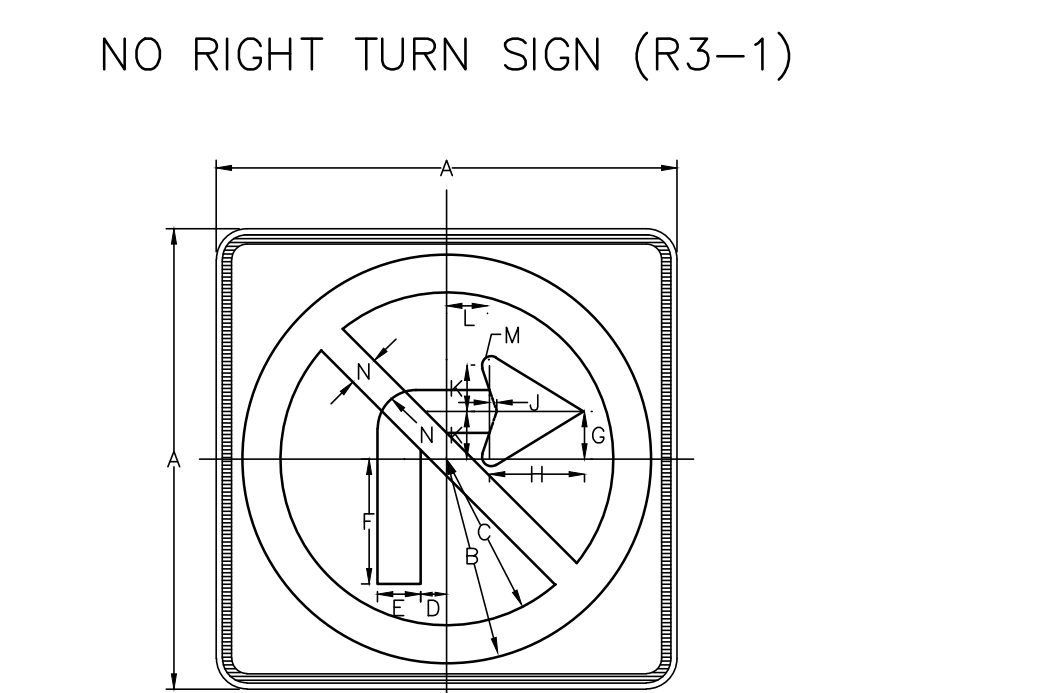
**PLAN NOTES:**  
 THE INTENTION OF THIS PLAN IS TO SHOW THE EROSION & SEDIMENT CONTROL MEASURES USED DURING THE RECONSTRUCTION IN PLACE OF THE PROPOSED PROJECT.

**OWNER/APPLICANT:**  
 GLENBROOK AVENUE INVESTORS, LLC  
 C/O TIMOTHY R. RUBIN  
 931 HAVERFORD ROAD  
 BRYN MAWR, PA 19010

- LINETYPE LEGEND**
- EXISTING PROPERTY LINE
  - - - EXISTING RIGHT OF WAY
  - - - EXISTING BUILDING SETBACK
  - - - EXISTING FENCE
  - - - EXISTING EASEMENT
  - - - EXISTING EDGE OF CONCRETE
  - - - EXISTING ADJOINER PROPERTY LINE
  - - - EXISTING TOWNSHIP LINE
  - - - EXISTING 2' CONTOUR
  - - - EXISTING 10' CONTOUR
  - - - EXISTING STORM PIPES

- E&S LEGEND**
- [Pattern] PROPOSED CONCRETE
  - [Pattern] PROPOSED BUILDING
  - [Pattern] EXISTING BUILDING
  - [Pattern] EXISTING CONCRETE
  - [Pattern] EXISTING ASPHALT
  - [Pattern] EXISTING LANDSCAPE
  - [Symbol] SPOT ELEVATION

- NO RIGHT TURN SIGN (R3-1)**
- [Symbol] SILT FENCE OR SILT SOCK
  - [Symbol] INLET PROTECTION

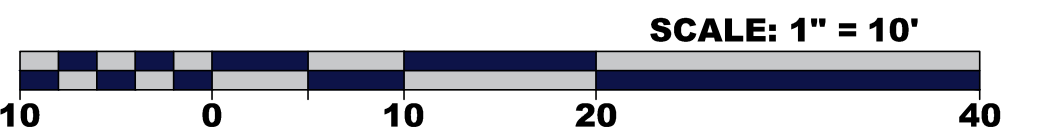


COLOR : ARROW AND BORDER BLACK (NON-REFLECTORIZED)  
 CIRCLE AND DIAGONAL RED (REFLECTORIZED)  
 BACKGROUND WHITE (REFLECTORIZED)

SIGN SIZE	DIMENSIONS													
	A	B	C	D	E	F	G	H	J	K	L	M	N	
24x24	24	10.5	8.5	1.5	2.5	6.5	2.75	5.0625	0.375	2.875	2.4375	0.50	2	

SIGN SIZE	MAR-SZ	BOR-SZ	BLANK-SZ
24x24	0.375	0.625	B3-24



**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. STOP AND CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK. BEFORE THE START OF ANY EXCAVATION, AS PER ACT 187 HOUSE BILL 2827, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**RESOLUTION NO. 2021-40  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY LAND  
DEVELOPMENT PLAN OF THE TRUSTEES OF THE DORRANCE H.  
HAMILTON 3/15/96 REVOCABLE AGREEMENT OF TRUST FOR  
THE PROPERTY LOCATED ON EAGLE ROAD**

*WHEREAS*, The Trustees of the Dorrance H. Hamilton 3/15/96 Revocable Agreement of Trust (“Applicant”) submitted an application for Preliminary Land Development Plan approval for the property located on Eagle Road; 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 subdivide the property into nine (9) building lots and construct a single-family detached dwelling and related improvements on each lot; and

*WHEREAS*, the Radnor Township Board of Commissioners now intends to approve the Preliminary Land Development Plan, subject to certain terms and conditions.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Applicant’s Preliminary Land Development Plan prepared by Site Engineering Concepts, LLC, consisting of fifteen (15) sheets, dated August 27, 2020, last revised November 23, 2020 (“Plan”), subject to the following Preliminary Plan approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated March 15, 2021, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated November 30, 2020, a copy of which is attached hereto and incorporated herein 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. Additionally, the Applicant shall pay a park and recreation fee in the amount of \$3,307.00 per dwelling unit.
4. The Applicant or builder shall prepare individual plot plans for each lot disclosing the location of all underground stormwater facilities to each prospective home buyer prior to the execution of an agreement of sale for the proposed house. Each home buyer shall acknowledge receipt of the lot disclosure in writing and Applicant or builder shall by provide a copy to the Township prior to issuance of a building permit.

5. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor. Additionally, Applicant shall prepare sanitary sewer easements to the Township as shown on the Plan.

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jack Larkin  
Title: President

ATTEST: \_\_\_\_\_



# Gannett Fleming

*Excellence Delivered As Promised*

**Date:** March 15, 2021

**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:** Hamilton Eagle Road Subdivision – Preliminary Land Development

Date Accepted: 10/06/2020

90 Day Review: 01/04/2021 extended to 04/16/2021

---

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plans for compliance with the Radnor Township Code. The Plans were also reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the property into nine lots and construct nine single-family homes. This project is located within the R-4 zoning district of the Township.

### Eagle Road Subdivision

Plans Prepared By: Site Engineering Concepts, LLC

Dated: 08/27/2020 and revised 11/20/2020

### Sewage Facilities Planning

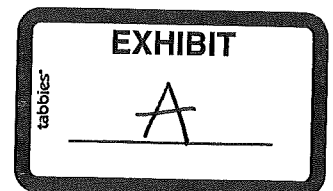
1. Final plan approval will not be granted until Planning Approval or a Planning Exemption notification is received from the PA DEP.

### Zoning

1. A breakdown of how the building coverage and impervious coverages were calculated in the zoning table must be provided. The impervious coverage in the zoning summary and impervious summary are inconsistent for Lot 2. This must be revised.
2. §280-105.E. – All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be

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





equipped with some type of glare shielding device approved by the Township Engineer. The applicant has indicated that this will be revised in the final plan submission.

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. This information will be provided prior to final plan approval.
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 indicated that this will be provided on the final plan submission.
3. §255.27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Eagle Road is a Major Collector. The right-of-way requirement is by code is 80 feet and the cartway width is 48 feet. The applicant has indicated on the plans that they are providing an additional 10 feet of right of way on their frontage which would be the equivalent of a 60 foot right of way.
4. §255.27.H(6) – Minimum curb radii at street intersections shall be 25 feet for local streets; 30 feet for collectors; 35 feet for arterials; and 10 feet for driveways. This must be shown on the plans.
5. §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.
6. §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).
7. §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.

Stormwater

1. The stormwater report narrative claims 19 subsurface infiltration beds are proposed but the plans indicate 18. Please revise this inconsistency. The applicant has indicated that this will be addressed prior to final plan approval.
2. The plans propose infiltration beds of various sizes but the Infiltration Bed Volumes-POI A table in the stormwater report appears to indicate a standard infiltration bed size for each front lot and rear lot system. Please provide dimensional data for each infiltration bed that is consistent with the plans.
  - a. Please update the infiltration volumes provided in the 2 Year Storm Volume Calculation-POI A, as necessary.  
The applicant has indicated that this will be addressed prior to final plan approval.
3. Please revise the hydrograph report to include the summaries of the proposed infiltration beds so the dimensional and elevation data used in the stormwater design can be reviewed. The applicant has indicated that this will be addressed prior to final plan approval.
4. The post-developed flow rates found in the Rate Table-POI A are inconsistent with those found in the hydrographs. Please revise the calculations to correct these inconsistencies. The post-developed flow should be modeled by routing the design storms through the stormwater systems. The applicant has indicated that this will be addressed prior to final plan approval.
5. The drainage areas used in the hydrograph report are inconsistent with those found on the Post-Developed Drainage Area Plan. The hydrograph report appears to utilize 2 post-developed drainage areas but the drainage area plans delineate 18 drainage areas of varying sizes. Please revise these inconsistencies. The stormwater calculations should reflect what is proposed. The applicant has indicated that this will be addressed prior to final plan approval.
6. Please revise the drainage area maps in the stormwater report to include scales. The applicant has indicated that this will be addressed prior to final plan approval.
7. It appears that some of the proposed drainage areas indicate runoff to be captured that will actually bypass a given system. Please revise the Post-Developed Drainage Area Plan to accurately reflect the runoff that will be collected by each proposed stormwater BMP. The applicant has indicated that this will be addressed prior to final plan approval.
8. Please update the plans to show dimensional data for each proposed infiltration bed including bottom of bed elevations and outlet invert elevations. The applicant has indicated that this will be addressed prior to final plan approval.

9. It appears that infiltration beds 1B and 2B are proposed in locations that had failed infiltration tests. Please revise the design so infiltration is not proposed in locations of failed infiltration tests. The applicant has indicated that this will be addressed prior to final plan approval.
10. §245-22.A(1)(c) – Please provide calculations to show that all stormwater BMPs proposing infiltration can fully infiltrate the retention volume in 96 hours. The applicant has indicated that this will be addressed prior to final plan approval.
11. Please provide calculations to show how the §245-23 Water Quality requirements are met. The applicant has indicated that this will be addressed prior to final plan approval.
12. Please provide calculations to show how the §245-27.F requirements are met. The applicant has indicated that this will be addressed prior to final plan approval.
13. Please provide stormwater piping profiles including all crossing utilities. The applicant has indicated that this will be addressed prior to final plan approval.
14. Please provide an overflow outlet structure for the proposed stormwater systems. The applicant has indicated that this will be addressed prior to final plan approval.
15. Please revise the stormwater report to include a soil inventory report of the project site that details the soil types and boundaries. The applicant has indicated that this will be addressed prior to final plan approval.
16. 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 this time.

Sanitary Sewer

1. The sanitary sewer easement for the existing sewer must be shown on the drawings. The applicant is verifying this information and will provide prior to final plan approval.
2. There shall be no plantings in the existing or proposed sanitary sewer easements. The applicant has indicated that this will be revised prior to final plan approval.
3. All utilities crossing the sanitary sewer must be shown on the profile.
4. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines

5. Depressed curbing is required where the sewer line leaves the street to provide access to the easement for the sanitary sewer line.
6. If the road is not to be dedicated to the Township, a sanitary sewer easement for Road A must be provided.
7. The Sewer casting detail provided on the plan is acceptable for watertight manholes. The attached detail must be added to the plans for standard manholes.

General

1. It must be noted who the owner of the cul-de-sac will be (Public or Private). It also must be noted who the owner of the open space along the easterly side of the cul-de-sac will be.
2. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.

The applicant appeared before the Planning Commission on February 1, 2021. The Planning Commission recommended approval of the preliminary 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.

A handwritten signature in black ink, appearing to be 'R. Phillips', written over a large, loopy circular scribble.

Roger A. Phillips, P.E.  
Senior Project Manager



**MEMORANDUM**

---

**Date:** November 30, 2020  
**To:** Steve Norcini, P.E.  
**From:** Damon Drummond, P.E., PTOE  
**cc:** Leslie Salsbury, P.E.  
Roger Phillips, P.E.  
**Reference:** Hamilton Properties  
Preliminary Land Development  
Radnor Township, Delaware County  
Transportation Review 2

G&A #20-10016

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Our transportation department has completed a review for the Preliminary Subdivision and Land Development plans prepared for Hamilton Properties. We offer the following comments for your consideration:

**A. PROJECT DESCRIPTION**

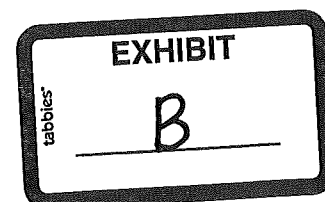
The Applicant, Hamilton Properties, is proposing to subdivide the property into 9 building lots and construct a single-family detached dwelling and related improvements on each lot.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Subdivision and Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for Hamilton Properties, consisting of 15 sheets, dated August 27, 2020 and last revised November 23, 2020.
2. Response Letter prepared by Site Engineering Concepts, LLC, dated November 23, 2020.

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-27.C(2) – Eagle Road is classified as a major collector with a required 48 foot cartway width. The existing cartway width along the site frontage is 18 feet. A 24-foot half-width cartway is required along the site frontage in accordance with §255-27.C(1). Additional cartway widths may be required by the Board of Commissioners.
2. §255-27.G – As previously stated, Revise the Road A profile to include the following:
  - i. Existing and proposed grades (i.e. 3%)



- ii. Label centerline of Eagle Road
  - iii. Label existing and proposed edge of cartway
3. §255-27.H(3) – As previously stated, in all districts, no structure, no fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front, side or rear yard which is within the clear sight triangle. Provide 30-foot clear sight triangles on the landscaping plan per §255, Attachment 255a (Page 1:1).
  4. §255-28.B – Provide intersection sight distance in accordance with this section. If the applicant is providing sight distance in accordance with other industry and engineering standards, justification is to be provided.
  5. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. We recommend five-foot sidewalks be provided, where possible, in accordance with the latest ADA sidewalk preferred widths. If four-foot sidewalks are provided, 5'x5' passing areas must be provided in accordance with the latest ADA standards.
  6. §255-37.D –Curb ramps shall be provided at the Road A intersection in accordance with ADA standards. Provide 5-scale details including dimensions, spot elevations and grades in order to verify constructability.
  7. 255-37.F – As previously stated, provide a detail indicating continuous grade for sidewalk across driveways and a maximum cross slope of 2%. Revise the driveway detail accordingly.

**D. GENERAL TRANSPORTATION COMMENTS:**

1. As previously stated, a crosswalk detail is provided but a proposed crosswalk is not shown. Remove the detail if no crosswalk is proposed.
2. As previously stated, provide top and bottom of curb elevations along Road A.
3. As previously stated, provide a R1-1 STOP sign and W14-2 No Outlet sign at the intersection of Road A and Eagle Road.
4. As previously stated, a detail for a porous pavement road section is provided on Sheet 7. Note that the porous pavement should not be used for Road A. Clarify where the porous pavement is proposed (possibly driveways?) and update the label accordingly. Additionally, provide a detail for the pavement section proposed for Road A
5. As previously stated, on Sheet 9, revise the concrete pavement detail to refer to **Radnor** Township standards.
6. Provide a connection with the sidewalk to south of the site within the existing right-of-way.
7. Provide a letter indicating how each comment was addressed.



*Excellence Delivered **As Promised***

**Date:** March 15, 2021

**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:** Hamilton Eagle Road Subdivision – Preliminary Land Development

Date Accepted: 10/06/2020

90 Day Review: 01/04/2021 extended to 04/16/2021

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Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plans for compliance with the Radnor Township Code. The Plans were also reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the property into nine lots and construct nine single-family homes. This project is located within the R-4 zoning district of the Township.

#### Eagle Road Subdivision

Plans Prepared By: Site Engineering Concepts, LLC

Dated: 08/27/2020 and revised 11/20/2020

#### Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption notification is received from the PA DEP.

#### Zoning

1. A breakdown of how the building coverage and impervious coverages were calculated in the zoning table must be provided. The impervious coverage in the zoning summary and impervious summary are inconsistent for Lot 2. This must be revised.
2. §280-105.E. – All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be

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equipped with some type of glare shielding device approved by the Township Engineer. The applicant has indicated that this will be revised in the final plan submission.

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. This information will be provided prior to final plan approval.
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 indicated that this will be provided on the final plan submission.
3. §255.27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Eagle Road is a Major Collector. The right-of-way requirement is by code is 80 feet and the cartway width is 48 feet. The applicant has indicated on the plans that they are providing an additional 10 feet of right of way on their frontage which would be the equivalent of a 60 foot right of way.
4. §255.27.H(6) – Minimum curb radii at street intersections shall be 25 feet for local streets; 30 feet for collectors; 35 feet for arterials; and 10 feet for driveways. This must be shown on the plans.
5. §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.
6. §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).
7. §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.



Stormwater

1. The stormwater report narrative claims 19 subsurface infiltration beds are proposed but the plans indicate 18. Please revise this inconsistency. The applicant has indicated that this will be addressed prior to final plan approval.
2. The plans propose infiltration beds of various sizes but the Infiltration Bed Volumes-POI A table in the stormwater report appears to indicate a standard infiltration bed size for each front lot and rear lot system. Please provide dimensional data for each infiltration bed that is consistent with the plans.
  - a. Please update the infiltration volumes provided in the 2 Year Storm Volume Calculation-POI A, as necessary.  
The applicant has indicated that this will be addressed prior to final plan approval.
3. Please revise the hydrograph report to include the summaries of the proposed infiltration beds so the dimensional and elevation data used in the stormwater design can be reviewed. The applicant has indicated that this will be addressed prior to final plan approval.
4. The post-developed flow rates found in the Rate Table-POI A are inconsistent with those found in the hydrographs. Please revise the calculations to correct these inconsistencies. The post-developed flow should be modeled by routing the design storms through the stormwater systems. The applicant has indicated that this will be addressed prior to final plan approval.
5. The drainage areas used in the hydrograph report are inconsistent with those found on the Post-Developed Drainage Area Plan. The hydrograph report appears to utilize 2 post-developed drainage areas but the drainage area plans delineate 18 drainage areas of varying sizes. Please revise these inconsistencies. The stormwater calculations should reflect what is proposed. The applicant has indicated that this will be addressed prior to final plan approval.
6. Please revise the drainage area maps in the stormwater report to include scales. The applicant has indicated that this will be addressed prior to final plan approval.
7. It appears that some of the proposed drainage areas indicate runoff to be captured that will actually bypass a given system. Please revise the Post-Developed Drainage Area Plan to accurately reflect the runoff that will be collected by each proposed stormwater BMP. The applicant has indicated that this will be addressed prior to final plan approval.
8. Please update the plans to show dimensional data for each proposed infiltration bed including bottom of bed elevations and outlet invert elevations. The applicant has indicated that this will be addressed prior to final plan approval.

9. It appears that infiltration beds 1B and 2B are proposed in locations that had failed infiltration tests. Please revise the design so infiltration is not proposed in locations of failed infiltration tests. The applicant has indicated that this will be addressed prior to final plan approval.
10. §245-22.A(1)(c) – Please provide calculations to show that all stormwater BMPs proposing infiltration can fully infiltrate the retention volume in 96 hours. The applicant has indicated that this will be addressed prior to final plan approval.
11. Please provide calculations to show how the §245-23 Water Quality requirements are met. The applicant has indicated that this will be addressed prior to final plan approval.
12. Please provide calculations to show how the §245-27.F requirements are met. The applicant has indicated that this will be addressed prior to final plan approval.
13. Please provide stormwater piping profiles including all crossing utilities. The applicant has indicated that this will be addressed prior to final plan approval.
14. Please provide an overflow outlet structure for the proposed stormwater systems. The applicant has indicated that this will be addressed prior to final plan approval.
15. Please revise the stormwater report to include a soil inventory report of the project site that details the soil types and boundaries. The applicant has indicated that this will be addressed prior to final plan approval.
16. 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 this time.

Sanitary Sewer

1. The sanitary sewer easement for the existing sewer must be shown on the drawings. The applicant is verifying this information and will provide prior to final plan approval.
2. There shall be no plantings in the existing or proposed sanitary sewer easements. The applicant has indicated that this will be revised prior to final plan approval.
3. All utilities crossing the sanitary sewer must be shown on the profile.
4. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines

5. Depressed curbing is required where the sewer line leaves the street to provide access to the easement for the sanitary sewer line.
6. If the road is not to be dedicated to the Township, a sanitary sewer easement for Road A must be provided.
7. The Sewer casting detail provided on the plan is acceptable for watertight manholes. The attached detail must be added to the plans for standard manholes.

General

1. It must be noted who the owner of the cul-de-sac will be (Public or Private). It also must be noted who the owner of the open space along the easterly side of the cul-de-sac will be.
2. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.

The applicant appeared before the Planning Commission on February 1, 2021. The Planning Commission recommended approval of the preliminary 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



*Excellence Delivered **As Promised***

**Date:** November 30, 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:** Hamilton Eagle Road Subdivision – Preliminary Land Development

Date Accepted: 10/06/2020  
90 Day Review: 01/04/2021 extended to 01/31/2021

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Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plans for compliance with the Radnor Township Code. The Plans were also reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the property into nine lots and construct nine single-family homes. This project is located within the R-4 zoning district of the Township.

Eagle Road Subdivision

Plans Prepared By: Site Engineering Concepts, LLC  
Dated: 08/27/2020 and revised 11/20/2020

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption notification is received from the PA DEP.

Zoning

1. A breakdown of how the building coverage and impervious coverages were calculated in the zoning table must be provided. The impervious coverage in the zoning summary and impervious summary are inconsistent for Lot 2. This must be revised.

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2. §280-105.E. – All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The applicant has indicated that this will be revised in the final plan submission.

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. This information will be provided prior to final plan approval.
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 indicated that this will be provided on the final plan submission.
3. §255.27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Eagle Road is a Major Collector. The right-of-way requirement is by code is 80 feet and the cartway width is 48 feet. The applicant has indicated on the plans that they are providing an additional 10 feet of right of way on their frontage which would be the equivalent of a 60 foot right of way.
4. §255.27.H(6) – Minimum curb radii at street intersections shall be 25 feet for local streets; 30 feet for collectors; 35 feet for arterials; and 10 feet for driveways. This must be shown on the plans.
5. §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.
6. §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).
7. §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.

Stormwater

1. The stormwater report narrative claims 19 subsurface infiltration beds are proposed but the plans indicate 18. Please revise this inconsistency. The applicant has indicated that this will be addressed prior to final plan approval.
2. The plans propose infiltration beds of various sizes but the Infiltration Bed Volumes-POI A table in the stormwater report appears to indicate a standard infiltration bed size for each front lot and rear lot system. Please provide dimensional data for each infiltration bed that is consistent with the plans.
  - a. Please update the infiltration volumes provided in the 2 Year Storm Volume Calculation-POI A, as necessary.  
The applicant has indicated that this will be addressed prior to final plan approval.
3. Please revise the hydrograph report to include the summaries of the proposed infiltration beds so the dimensional and elevation data used in the stormwater design can be reviewed. The applicant has indicated that this will be addressed prior to final plan approval.
4. The post-developed flow rates found in the Rate Table-POI A are inconsistent with those found in the hydrographs. Please revise the calculations to correct these inconsistencies. The post-developed flow should be modeled by routing the design storms through the stormwater systems. The applicant has indicated that this will be addressed prior to final plan approval.
5. The drainage areas used in the hydrograph report are inconsistent with those found on the Post-Developed Drainage Area Plan. The hydrograph report appears to utilize 2 post-developed drainage areas but the drainage area plans delineate 18 drainage areas of varying sizes. Please revise these inconsistencies. The stormwater calculations should reflect what is proposed. The applicant has indicated that this will be addressed prior to final plan approval.
6. Please revise the drainage area maps in the stormwater report to include scales. The applicant has indicated that this will be addressed prior to final plan approval.
7. It appears that some of the proposed drainage areas indicate runoff to be captured that will actually bypass a given system. Please revise the Post-Developed Drainage Area Plan to

accurately reflect the runoff that will be collected by each proposed stormwater BMP. The applicant has indicated that this will be addressed prior to final plan approval.

8. Please update the plans to show dimensional data for each proposed infiltration bed including bottom of bed elevations and outlet invert elevations. The applicant has indicated that this will be addressed prior to final plan approval.
9. It appears that infiltration beds 1B and 2B are proposed in locations that had failed infiltration tests. Please revise the design so infiltration is not proposed in locations of failed infiltration tests. The applicant has indicated that this will be addressed prior to final plan approval.
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11. Please provide calculations to show how the §245-23 Water Quality requirements are met. The applicant has indicated that this will be addressed prior to final plan approval.
12. Please provide calculations to show how the §245-27.F requirements are met. The applicant has indicated that this will be addressed prior to final plan approval.
13. Please provide stormwater piping profiles including all crossing utilities. The applicant has indicated that this will be addressed prior to final plan approval.
14. Please provide an overflow outlet structure for the proposed stormwater systems. The applicant has indicated that this will be addressed prior to final plan approval.
15. Please revise the stormwater report to include a soil inventory report of the project site that details the soil types and boundaries. The applicant has indicated that this will be addressed prior to final plan approval.
16. 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 this time.

Sanitary Sewer

1. The sanitary sewer easement for the existing sewer must be shown on the drawings. The applicant is verifying this information and will provide prior to final plan approval.
2. There shall be no plantings in the existing or proposed sanitary sewer easements. The applicant has indicated that this will be revised prior to final plan approval.
3. All utilities crossing the sanitary sewer must be shown on the profile.
4. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines
5. Depressed curbing is required where the sewer line leaves the street to provide access to the easement for the sanitary sewer line.
6. If the road is not to be dedicated to the Township, a sanitary sewer easement for Road A must be provided.

General

1. It must be noted who the owner of the cul-de-sac will be (Public or Private). Who will be the owner of the property along the easterly side of the cul-de-sac? It also must be noted who the owner of the open space along the easterly side of the cul-de-sac will be.
2. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.

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 30, 2020

**To:** Steve Norcini, P.E.

**From:** Damon Drummond, P.E., PTOE

**cc:** Leslie Salsbury, P.E.  
Roger Phillips, P.E.

**Reference:** Hamilton Properties  
Preliminary Land Development  
Radnor Township, Delaware County  
Transportation Review 2

G&A #20-10016

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Our transportation department has completed a review for the Preliminary Subdivision and Land Development plans prepared for Hamilton Properties. We offer the following comments for your consideration:

**A. PROJECT DESCRIPTION**

The Applicant, Hamilton Properties, is proposing to subdivide the property into 9 building lots and construct a single-family detached dwelling and related improvements on each lot.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Subdivision and Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for Hamilton Properties, consisting of 15 sheets, dated August 27, 2020 and last revised November 23, 2020.
2. Response Letter prepared by Site Engineering Concepts, LLC, dated November 23, 2020.

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-27.C(2) – Eagle Road is classified as a major collector with a required 48 foot cartway width. The existing cartway width along the site frontage is 18 feet. A 24-foot half-width cartway is required along the site frontage in accordance with §255-27.C(1). Additional cartway widths may be required by the Board of Commissioners.
2. §255-27.G – As previously stated, Revise the Road A profile to include the following:
  - i. Existing and proposed grades (i.e. 3%)

- ii. Label centerline of Eagle Road
- iii. Label existing and proposed edge of cartway
- 3. §255-27.H(3) – As previously stated, in all districts, no structure, no fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front, side or rear yard which is within the clear sight triangle. Provide 30-foot clear sight triangles on the landscaping plan per §255, Attachment 255a (Page 1:1).
- 4. §255-28.B – Provide intersection sight distance in accordance with this section. If the applicant is providing sight distance in accordance with other industry and engineering standards, justification is to be provided.
- 5. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. We recommend five-foot sidewalks be provided, where possible, in accordance with the latest ADA sidewalk preferred widths. If four-foot sidewalks are provided, 5'x5' passing areas must be provided in accordance with the latest ADA standards.
- 6. §255-37.D –Curb ramps shall be provided at the Road A intersection in accordance with ADA standards. Provide 5-scale details including dimensions, spot elevations and grades in order to verify constructability.
- 7. 255-37.F – As previously stated, provide a detail indicating continuous grade for sidewalk across driveways and a maximum cross slope of 2%. Revise the driveway detail accordingly.

**D. GENERAL TRANSPORTATION COMMENTS:**

- 1. As previously stated, a crosswalk detail is provided but a proposed crosswalk is not shown. Remove the detail if no crosswalk is proposed.
- 2. As previously stated, provide top and bottom of curb elevations along Road A.
- 3. As previously stated, provide a R1-1 STOP sign and W14-2 No Outlet sign at the intersection of Road A and Eagle Road.
- 4. As previously stated, a detail for a porous pavement road section is provided on Sheet 7. Note that the porous pavement should not be used for Road A. Clarify where the porous pavement is proposed (possibly driveways?) and update the label accordingly. Additionally, provide a detail for the pavement section proposed for Road A
- 5. As previously stated, on Sheet 9, revise the concrete pavement detail to refer to **Radnor** Township standards.
- 6. Provide a connection with the sidewalk to south of the site within the existing right-of-way.
- 7. Provide a letter indicating how each comment was addressed.

**From:** [George W. Broseman](#)  
**To:** [Phillips, Roger A.](#); [Kaufman, Patricia L.](#)  
**Cc:** [Stephen F. Norcini P.E. \(snorcini@radnor.org\)](#); [Deborah L. Arbuckle](#); [Robert Lambert P. E. \(rlambert@site-engineers.com\)](#); [Sanders, Dave](#); [Daniel P. Rowley](#)  
**Subject:** Further extension of time thru 4/16/2021 for decision on Eagle Rd preliminary subdivision plan [KS-IMAN\_BB.FID869569]  
**Date:** Monday, March 1, 2021 4:36:33 PM

---

Roger

-  
Following up on our email exchanges regarding the pending 9-lot preliminary subdivision application/plan (collectively "Eagle Rd Preliminary Plan") for the Hamilton Eagle Road property.

We have a recommendation of approval for the preliminary plans from the Township Planning Commission and would like to proceed to the Radnor Board of Commissioners for caucus and a decision. You have indicated a potential schedule could be 3/22/21 for caucus review and a decision on 4/12/2021. In light of the potential schedule you had requested a further extension of time for Radnor Township to render a decision on the Eagle Rd Preliminary Plan.

Please allow this email to confirm that on behalf of the Applicant I hereby grant to Radnor Township a further extension of time to render a decision on the Eagle Rd Preliminary Plan through 4/16/2021.

It may be necessary to provide further extensions on this application as we proceed depending on the issues raised, scheduling, etc., but this seems like a reasonable timeline to work toward at this point.

Please let us know if you need any further information at this time.

Thanks

George Broseman

**George W. Broseman, Esquire**  
**Zoning, Land Use & Development**  
**Real Estate**  
[See My Mobile Business Card](#)

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**Kaplin Stewart**  
**Union Meeting Corporate Center**  
**910 Harvest Drive**  
**P.O. Box 3037**  
**Blue Bell, PA 19422-0765**

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---

**From:** George W. Broseman <gbroseman@kaplaw.com>

**Sent:** Tuesday, January 5, 2021 12:04 PM

**To:** Steve Norcini <snorcini@radnor.org>; Robert Lambert <rlambert@site-engineers.com>

**Cc:** Phillips, Roger A. <rphillips@GFNET.com>; Kaufman, Patricia L. <pkaufman@gfnet.com>; Patricia Sherwin <psherwin@radnor.org>; Deborah L. Arbuckle <DArbuckle@kaplaw.com>; Daniel P. Rowley <DRowley@kaplaw.com>; D. Charles Houder (dch@haverfordproperties.com) <dch@haverfordproperties.com>

**Subject:** Extension of time thru 3/09/2021 for decision on Eagle Rd preliminary subdivision plan [KS-IMAN\_BB.FID869569]

Steve

-

In light of the Township's cancellation of the 01/05/2021 Radnor Twp Planning Commission meeting where the Eagle Road preliminary subdivision plan was to be reviewed you had requested a further extension of time for Radnor Township to render a decision on the pending 9-lot preliminary subdivision application/plan (collectively "Eagle Rd Preliminary Plan").

It seems reasonable to think that we could get to the Planning Commission in January or on Feb 1<sup>st</sup>. This would allow time for two Bd of Commissioner mtgs in February following the PC mtg. There is another Bd of Commissioners mtg on 3/08/21. Accordingly, please allow this email to confirm that on behalf of the Applicant I hereby grant to Radnor Township a further extension of time to render a decision on the Eagle Rd Preliminary Plan through 3/09/2021.

It may be necessary to provide further extensions on this application as we proceed depending on the issues raised, scheduling, etc., but this seems like a reasonable timeline to work toward at this point.

Please let us know the new Planning Commission date. If another round of notices have to be sent out for any reason I would ask that a new mailing list be prepared just for the Eagle Rd Preliminary Plan rather than conglomerating the mailing list with the Strafford Avenue Conditional Use application, which involves a different property and a different set of applications.

Please let us know if you need any further information at this time.

Thanks

George Broseman

**George W. Broseman, Esquire**  
**Zoning, Land Use & Development**  
**Real Estate**

[See My Mobile Business Card](#)

[gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)

direct dial 610.941.2459

mobile 215.565.6448

K/S Main 610.260.6000

Assistant-Sandy Lagan -

610.941.2511

[slagan@kaplaw.com](mailto:slagan@kaplaw.com)

**Kaplin Stewart**  
**Union Meeting Corporate Center**  
**910 Harvest Drive**  
**P.O. Box 3037**  
**Blue Bell, PA 19422-0765**

Please visit our new website at [www.kaplaw.com](http://www.kaplaw.com)

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**From:** Steve Norcini <[snorcini@radnor.org](mailto:snorcini@radnor.org)>

**Sent:** Monday, January 4, 2021 8:27 PM

**To:** Robert Lambert <[rlambert@site-engineers.com](mailto:rlambert@site-engineers.com)>; George W. Broseman  
<[gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)>

**Cc:** Phillips, Roger A. <[rphillips@GFNET.com](mailto:rphillips@GFNET.com)>; Kaufman, Patricia L. <[pkaufman@gfnet.com](mailto:pkaufman@gfnet.com)>; Patricia  
Sherwin <[psherwin@radnor.org](mailto:psherwin@radnor.org)>

**Subject:** RE: 1/5 PC meeting cancelled

Hello Rob & George,

It seems you extended us to 1/31/2021. We will need a further extension. Depending on how PC goes (date TBD), there is only one BOC meeting left in January for caucus. If the project hits all the marks, we will need until at late April (PC for preliminary, 2 BOC meetings for preliminary, PC for final, 2 BOC meetings for final).

Please provide an extension to that effect.

Thank you

Stephen F. Norcini, PE  
Township Engineer  
Radnor Township  
610-688-5600 X130

---

**From:** Lambert, Rob <[rlambert@site-engineers.com](mailto:rlambert@site-engineers.com)>

**Sent:** Monday, January 4, 2021 8:18 PM

**To:** Steve Norcini <[snorcini@radnor.org](mailto:snorcini@radnor.org)>

**Subject:** Re: 1/5 PC meeting cancelled

Thanks Steve

Rob Lambert

On Mon, Jan 4, 2021, 8:15 PM Steve Norcini <[snorcini@radnor.org](mailto:snorcini@radnor.org)> wrote:

Good evening,

Due to internet outages in the Township, the Commissioners adjourned their meeting and will reconvene tomorrow night. We will be rescheduling the PC meeting. Once a date is determined, we will reach out to you. Depending on the new date, we may be requesting an extension letter.

Thank you

Stephen F. Norcini, PE  
Township Engineer  
Radnor Township  
610-688-5600 X130

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

# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

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November 23, 2020

Roger Phillips, PE  
Radnor Township Engineer  
Gannett Fleming  
Valley Forge Corporate Center  
1010 Adams Avenue  
Audubon, PA 19403-2402

**Re: Eagle Road Subdivision-Hamilton  
Preliminary Plan Review  
Township Engineer comments**

Dear Mr. Phillips:

Per our conference call please find attached pdf copies of the plan set for the above referenced Land Development. We have revised the plans to address your letter dated November 5, 2020: (*Comment*, response):

*Sevage Facilities Planning*

- 1. Final plan approval will not be granted until Planning Approval or a Planning Exemption notification is received from the PA DEP.*

Acknowledged. Application for Planning Modules was submitted to PA DEP.

*Zoning*

- 1. A breakdown of how the building coverage and impervious coverages were calculated in the zoning table must be provided. A maximum square footage should also be provided. Additionally, an impervious breakdown for the entire site must be provided.*

An additional impervious coverage chart was added including a breakdown per lot and maximum allowed.

- 2. The applicant should confirm the minimum lot width at the building setback lines for Lot 1 and Lot 2.*

The lot width for Lot 1 and 2 are updated.

3. *§280-105.E. – All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The lighting plans must be revised to include the glare shielding device.*

Acknowledged. The Lighting Plans will be revised at Final Plan.

4. *§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.*

Steep Slopes are now shown on sheet 2.

#### Subdivision and Land Development

1. *§255-20-A(3) – Each sheet shall be numbered and shall show its relationship to the total number of sheets. The Landscape Plans must be revised to be incorporated into the plan set.*

The Landscape plans re updated to include sheet numbers.

2. *§255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known.*

Acknowledged. The applicant does not know at this time. Information will be provided prior to Final Plan.

3. *§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. This must be shown or a waiver requested.*

Acknowledged. This will be provided prior to Final Plan.

4. *§255-20-B(1)(o)[9] – All fire hydrants must be shown on the site plan.*

Fire hydrants are now shown on the plans.



5. *§255.27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Eagle Road is a Major Collector. The right-of-way requirement is by code is 80 feet and the cartway width is 48 feet. The applicant has indicated on the plans that they are providing an additional 10 feet of right of way on their frontage which would be the equivalent of a 60 foot right of way.*

The additional 10 feet of right of way is added to the frontage along Eagle Road.

6. *§255.27.H(6) – Minimum curb radii at street intersections shall be 25 feet for local streets; 30 feet for collectors; 35 feet for arterials; and 10 feet for driveways. This must be shown on the plans.*

The radii at the proposed street intersection is increased 25' and listed on the plan.

7. *§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 bound by streets of two different classifications. The driveway for Lot #9 does not conform to this requirement.*

The private driveway on lot #9 is revised to be not less than 40' to the intersection.

8. *§255.37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. This must be dimensioned on the plans.*

The sidewalks are labeled on the plan.

9. *§255.37.K – Sidewalks shall be required in developments where lot areas are 20,000 square feet or less. The applicant should consider extending the sidewalk easterly along the culs- de-sac towards Eagle Road.*

At this time the applicant is not proposing sidewalk on the eastern side since there are no proposed lots on that side.

10. *§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.*

Acknowledged.

11. *§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).*

Acknowledged.

12. *§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.*

Acknowledged.

Stormwater

1. *§245-13.B(22) – Please revise the plans to include a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the municipality, and that a revised erosion and sediment control plan must be submitted to the Conservation District for a determination of adequacy.*

Statement added to Sheet 4.

2. *§245-13.B(23) – Please revise the plans to include the following signature block for the design engineer:*

*"I, (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all design standards and criteria of the Radnor Township Stormwater Management Ordinance."*

Statement added to Sheet 4.

3. *§245-32.B(4) – Please revise the plans to include a statement, signed by the landowner, acknowledging that the stormwater controls and BMPs are fixtures that can be altered or removed only after approval by the municipality.*

Statement added to Sheet 4.

4. *The stormwater report narrative claims 19 subsurface infiltration beds are proposed but the plans indicate 18. Please revise this inconsistency.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

5. *The plans propose infiltration beds of various sizes but the Infiltration Bed Volumes-POI A table in the stormwater report appears to indicate a standard infiltration bed size for each front lot and rear lot system. Please provide dimensional data for each infiltration bed that is consistent with the plans.*
  - a. *Please update the infiltration volumes provided in the 2 Year Storm Volume Calculation-POI A, as necessary.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

- 6. Please revise the hydrograph report to include the summaries of the proposed infiltration beds so the dimensional and elevation data used in the stormwater design can be reviewed.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

- 7. The post-developed flow rates found in the Rate Table-POI A are inconsistent with those found in the hydrographs. Please revise the calculations to correct these inconsistencies. The post-developed flow should be modeled by routing the design storms through the stormwater systems.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

- 8. The drainage areas used in the hydrograph report are inconsistent with those found on the Post-Developed Drainage Area Plan. The hydrograph report appears to utilize 2 post-developed drainage areas but the drainage area plans delineate 18 drainage areas of varying sizes. Please revise these inconsistencies. The stormwater calculations should reflect what is proposed.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

- 9. Please revise the drainage area maps in the stormwater report to include scales.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

- 10. It appears that some of the proposed drainage areas indicate runoff to be captured that will actually bypass a given system. Please revise the Post-Developed Drainage Area Plan to accurately reflect the runoff that will be collected by each proposed stormwater BMP.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

- 11. Please update the plans to show dimensional data for each proposed infiltration bed including bottom of bed elevations and outlet invert elevations.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

- 12. It appears that infiltration beds 1B and 2B are proposed in locations that had failed infiltration tests. Please revise the design so infiltration is not proposed in locations of failed infiltration tests.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

13. *§245-22.A(1)(c) – Please provide calculations to show that all stormwater BMPs proposing infiltration can fully infiltrate the retention volume in 96 hours.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

14. *Please provide calculations to show how the §245-23 Water Quality requirements are met.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

15. *Please provide calculations to show how the §245-27.F requirements are met.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

16. *Please provide stormwater piping profiles including all crossing utilities.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

17. *Please provide an overflow outlet structure for the proposed stormwater systems.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

18. *Please revise the stormwater report to include a soil inventory report of the project site that details the soil types and boundaries.*

Acknowledged, detailed stormwater management comments will be addressed prior to Final Approval.

19. *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 this time.*

Acknowledged.

#### Sanitary Sewer

1. *The sanitary sewer easement for the existing sewer must be shown on the drawings.*

The Title report received for the property did not list an easement for the sanitary sewer. The applicant will verify this information prior to Final approval.

Roger Phillips, PE  
Radnor Township  
Eagle Road Subdivision  
November 23, 2020  
Page 7 of 7

2. *There shall be no plantings in the existing or proposed sanitary sewer easements.*

Acknowledged, the Landscape plans will be revised prior to final approval.

3. *The foundations for the houses on Lot #1 and Lot #2 appear to be less than 10 feet from the existing sanitary sewer main. The applicant must consider relocating the existing sanitary sewer main.*

The existing sanitary sewer line that is located in Lots 1 and 2 is now relocated to be in the proposed road.

4. *The Radnor Township frame and cover detail must be added to the plan. We have attached a copy for your use.*

The detail is added to sheet 9

General

5. *It must be noted who the owner of the cul-de-sac will be (Public or Private). Who will be the owner of the property along the easterly side of the cul-de-sac? It must be noted who the owner of the*

Acknowledged, the applicant will discuss with the township and make a decision prior to Final approval.

6. *The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.*

Acknowledged.

7. *The attached tree protection detail from Rockwell and Associates must be added to the plan.*

The tree protection detail is updated on sheet 9.

I believe these comments satisfactorily address the requirements. Should you have any questions and/or comments, please feel free to contact me.

Sincerely,



David J. Sanders, P.E.



## DELAWARE COUNTY PLANNING DEPARTMENT

1055 E. Baltimore Pike – Suite 100  
Media, PA 19063

Phone: (610) 891-5200

Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

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DR. MONICA TAYLOR  
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KEVIN M. MADDEN  
ELAINE PAUL SCHAEFER  
CHRISTINE A. REUTHER

November 20, 2020

LINDA F. HILL  
DIRECTOR

Mr. William White  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

RE: Name of Dev't: Hamilton Trust - Eagle Road  
DCPD File No.: 34-5152-01-20  
Developer: Trustees of the Dorrance Hamilton Trust  
Location: North side of Eagle Road, approximately  
300' east of Strafford Avenue  
Recv'd in DCPD: October 14, 2020

Dear Mr. White:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on November 19, 2020, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

A handwritten signature in blue ink that reads "Linda F. Hill" with a stylized "pmg" or similar mark at the end.

Linda F. Hill  
Director

cc: Trustees of the Dorrance Hamilton Trust  
SITE Engineering Concepts, LLC



1055 E. Baltimore Pike  
Media, PA 19063  
Phone: (610) 891-5200  
Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: November 19, 2020  
File No.: 34-5152-01-20

PLAN TITLE: Hamilton Trust - Eagle Road

DATE OF PLAN: August 27, 2020

OWNER OR AGENT: Trustees of the Dorrance Hamilton Trust

LOCATION: North side of Eagle Road, approximately 300' east of Strafford Avenue

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Preliminary subdivision and land development

ZONING DISTRICT: R-4

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivision: Subdivide 3.750 acres into nine lots

Land development: Develop nine single-family detached dwellings and a cul-de-sac street

UTILITIES: Public

RECOMMENDATIONS: Subdivision: Proceed to final plan submission, contingent on addressing staff comments

Land development: Proceed to final plan submission, contingent on addressing staff comments



Date: November 19, 2020  
File No.: 34-5152-01-20

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

**PREVIOUS ACTION**

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on September 20, 2001, as a subdivision. The applicant proposed to consolidate two parcels as well as convey a portion of property to a neighboring residence. The Planning Commission recommended approval.

**CURRENT PROPOSAL**

The applicant proposes to subdivide one parcel into nine for development of nine single-family detached dwellings. Said dwellings are proposed to have access via a new cul-de-sac street.

**SITE CHARACTERISTICS**

The site is bounded by neighborhoods comprised of single-family detached dwellings. The proposed cul-de-sac street will tie to Eagle Road, a major collector.

**APPLICABLE ZONING**

The proposal is located within the R-4 district and is subject to applicable regulations set forth by the Municipal zoning code.

**COMPLIANCE**

The proposal appears to comply with the R-4 district provisions.



Date: November 19, 2020  
File No.: 34-5152-01-20

REMARKS (continued):

**STREET OWNERSHIP, RIGHT-OF-WAY, STORMWATER SYSTEM**

The applicant should specify if the cul-de-sac street shown is to be privately owned/maintained or if it is to be dedicated to the Township. In the event dedication is proposed, a developer agreement should be drafted prior to final plan approval and it is suggested that said agreement warrant the street from defects for a minimum of one year.

The strip of right-of-way shown on the western side of the street is wider than the standard requirement. The Township should consider who will maintain this extra width of right-of-way in the event the street is dedicated. Consideration should be given to installing 5 parallel overflow parking spaces on the east side of the street within the wider portion of right-of-way.

The stormwater management system shown serving the street has infiltration beds located within the front yards of the proposed lots. The maintenance responsibility of these stormwater management features is not clear and must be clarified.

If any portion of infrastructure is to be maintained by a homeowner's association, the applicant should provide the related association by-law documentation for review by the Township to ensure long-term maintenance viability.

A clear site triangle should be shown on the plan where the cul-de-sac is proposed to enter onto Eagle Road.

**HIGHWAY OCCUPANCY PERMIT**

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the plan will need a highway occupancy permit for access onto Eagle Road (S.R. 1042).

Date: November 19, 2020  
File No.: 34-5152-01-20

REMARKS (continued):

**LOT 9 DRIVEWAY**

Per Section 255-27.I(3), Lot 9's driveway cannot be located within 40' of the Road A/Eagle Road intersection.

**LOT DESIGN**

Proposed Lot 5 is long and irregular with a 272' appendage that is awkward and will very likely pose long-term maintenance issues for the landowner. It is highly recommended that the applicant consider conveying said appendage to one (or portions to both) of the abutting landowners on Strafford Avenue.

**SIDEWALK SYSTEM**

The proposed sidewalk will not connect to the existing system to the south. A small gap of less than 10' is shown on the neighboring property. It is recommended that the applicant, Township, and neighboring landowner find a solution to close said gap.

**SEWAGE FACILITIES**

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

**STORMWATER MANAGEMENT**

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

Date: November 19, 2020  
File No.: 34-5152-01-20

REMARKS (continued):

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



DELAWARE COUNTY PLANNING DEPARTMENT

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ELAINE PAUL SCHAEFER  
CHRISTINE A. REUTHER

LINDA F. HILL  
DIRECTOR

October 29, 2020

Mr. William White  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

**RE: Title:** Hamilton Trust - Eagle Road  
**Applicant(s):** Trustees of the Dorrance Hamilton Trust  
**File Number:** 34-5152-01-20  
**Meeting Date:** 11/19/2020  
**Municipality:** Radnor Township  
**Location:** North side of Eagle Road, approximately 300' east of Stafford Avenue  
**Received:** 10/14/2020

Dear Mr. White,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. This meeting will be held online and available for public and applicant participation. For instructions to access the meeting, email [giftp@co.delaware.pa.us](mailto:giftp@co.delaware.pa.us) Participation is not required but is welcomed.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Michael A. Leventry  
Manager, Plan and Ordinance Review

cc: Trustees of the Dorrance Hamilton Trust  
SITE Engineering Concepts, LLC





*Excellence Delivered **As Promised***

**Date:** November 5, 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:** Eagle Road Subdivision – Preliminary Land Development

Date Accepted: 10/06/2020

90 Day Review: 01/04/2021

---

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plans for compliance with the Radnor Township Code. The Plans were also reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the property into nine lots and construct nine single-family homes. This project is located within the R-4 zoning district of the Township.

Eagle Road Subdivision

Plans Prepared By: Site Engineering Concepts, LLC

Dated: 08/27/2020

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption notification is received from the PA DEP.

Zoning

1. A breakdown of how the building coverage and impervious coverages were calculated in the zoning table must be provided. A maximum square footage should also be provided. Additionally, an impervious breakdown for the entire site must be provided.

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

2. The applicant should confirm the minimum lot width at the building setback lines for Lot 1 and Lot 2.
3. §280-105.E. – All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The lighting plans must be revised to include the glare shielding device.
4. §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-A(3) – Each sheet shall be numbered and shall show its relationship to the total number of sheets. The Landscape Plans must be revised to be incorporated into the plan set.
2. §255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known.
3. §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. This must be shown or a waiver requested.
4. §255-20-B(1)(o)[9] – All fire hydrants must be shown on the site plan.
5. §255.27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Eagle Road is a Major Collector. The right-of-way requirement is by code is 80 feet and the cartway width is 48 feet. The applicant has indicated on the plans that they are providing an additional 10 feet of right of way on their frontage which would be the equivalent of a 60 foot right of way.

6. §255.27.H(6) – Minimum curb radii at street intersections shall be 25 feet for local streets; 30 feet for collectors; 35 feet for arterials; and 10 feet for driveways. This must be shown on the plans.
7. §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 bound by streets of two different classifications. The driveway for Lot #9 does not conform to this requirement.
8. §255.37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. This must be dimensioned on the plans.
9. §255.37.K – Sidewalks shall be required in developments where lot areas are 20,000 square feet or less. The applicant should consider extending the sidewalk easterly along the cul-de-sac towards Eagle Road.
10. §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.
11. §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 of 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).
12. §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.

Stormwater

1. §245-13.B(22) – Please revise the plans to include a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the municipality, and that a revised erosion and sediment control plan must be submitted to the Conservation District for a determination of adequacy.
2. §245-13.B(23) – Please revise the plans to include the following signature block for the design engineer:

"I, (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all design standards and criteria of the Radnor Township Stormwater Management Ordinance."

3. §245-32.B(4) – Please revise the plans to include a statement, signed by the landowner, acknowledging that the stormwater controls and BMPs are fixtures that can be altered or removed only after approval by the municipality.
4. The stormwater report narrative claims 19 subsurface infiltration beds are proposed but the plans indicate 18. Please revise this inconsistency.
5. The plans propose infiltration beds of various sizes but the Infiltration Bed Volumes-POI A table in the stormwater report appears to indicate a standard infiltration bed size for each front lot and rear lot system. Please provide dimensional data for each infiltration bed that is consistent with the plans.
  - a. Please update the infiltration volumes provided in the 2 Year Storm Volume Calculation-POI A, as necessary.
6. Please revise the hydrograph report to include the summaries of the proposed infiltration beds so the dimensional and elevation data used in the stormwater design can be reviewed.
7. The post-developed flow rates found in the Rate Table-POI A are inconsistent with those found in the hydrographs. Please revise the calculations to correct these inconsistencies. The post-developed flow should be modeled by routing the design storms through the stormwater systems.
8. The drainage areas used in the hydrograph report are inconsistent with those found on the Post-Developed Drainage Area Plan. The hydrograph report appears to utilize 2 post-developed drainage areas but the drainage area plans delineate 18 drainage areas of varying sizes. Please revise these inconsistencies. The stormwater calculations should reflect what is proposed.
9. Please revise the drainage area maps in the stormwater report to include scales.
10. It appears that some of the proposed drainage areas indicate runoff to be captured that will actually bypass a given system. Please revise the Post-Developed Drainage Area Plan to accurately reflect the runoff that will be collected by each proposed stormwater BMP.
11. Please update the plans to show dimensional data for each proposed infiltration bed including bottom of bed elevations and outlet invert elevations.



12. It appears that infiltration beds 1B and 2B are proposed in locations that had failed infiltration tests. Please revise the design so infiltration is not proposed in locations of failed infiltration tests.
13. §245-22.A(1)(c) – Please provide calculations to show that all stormwater BMPs proposing infiltration can fully infiltrate the retention volume in 96 hours.
14. Please provide calculations to show how the §245-23 Water Quality requirements are met.
15. Please provide calculations to show how the §245-27.F requirements are met.
16. Please provide stormwater piping profiles including all crossing utilities.
17. Please provide an overflow outlet structure for the proposed stormwater systems.
18. Please revise the stormwater report to include a soil inventory report of the project site that details the soil types and boundaries.
19. 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 this time.

Sanitary Sewer

1. The sanitary sewer easement for the existing sewer must be shown on the drawings.
2. There shall be no plantings in the existing or proposed sanitary sewer easements.
3. The foundations for the houses on Lot #1 and Lot #2 appear to be less than 10 feet from the existing sanitary sewer main. The applicant must consider relocating the existing sanitary sewer main.
4. The Radnor Township frame and cover detail must be added to the plan. We have attached a copy for your use.

General

5. It must be noted who the owner of the cul-de-sac will be (Public or Private). Who will be the owner of the property along the easterly side of the cul-de-sac? It must be noted who the owner of the
6. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.
7. The attached tree protection detail from Rockwell and Associates must be added to the plan.

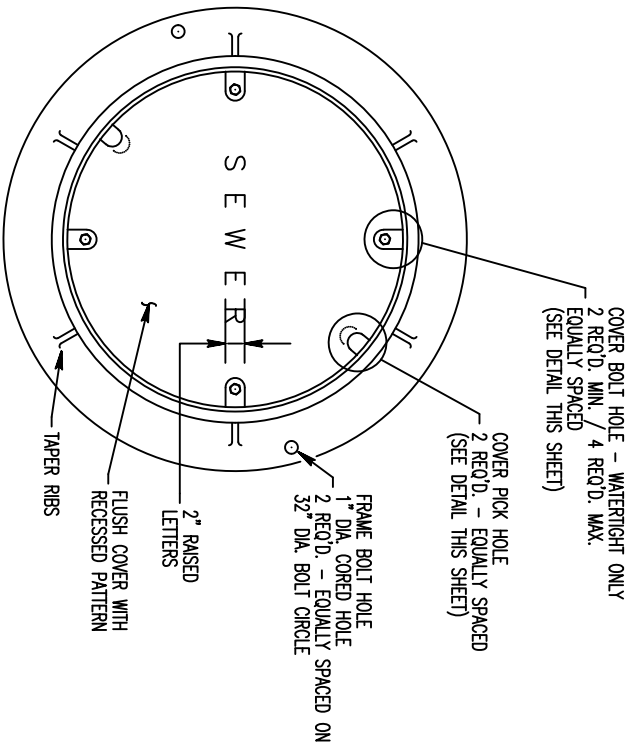
If you have any questions or require any additional information, please contact me.

Very truly yours,

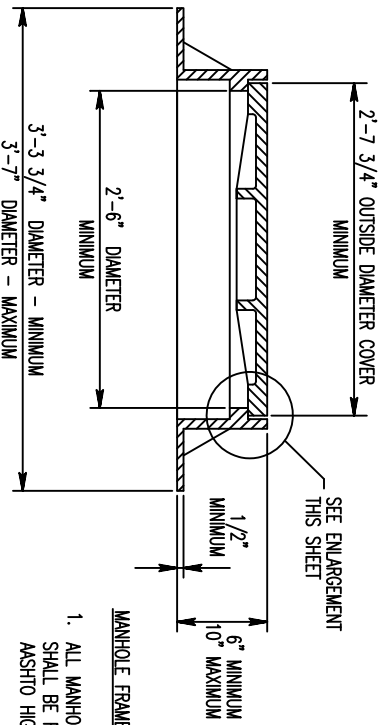
GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to be 'R. Phillips', with a large, stylized initial 'R' and a horizontal line extending to the right.

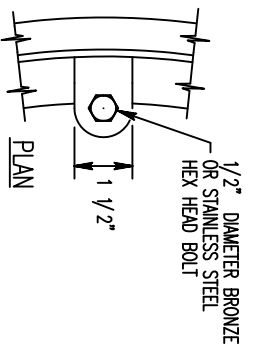
Roger A. Phillips, P.E.  
Senior Project Manager



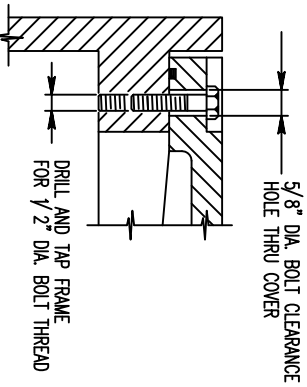
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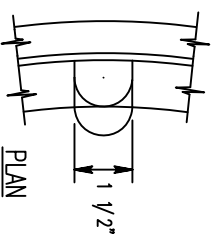
SECTIONAL ELEVATION



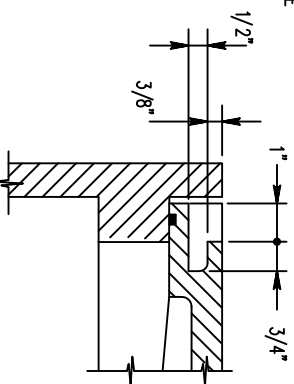
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SECTIONAL ELEVATION



PLAN

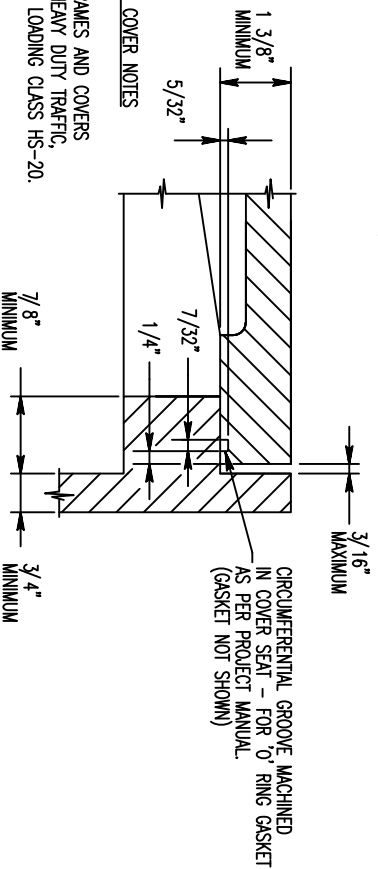


SECTIONAL ELEVATION

**COVER BOLT HOLE**  
REQUIRED ONLY ON MANHOLES DESIGNATED TO HAVE "WATERTIGHT" COVERS

**COVER PICK HOLE**

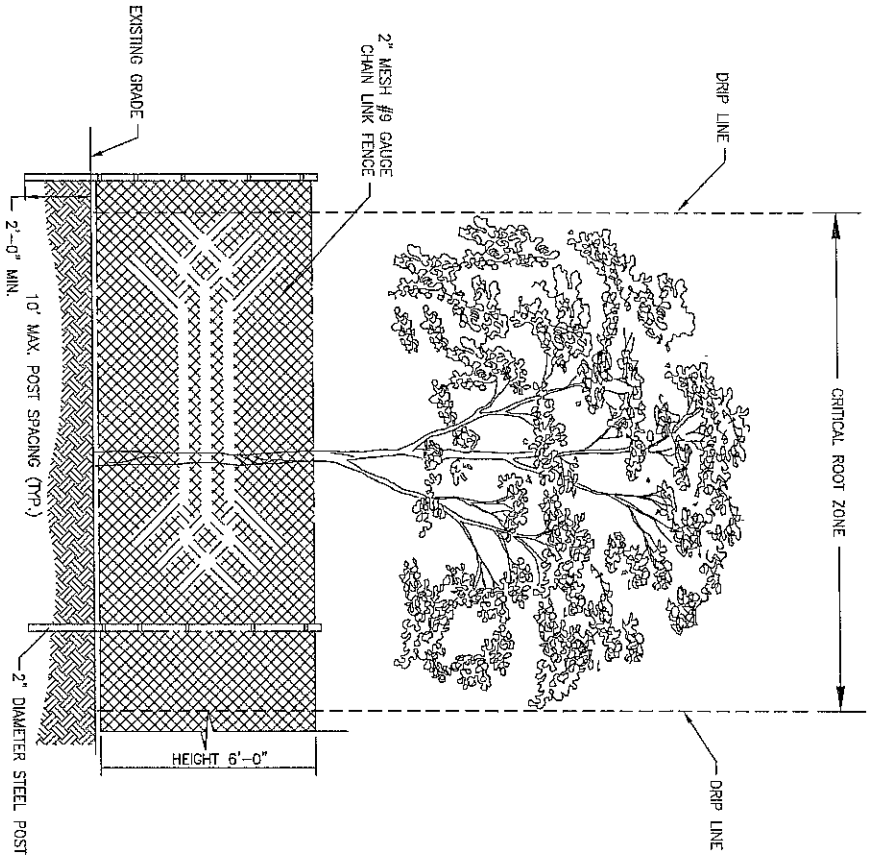
**MANHOLE FRAME AND COVER NOTES**  
1. ALL MANHOLE FRAMES AND COVERS SHALL BE FOR HEAVY DUTY TRAFFIC, ASPHALT HIGHWAY LOADING CLASS HS-20.



ENLARGEMENT

**STANDARD AND WATERTIGHT MANHOLE FRAME AND COVER**



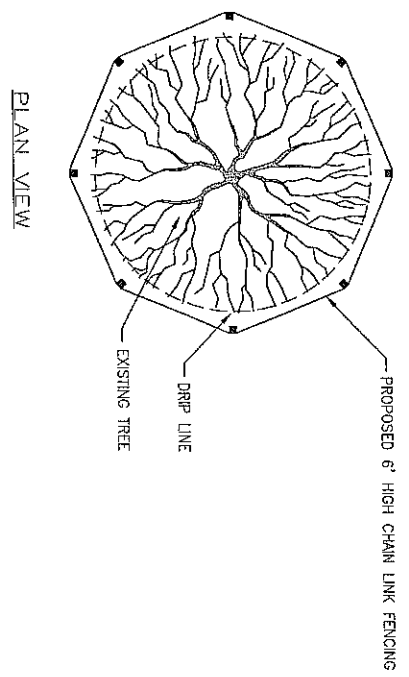


- DO NOT:
- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
  - B. Store materials, stockpile soil, or park, or drive vehicles within the TPZ.
  - C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Consulting Arborist.
  - D. Allow fires under and adjacent to trees.
  - E. Discharge exhaust into foliage.
  - F. Secure cables, chains, or ropes 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 DETAIL**  
NO SCALE

**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.
- 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 not closer than 2" from the trunk of any tree. Fence posts shall be 20" 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 agrees 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 determined that tree protection fencing 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 trunk. 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 also be used as a trunk wrap by calling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.



**ROCKWELL**  
ASSOCIATES, LLC  
Arboriculture ♦ Urban Forestry ♦ Horticulture  
Consulting ♦ Planning ♦ Management

P.O. Box 542, Ridley Park, PA 19078  
Phone (610) 731-7969  
Fax (610) 521-0108  
lhtrees@verizon.net  
www.rockwellconsultants.com



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** October 23, 2020

**To:** Steve Norcini, P.E.

**From:** Damon Drummond, P.E., PTOE

**cc:** Leslie Salsbury, P.E.

**Reference:** Hamilton Properties  
Preliminary Land Development  
Radnor Township, Delaware County  
Transportation Review 1

G&A #20-10016

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Our transportation department has completed a review for the Preliminary Subdivision and Land Development plans prepared for Hamilton Properties. We offer the following comments for your consideration:

**A. PROJECT DESCRIPTION**

The Applicant, Hamilton Properties, is proposing to subdivide the property into 9 building lots and construct a single-family detached dwelling and related improvements on each lot.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Subdivision and Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for Hamilton Properties, consisting of 14 sheets and dated August 27, 2020.
2. Traffic Impact Assessment prepared by F. Tavani and Associates, Inc., dated August 25, 2020.
3. Cover Letter prepared for Radnor Township, prepared by Kaplin Stewart Meloff Reiter & Stein, PC, dated September 24, 2020.
4. Subdivision and Land Development Application.

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-27.B(3)(c) & 255-27.C(1) – Eagle Road is classified as a major collector with a required right-of-way of 80 feet and a 48 foot cartway width. The existing cartway width along the site frontage is 18 feet with a 40-foot right-of-way width. The Applicant is

- proposing a 30-foot right-of-way half-width. A 40-foot half-width right-of-way and a 24-foot half-width cartway is required along the site frontage.
2. §255-27.G – Revise the Road A profile to include the following:
    - i. Existing and proposed grades
    - ii. Label centerline of Eagle Road
    - iii. Label existing and proposed edge of cartway
  3. §255-27.H(3) – In all districts, no fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front, side or rear yard which is within the clear sight triangle. Provide 30-foot clear sight triangle on the landscaping plan per §255, Attachment 255a (Page 1:1).
  4. §255.27.H(6) – The minimum curb radii at street intersections shall be 25 feet for local streets. Revise the plans to comply with this section and to clearly label the proposed curb radii.
  5. §255-28.B – Provide the available and required sight distance on the plan.
  6. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. We recommend five-foot sidewalks be provided, where possible. Revise the plans to clearly label the width of the proposed sidewalks.
  7. §255-37.F – Provide a detail indicating continuous grade for sidewalk across driveways and a maximum cross slope of 2%. Revise the driveway detail accordingly.
  8. 255-96.D – Curb ramps shall be provided at the Road A intersection in accordance with ADA standards. Provide 5-scale details including dimensions, spot elevations and grades in order to verify constructability.

**D. TRAFFIC IMPACT ASSESSMENT COMMENTS:**

1. The Traffic Impact Study was conducted following acceptable standards. There are very minor technical analysis input discrepancies which will not impact the overall conclusions. We find the Traffic Impact study acceptable.

**E. GENERAL TRANSPORTATION COMMENTS:**

1. A crosswalk detail is provided but a proposed crosswalk is not shown. Remove the detail if no crosswalk is proposed.
2. Provide top and bottom of curb elevations along Road A.
3. Provide a R1-1 STOP sign and W14-2 No Outlet sign at the intersection of Road A and Eagle Road.
4. A detail for a porous pavement road section is provided on Sheet 7. Note that the porous pavement should not be used for Road A. Clarify where the porous pavement is proposed (possibly driveways?) and update the label accordingly. Additionally, provide a detail for the pavement section proposed for Road A
5. On Sheet 8, revise the concrete pavement detail to refer to **Radnor** Township standards.

**George W. Broseman**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: [gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

September 24, 2020

**VIA FIRST CLASS MAIL AND EMAIL**

Stephen Norcini  
Township Engineer  
Township of Radnor  
301 Iven Avenue  
Wayne, PA 19087

**RE: Dorrance Hamilton Estate – Eagle Road Subdivision – Radnor Township  
Preliminary Subdivision & Land Development Application  
Our Reference: 15709.1**

Dear Mr. Norcini:

I represent the Trustees of the Dorrance Hamilton 3/15/1996 Revocable Agreement of Trust (“**Applicant**”), the owner of the property at Folio No. 36-01-00541-01 located along Eagle Road in Radnor Township (“**Property**”). The Applicant is proposing to subdivide the Property into nine (9) building lots and construct a single-family detached dwelling and related improvements on each lot as generally shown on the plans included with this letter (“**Project**”). On behalf of the Applicant, I am filing electronic copies of the following:

1. Eighteen (18) copies of the Preliminary Land Development application;
2. Eighteen (18) copies of the Delaware County Planning Commission review application;
3. Eighteen (18) copies of the plan set entitled “Eagle Road Subdivision Preliminary Subdivision and Land Development Plan Set,” prepared by SITE Engineering Concepts, LLC, dated August 27, 2020;
4. Six (6) copies of a stormwater management report titled “Post Construction Stormwater Management Analysis,” prepared by SITE Engineering Concepts, LLC, dated August 27, 2020;

5. Eighteen (18) copies of a title report that includes the Property known as Folio #36-01-00541-01, together with attachments. It is noted that the title report also pertains to other lands owned by Applicant that are not part of this Application. The Property is identified as "Premises C" in the title report. The title report contains the deed for the Property;
6. Eighteen (18) copies of the narrative for the sewer planning module for the Project, dated August 24, 2020, prepared by HILBEC Engineering & Geosciences, LLC;
7. Eighteen (18) copies of a traffic impact study prepared by F. Tavani & Associates, dated August 25, 2020;
8. Eighteen (18) copies of a copy of a letter from Aqua Pennsylvania, Inc. to SITE Engineering Concepts, LLC, dated March 25, 2020, regarding the availability of public water for the Project;
9. An electronic copy of all submitted materials;
10. Two (2) hardcopy checks to be mailed to the Township and an electronic photo of the following:
  - a. A \$50.00 check made payable to the Township of Radnor, the applicable Preliminary Land Development application fee;
  - b. A \$16,950.00 check made payable to the Township of Radnor, the applicable Professional Services Account fee.

Please submit the applications and plans to the appropriate Township staff, consultants and bodies for review, and public meetings. Please provide us with copies of all reviews, communications, notices and other documentation relating to these applications, or related to the Property, as soon as they are generated and/or received.

If you have any questions or require any further information, please contact me. Thank you for your attention to this matter.

Sincerely,



George W. Broseman

GWB:DPR



Stephen Norcini  
September 24, 2020  
Page 3

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Enclosures

cc via email: Haverford Properties, Inc.  
SITE Engineering Concepts, LLC

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property Eagle Road - Parcel ID #36-01-00541-01

Zoning District R-4 Residential District Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$5,025.00 Ward No. 1 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner \_\_\_\_\_

Name Trustees of the Dorrance H. Hamilton 3/15/96 Revocable Agreement of Trust

Address c/o George W. Broseman, Esq., 910 Harvest Dr., P.O. Box 3037,  
Blue Bell, PA 19422

Telephone 610-941-2459 Fax 610-684-2005 Cell N/A

Email gbroseman@kaplaw.com

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name SITE Engineering Concepts, LLC

Address P.O. Box 1992, Southeastern, PA 19399

Telephone 610-240-0450 Fax 610-240-0451

Email rlambert@site-engineers.com

Area of property 3.75 acres (+/-) Area of disturbance 3 acres (+/-)

Number of proposed buildings 9 Proposed use of property Single-Family Residential

Number of proposed lots 9

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary X Final \_\_\_\_\_ Revised \_\_\_\_\_

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

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

N/A

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

N/A

Individual/Corporation/Partnership Name

Trustees of Dorrance H. Hamilton 3/15/96 Revocable Agreement of Trust

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

George W. Broseman

Print Name George W. Broseman - Attorney for Applicant

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.

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

Trustees of the Dorrance Hamilton

Name 3/15/96 Revocable Agreement of Trust E-mail gbroseman@kaplaw.com

c/o George W. Broseman, Esquire, 910 Harvest Drive,

Address P.O. Box 3037, Blue Bell, PA 19422 Phone 610-941-2459

Name of Development Hamilton Trust Property/Eagle Road

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm SITE Engineering Concepts, LLC Phone 610-240-0450

Address P.O. Box 1992, Southeastern, PA 19399

Contact Robert Lambert, P.E. E-mail rlambert@site-engineers.com

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

Zoning District R-4 Residence District

Tax Map # 36/ 11/ 349

Tax Folio # 36/ 01/ 00541 / 01

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The Applicant proposes to subdivide the property into nine lots and construct one single-family detached dwelling on each lot, and other related improvements.

Total Site Area 3.75 Acres  
Size of All Existing Buildings 0 Square Feet  
Size of All Proposed Buildings 14,400 Square Feet  
Size of Buildings to be Demolished 0 Square Feet

George W. Broseman

George W. Broseman

Print Developer's Name  
Attorney for Applicant

*George W. Broseman*

Developer's Signature  
Attorney for Applicant, Trustees of the Dorrance Hamilton 3/15/96 Revocable Agreement of Trust

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting \_\_\_\_\_

Local Governing Body Regular Meeting \_\_\_\_\_

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

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title of Designated Municipal Official

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Official's Signature

\_\_\_\_\_  
Date

**FOR DCPD USE ONLY**

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

**Applications with original signatures must be submitted to DCPD.**

*Part of 36-01-00541-00*  
*D309031ED-A-004ED*  
Commonwealth Land Title Insurance Co  
2 Logan Square - Suite 500  
18th and Arch Streets  
Philadelphia, PA 19103

4

### DEED OF CONFIRMATION

THIS INDENTURE is made this 8<sup>th</sup> day of November, 2001, by DORRANCE H. HAMILTON, MARGARET H. DUPREY, N. PETER HAMILTON, S. MATTHEWS V. HAMILTON, JR., AND BARBARA R. COBB, TRUSTEES UNDER AGREEMENT DATED MARCH 15, 1996 AS AMENDED (hereinafter collectively called the "Grantors"), and DORRANCE H. HAMILTON, MARGARET H. DUPREY, N. PETER HAMILTON, S. MATTHEWS V. HAMILTON, JR., AND BARBARA R. COBB, TRUSTEES UNDER AGREEMENT DATED MARCH 15, 1996, AS AMENDED (hereinafter collectively called the "Grantees").

WITNESSETH, that the Grantors, for and in consideration of the sum of [REDACTED] lawful money of the United States of America, unto it well and truly paid by the Grantees, 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 premises described as follows:

ALL THAT CERTAIN lot or piece of ground located at 205 Strafford Avenue, Lot 2, situate in the Township of Radnor, County of Delaware, Pennsylvania, and more particularly described in Exhibit "A" attached hereto and forming a part hereof.

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 any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the Grantors, as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

UNDER AND SUBJECT to all matters of record, to the extent valid and enforceable.

TO HAVE AND TO HOLD the said lot or piece of ground above described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantees and their heirs and assigns, to and for the only proper use and behoof of the Grantees and their heirs and assigns forever, UNDER AND SUBJECT as aforesaid.

AND the Grantors, for themselves, and their respective successors, do covenant promise and agree to and with the Grantees, and their respective heirs and assigns, by these presents, that they, the said Grantors, for themselves and their respective successors, have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered in title, charge, estate or otherwise howsoever, UNDER AND SUBJECT,

1-PH/1508011.1

*Transfer from Grantors To themselves Therefore TAX EXEMPT.*

DELAWARE COUNTY



DT-0880

RD BK02302-0410  
2001636027 11/20/2001 02:26:01 PM 4  
RCD FCC \$67.00

EXHIBIT "A"

205 STRAFFORD AVENUE  
LOT 2  
RADNOR TOWNSHIP, DELAWARE COUNTY  
PENNSYLVANIA

All that certain piece or parcel of land situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, being known as "Lot 2" and being bound and described according to a plan entitled "205 Strafford Avenue & 321 Eagle Road, Lot Line Change Plan, Prepared For Mrs. S. M. V. Hamilton" dated July 20, 2001 and last revised October 15, 2001 as prepared by Yerkes Associates, Inc., Rosemont, PA and being more particularly described as follows:

BEGINNING at a point in the center of Strafford Avenue (40 feet wide), said point being measured North 24 degrees 55 minutes 00 seconds West, in the center of said Strafford Avenue, 383.09 feet from a point formed by the intersection of the center of said Strafford Avenue and the center of Eagle Road (40 feet wide), thence extending from said point of BEGINNING, in the center of Strafford Avenue North 24 degrees 55 minutes 00 seconds West, 40.00 feet to a point; thence crossing the northeasterly right-of-way line of Strafford Avenue and extending along the southeasterly property line of lands now or formerly of Joseph & Joann Marcos North 64 degrees 58 minutes 00 seconds East, 272.15 to a point, a marble monument; thence extending along the northeasterly property line of lands now or formerly of said Marcos, lands now or formerly of John & Kathryn Brooks, lands now or formerly of Guy & Deborah Vanderlaag and lands now or formerly of Janet Wiley North 24 degrees 55 minutes 00 seconds West, 422.22 feet to a point, an iron pin set, on the southeasterly property line of lands now or formerly of Frederick & Cynthia Hansen; thence extending along said southeasterly property line of lands of said Hansen North 65 degrees 05 minutes 00 seconds East, 165.00 feet to a point on the southwesterly property line of lands now or formerly of Ann Clothier; thence extending along said southwesterly property line of lands of said Clothier and lands now or formerly of Edward & Kathleen Kerpius South 24 degrees 55 minutes 00 seconds East, 422.22 feet to a point, an iron pin; thence extending along the southwesterly property line of lands now or formerly of Gwendolyn Brown, lands now or formerly of Marie Rolleri, lands now or formerly of Honor Chapin Maxfield, lands now or formerly of Christine Carey and lands now or formerly of Vahe Torunian & Mary Beth Fischer South 36 degrees 17 minutes 00 seconds East, 257.67 feet to a point, an iron pin; thence extending along the northwesterly property line of Lot 3 (as shown on said plan) South 64 degrees 58 minutes 00 seconds West, 12.00 feet to a point; thence extending along the southwesterly property line of said Lot 3 South 25 degrees 02 minutes 00 seconds East, crossing the northwesterly right-of-way line of Eagle Road, 170.00 feet to a point in the center of said Eagle Road; thence extending in the center of Eagle Road South 64 degrees 58 minutes 00 seconds West, 204.13 feet to a point; thence crossing over a marble monument on the northwesterly right-of-way line of Eagle Road and extending along the northeasterly property line of Lot 1 (as shown on said plan) North 24 degrees 55 minutes 00 seconds West, 383.06 feet to a point; thence extending along the northwesterly property line of the aforementioned Lot 1 South 64 degrees 58 minutes 00 seconds West, recrossing the aforementioned northeasterly right-of-

way line of Strafford Avenue, 272.15 feet to the first mentioned point and place of BEGINNING.

Containing: Three and Seven Hundred Fifty One-Thousandths (3.750 Acres) parts of an acre,  
be the same more or less.

BEING part of the same premises which Richard C. Foster, Timothy Foster and Benjamin R. Foster, Co-Executors of the Estate of Richard W. Foster, granted and conveyed unto Dorrance H. Hamilton, Trustee under Agreement dated March 15, 1996, by deed dated March 22, 2000 and recorded March 30, 2000 in Delaware County, Pennsylvania in Deed Book 281. 1996 page 1918.



THE PURPOSE OF THIS DEED OF CONFIRMATION IS TO CLARIFY THE LEGAL DESCRIPTION AS TO THE REMAINING PORTION OF THE PROPERTY OWNED BY GRANTOR/GRANTEE.

IN WITNESS WHEREOF the Grantors have caused this Deed to be duly executed the day and year first above written.

*Cynthia Smith*

*Dorrance H. Hamilton* (Seal)  
DORRANCE H. HAMILTON,  
Trustee under Agreement  
dated March 15, 1996, as amended

*Margaret H. Duprey* (Seal)  
MARGARET H. DUPREY,  
Trustee under Agreement  
dated March 15, 1996, as amended

*N. Peter Hamilton* (Seal)  
N. PETER HAMILTON,  
Trustee under Agreement  
dated March 15, 1996, as amended

*S. Matthews V. Hamilton, Jr.* (Seal)  
S. MATTHEWS V. HAMILTON, JR.,  
Trustee under Agreement  
dated March 15, 1996, as amended

*Barbara R. Cobb* (Seal)  
BARBARA R. COBB,  
Trustee under Agreement  
dated March 15, 1996, as amended

COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
COUNTY OF Delaware :

On this 8<sup>th</sup> day of November, 2001, before me, a notary public, the undersigned officer, personally appeared Dorrance H. Hamilton, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in the capacity stated therein for the purposes therein contained.

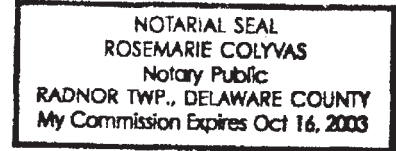
In witness whereof, I hereunto set my hand and official seal.

(NOTARIAL SEAL)



Rosemarie Colyvas  
Notary Public

My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
COUNTY OF Delaware :

On this 8<sup>th</sup> day of November, 2001, before me, a notary public, the undersigned officer, personally appeared Margaret H. Duprey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in the capacity stated therein for the purposes therein contained.

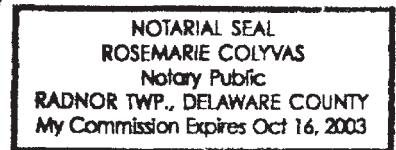
In witness whereof, I hereunto set my hand and official seal.

(NOTARIAL SEAL)



Rosemarie Colyvas  
Notary Public

My Commission Expires:




COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF Delaware :

On this 8<sup>th</sup> day of November, 2001, before me, a notary public, the undersigned officer, personally appeared N. Peter Hamilton, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity stated therein for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(NOTARIAL SEAL)

  
Rosemarie Colyvas  
Notary Public

My Commission Expires:


NOTARIAL SEAL  
ROSEMARIE COLYVAS  
Notary Public  
RADNOR TWP., DELAWARE COUNTY  
My Commission Expires Oct 16, 2003

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF Delaware :

On this 8<sup>th</sup> day of November, 2001, before me, a notary public, the undersigned officer, personally appeared S. Matthews V. Hamilton, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity stated therein for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(NOTARIAL SEAL)

  
Rosemarie Colyvas  
Notary Public

My Commission Expires:

NOTARIAL SEAL  
ROSEMARIE COLYVAS  
Notary Public  
RADNOR TWP., DELAWARE COUNTY  
My Commission Expires Oct 16, 2003

COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
COUNTY OF Delaware :

On this 8<sup>th</sup> day of November, 2001, before me, a notary public, the undersigned officer, personally appeared Barbara R. Cobb, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in the capacity stated therein for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(NOTARIAL SEAL)



*Rosemarie Colyvas*  
Notary Public

My Commission Expires:

NOTARIAL SEAL  
ROSEMARIE COLYVAS  
Notary Public  
RADNOR TWP., DELAWARE COUNTY  
My Commission Expires Oct 16, 2003

*Book of 3601 0000  
175*

RETURN TO:  
COMMONWEALTH TRUSTING CO.  
220 N. MARKET STREET  
PHILADELPHIA, PA 19106  
ATTN: RECORDS DEPARTMENT

**DEED OF CONFIRMATION**

**DORRANCE H. HAMILTON, MARGARET H. DUPREY, N. PETER HAMILTON,  
S. MATTHEWS V. HAMILTON, JR., AND BARBARA R. COBB, TRUSTEES UNDER AGREEMENT  
DATED MARCH 15, 1996, AS AMENDED**


to

**DORRANCE H. HAMILTON, MARGARET H. DUPREY, N. PETER HAMILTON,  
S. MATTHEWS V. HAMILTON, JR., AND BARBARA R. COBB, TRUSTEES UNDER AGREEMENT  
DATED MARCH 15, 1996, AS AMENDED**

Premises: 205 Strafford Avenue  
Lot 2  
Radnor Township, Delaware County, PA

Return recorded document  
to: George W. Moore, Esquire  
Morgan, Lewis & Bockius LLP  
1701 Market Street  
Philadelphia, PA 19382

I hereby certify that  
the correct address of the  
Grantee is: 205 Strafford Avenue  
Radnor, Pennsylvania

By:   
For Grantee

6  
RETURN TO:  
Chicago Title Insurance Co  
1601 Market Street, Ste. #2550  
Philadelphia, PA 19103  
8103-00452 (36)

**This Indenture** Made this 17<sup>th</sup> day of October, 2003

**Between** James W. Lament and Elizabeth A. Ashdale-Lament  
(hereinafter called the Grantors)

AND

Trustees Under Agreement of Trust dated March 15, 1996 as Amended,  
Dorrance H. Hamilton, Settlor  
(hereinafter called the Grantees)

**Witnesseth** That the said Grantor for and in consideration of the sum of [redacted] lawful money of the United States of America, unto them well and truly paid by the said Grantees 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 Grantees, their successors and assigns.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania and described according to a Map or Property of Edwin I. Myskowski, et ux, made by Yerkes Engineering Co., Surveyors, Bryn Mawr, PA, dated 1/3/1969 as follows, to wit:

BEGINNING at a point on the middle line of Forrest Lane of variable widths at the distance of 674.37 feet measured Southeastwardly along said middle line of Forrest Lane from the center line of Old Eagle School Road; thence extending from said point of beginning North 65 degrees 07 minutes 00 seconds East, along the Strafford Realty Company Subdivision Plan 129.79 feet to a point; thence extending South 23 degrees 47 minutes 00 seconds East along land now or late of J. B. Parker, 79.06 feet to a point; thence extending South 65 degrees 07 minutes 00 seconds West along Lot No. 2 on said plan 123 feet to a point on the middle line of Forrest Lane, aforesaid; thence extending along the same, the two following courses and distances: (1) North 23 degrees 47 minutes 00 seconds West 43.46 feet to a point; and (2) North 34 degrees 37 minutes 00 seconds West 36.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING Folio Number 36-01-00236-02

RD BK02991-1480  
2003144115 10/28/2003 10:52:44 AM  
RECEIVED \$54.00 PA. STATE TAX \$4.500.00 SIT. TAX \$3.200.00  
DELAWARE COUNTY  
THOMAS J. JUDGE SR. REC.

Power-Deed



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT 200003  
HARRISBURG, PA 17126-0003

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Value	\$ 3,300.00
Book Number	2971
Page Number	1470
Date Recorded	10/17/03

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s)

## A - CORRESPONDENT - All inquiries may be directed to the following person:

Name	Chicago Title Insurance Company	Telephone Number	
Street Address	1601 Market Street	Area Code	215 568-4800
City	Philadelphia	State	PA
		Zip Code	19103

## B - TRANSFER DATA

Grantor(s)/Lessor(s)	James W. Lament & Elizabeth Lament	Date of Acceptance of Document	
Street Address	18 Forrest Road	Grantee(s)/Lessee(s) Trustee	under Agreement of Trust dated 3/15/96 as amended
City	Wayne	Street Address	18 Forrest Road
State	PA	City	Wayne
Zip Code	19087	State	PA
		Zip Code	19087

## C - PROPERTY LOCATION

Street Address	18 Forrest Road	City, Township, Borough	Radnor
County	Delaware	School District	Radnor
		Tax Parcel Number	36-01-00236-02

## D - VALUATION DATA

1. Actual Cash Consideration		2. Other Consideration		3. Total Consideration	
		+		=	
4. County Assessed Value		5. Common Level Ratio Factor		6. Fair Market Value	
		X		=	

## E - EXEMPTION DATA

1a. Amount of Exemption Claimed		1b. Percentage of Interest Conveyed	
---------------------------------	--	-------------------------------------	--

2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
  - Transfer to Industrial Development Agency
  - Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
  - Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
  - Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
  - Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
  - Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<i>[Signature]</i>	10/17/03

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

BEING the same premises which Madeline L. Fisher, by Indenture bearing date April 29, 2003 and recorded MAY 5, 2003 in the Office of the Recorder of Deeds, in and for the County of Delaware in Volume 2761 page 2189 etc., granted and conveyed unto James W. Lament and Elizabeth A. Ashdale-Lament, Husband and Wife, in fee

(Remainder of page intentionally left blank)



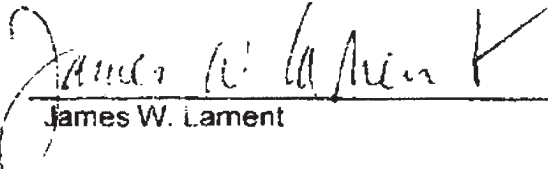
**Together** with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

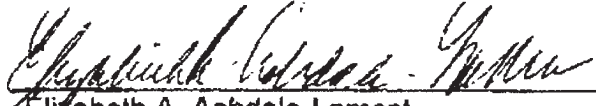
**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected; with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their successors and assigns to and for the only proper use and behoof of the said Grantees, their successors and assigns, forever

**And** the said Grantors, for themselves, their heirs, executors, administrators do by these presents, covenant, grant and agree, to and with the said Grantees, their successors, and assigns, that they the said Grantors, their heirs, all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their successors and assigns, against them the said Grantors, their heirs and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them or any of them shall and will WARRANT and forever DEFEND.

**In Witness Whereof**, the said Grantors have caused these presents to be duly executed dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US

  
\_\_\_\_\_  
James W. Lament (SEAL)

  
\_\_\_\_\_  
Elizabeth A. Ashdale-Lament (SEAL)



# DEED

Grantor: James W. Lament and Elizabeth A. Ashdale-Lament

## TO

Grantee: Trustees Under Agreement of Trust dated March 15,  
1996, as Amended, Dorrance H. Hamilton, Settlor

PREMISES: 18 Forrest Lane  
Folio Number 36-01-00236-02  
Radnor Township  
Delaware County

The address of the above named Grantees is.

Suite 316  
200 Eagle Road  
Wayne, PA 19987

Certified by: Gilbert N. [Signature]

PREPARED BY AND RETURN TO:

Chicago Title Insurance Company  
Suite 1325  
1515 Market Street  
Philadelphia, PA 19102  
8109-25100(9)

RD BK04569-0060

DT-DEED

2009038189 06/23/2009 01:57:53 PM:1

RCD FEE: \$100.00



36-RADNOR \$0.00

THOMAS J. JUDGE SR. ROD

DELAWARE  
COUNTY

**This Indenture** Made this 24th day of April, 2009

Between DORRANCE H. HAMILTON, a/k/a DORRANCE HILL HAMILTON,  
of Boca Grande, Florida  
(hereinafter called the Grantor)

AND

DORRANCE H. HAMILTON, MARGARET H. DUPREY, NATHANIEL PETER  
HAMILTON, JR., S. MATTHEWS V. HAMILTON, JR., and BARBARA R. COBB,  
TRUSTEES of the DORRANCE H. HAMILTON MARCH 15, 1996 REVOCABLE  
AGREEMENT OF TRUST  
(hereinafter called the Grantees)

**Witnesseth** that the said Grantor for and in consideration of the sum of  
[REDACTED] lawful money of the United States of America, unto her well and  
truly paid by the said Grantees 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 Grantees, their successors and assigns;

**PREMISES "A"**

**ALL THAT CERTAIN** lot or tract of land with the buildings and improvements thereon  
erected, Situate in the Township of Radnor, County of Delaware, Commonwealth of  
Pennsylvania, described according to a survey thereof, made by John F. Kauffman,  
Civil Engineer on September 22, 1886, as follows, to wit:

**BEGINNING** at a point in the center line of a public road leading from the Philadelphia and Lancaster Turnpike to the Gulf Road and known as the Eagle Road, where the center line of a new Avenue leaving to Eagle Station meets the said center line of the said Eagle Road; thence along the center line of the said new Avenue North twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet; thence by a line parallel with the said Eagle Road and along the line of land conveyed by Henry D. Hughes and wife to Richard T. McCarter, Jr., South sixty four degrees, fifty eight minutes West two hundred seventy two and fifteen one-hundredths feet to a point in line of land conveyed by William Robb to the said Clara T. Shaw; thence along the said last mentioned land by a line parallel with the aforesaid avenue South twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet to the aforesaid center line of said Eagle Road; thence along the center line of said Eagle Road North sixty four degrees, fifty eight minutes East two hundred seventy two and fifteen one-hundredths feet to the first mentioned point and place of beginning.

**ALSO ALL THAT CERTAIN** tract of land, situate in the Township and County aforesaid,

**BEGINNING** at a stone in the center line of a public road called the Eagle Road the distance of two hundred thirty eight feet and one tenths of a foot measured along the center line of the said road Northeastwardly from the corner of land now or late of John B. Thayer; thence along the said center line of the said Road North sixty four degrees, fifty eight minutes East two hundred five and seven tenths feet to a stone set for a corner in the center line of an Avenue thirty three feet wide (lately vacated); thence along the center line of the said vacated Avenue being also a line of land conveyed by Harry C. Banks and wife to the said Clara T. Shaw North twenty five degrees, two minutes West three hundred twenty and twelve one-hundredths feet to a corner of land conveyed by William Robb to Richard T. McCarter Jr.; thence along the said land of the said Richard T. McCarter Jr., South sixty four degrees, fifty eight minutes West two hundred five and seven tenths feet to a point in the middle of land of Ellwood Wilson; thence along the said land South twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet to the first mentioned point and place of beginning.

**BEING** known as 204 Strafford Avenue.

**BEING** designated as Uniform Parcel Identifier No. 36-01-00538-00.

**PREMISES "B"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware, State of Pennsylvania, described according to a survey thereof made by Wilson R. and John B. Yerkes, Civil Engineers and Surveyors of Byrn Mawr, Pennsylvania, dated June 6, 1962, as follows:

**BEGINNING** at a point in the middle of Strafford Avenue (50 feet wide) said point is at the distance of three Hundred twenty and forty-five one hundredths feet (320.45') measured North twenty-five degrees two minutes West (N 25°02' W.) along the middle of Strafford Avenue from its intersection with the middle of Eagle Road; thence leaving Strafford Avenue by land of L. Weinrich South sixty-four degrees fifty-eight minutes West (S. 64°58' W.) four hundred seventy-seven and eighty-five one hundredths feet (477.85') to an iron pin in line of land of Lecian Von Bermuth; thence partly by the same and partly by land of various owners North twenty-five degrees two minutes West (N. 25°02' W.) four hundred twenty-one and fifty one hundredths feet (481.50') to a stone; thence by land of Elisabeth J. Grant North sixty-five degrees five minutes East (N. 65°05' E.) four hundred seventy-seven and eighty-five one hundredths feet (477.85') to a point in the middle of Strafford Avenue aforesaid; thence along the middle of same South twenty-five degrees two minutes East (S. 25°02' E.) four hundred twenty and forty-five one hundredths feet (420.45') to the place of beginning.

**BEING** known as 228 Strafford Avenue.

**BEING** designated as Uniform Parcel Identifier No. 36-01-00539-00 and 36-01-00540-00.

**PREMISES "C"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Map of Property of Wallace and Warner Corporation, made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated October 24, 1946 and revised November 8, 1946, (new lot numbers) September 25, 1947, as follows, to wit:

N/A

**BEGINNING** at a spike marking the intersection of the middle lines of Fairfield Lane and Forrest Lane (both forty feet wide); thence along the middle of Forrest Lane, the two following courses and distances: (1) South thirty four degrees, thirty seven minutes East, nine and eighty four one-hundredths feet to a point; and (2) South twenty three degrees, forty seven minutes East, one hundred three feet to a point; thence leaving Forrest Lane, South sixty five degrees, seven minutes West, one hundred thirty four and eighty four one-hundredths feet to a stone; thence by other land of Wallace and Warner of which this is a part, North twenty four degrees West, one hundred seventeen and twenty nine one-hundredths feet to a point in the middle of Fairfield Lane; thence along the middle of same, North sixty seven degrees, two minutes East, one hundred thirty three and forty two one-hundredths feet to the place of beginning.

**BEING** Lot No. 12 on the above mentioned Plan.

**BEING** known as 142 Fairfield Lane.

**BEING** designated as Uniform Parcel Identifier No. 36-01-00200-00.

**PREMISES "D"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon to be erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania and described according to a Map of Property of Edwin T. Myskowski, et ux made by Yerkee Engineering Co., Surveyors, Bryn Mawr, Pennsylvania dated January 3, 1969 and last revised February 3, 1969 as follows:

**BEGINNING** at a point in the middle line of Forrest Lane (proposed to be opened to the width of 30 feet), which said point is measured, the two following courses and distances along said middle line from its intersection with the extended middle line of Fairfield Lane (forty feet wide): (1) from said point of intersection South thirty four degrees, thirty seven minutes East, nine and eighty four one hundredths feet and (2) South twenty three degrees, forty seven minutes East, forty three and forty six one-hundredths feet to the point and place of beginning; thence extending from said beginning point leaving Forest Lane by other land of Edwin T. Myskowski of which this was a part, North sixty five degrees seven minutes East, one hundred twenty three feet to a point in line of land now or late of J.B. Parker; thence extending along said land South twenty three degrees, forty seven minutes East, fifty nine and fifty four one-hundredths feet to a point a corner of land now or late of Lecian Von Bermuth; thence extending along said land South sixty five degrees, seven minutes West, one hundred twenty three feet to a point in the middle line of Forest Lane aforesaid; thence extending along the middle line of same North twenty three degrees, forty seven minutes West, fifty nine and fifty four one-hundredths feet to the place of beginning.

N/A

**BEING** Lot No. 2 as shown on said Plan.

**BEING** known as 22 Forrest Lane.

**BEING** designated as Uniform Parcel Identifier No. 36-01-00236-03.

**BEING AS TO PREMISES "A"** the same premises which H. Everett Shore, III, Straw Party by deed dated 6/3/1977 and recorded 6/10/1977 in the Office of the Recorder of Deeds in and for the County of Delaware in Deed Book 2609 page 716, granted and conveyed unto Dorrance H. Hamilton, in fee.

**BEING AS TO PREMISES "B"** the same premises which Thomas Hart and S. Leonard Kent, Jr., Executors under the Will of J. Brooks B. Parker, deceased by Deed dated 6/27/1952 and recorded 7/2/1952 in the Office of the Recorder of Deeds in and for the County of Delaware in Deed Book 1532 page 347, granted and conveyed unto Dorrance Hill Hamilton, in fee.

**BEING AS TO PREMISES "C"** the same premises which Gerard V. Cavanaugh and Danielle Cavanaugh, his wife by Deed dated 7/1/1985 and recorded 7/15/1985 in the Office of the Recorder of Deeds in and for the County of Delaware in Volume 251 page 1525, granted and conveyed unto Dorrance H. Hamilton, in fee.

**BEING AS TO PREMISES "D"** the same premises which H. Everett Shore, III, Straw Party by Deed dated 1/19/1984 and recorded 2/23/1984 in the Office of the Recorder of Deeds in and for the County of Delaware in Volume 139 page 983, granted and conveyed unto Dorrance H. Hamilton, in fee.



**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 any wise 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, as well at law as in equity, of, in, and to the same.

**UNDER AND SUBJECT**, nevertheless to matters of record, to the extent valid and enforceable, subsisting and in fact affect title to the property or any part thereof.

**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected; with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their successors and assigns to and for the only proper use and behoof of the said Grantees, their successors and assigns, forever. Under and subject, as aforesaid.

**And** the said Grantor, for herself, her heirs, executors and administrators does by these presents, grant, covenant, promise and agree, to and with the said Grantees, their successors and assigns, that she the said Grantor, her heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the appurtenances unto the said Grantees, their successors and assigns, against her the said Grantor, her heirs and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, her, them or any of them shall and will, **UNDER AND SUBJECT** as aforesaid, **WARRANT** and forever **DEFEND**.

In Witness Whereof, the said Grantor has caused these presents to be duly executed and dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US

*Dorrance H. Hamilton* (SEAL)  
Dorrance H. Hamilton

*Dorrance H. Hamilton* (SEAL)  
Dorrance Hill Hamilton



REV-183 EX (11-04)



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid 0  
Book Number 4569  
Page Number 60  
Date Recorded 6/23/09

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Anthony T. Fratiante, Esquire, Morgan, Lewis & Bockius, LLP Telephone Number: \_\_\_\_\_  
Street Address: 1701 Market Street City: Philadelphia State: PA Zip Code: 19103

**B. TRANSFER DATA**

**Date of Acceptance of Document**

Grantor(s)/Lessor(s): Dorrance H. Hamilton, a/k/a Dorrance Hill Hamilton Grantee(s)/Lessee(s): Trustees of the Dorrance H. Hamilton 3/15/96 Rev. Agr. of Tr  
Street Address: \_\_\_\_\_ Street Address: Suite 316, 200 Eagle Road  
City: Boca Grande State: FL Zip Code: \_\_\_\_\_ City: Wayne State: PA Zip Code: 19087

**C. PROPERTY LOCATION**

Street Address: See Exhibit "A" City, Township, Borough: Radnor Township  
County: Delaware School District: \_\_\_\_\_ Tax Parcel Number: See Exhibit "A"

**D. VALUATION DATA**

1. Actual Cash Consideration:            2. Other Consideration:            3. Total Consideration =             
4. County Assessed Value:            5. Common Level Ratio Factor:            6. Fair Market Value = See Exhibit "A"

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed:            1b. Percentage of interest Conveyed:           

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) 72 P.S. 8102 C.3 (8.1) A transfer for no or nominal actual consideration to a trustee of a living trust from the settlor of the living trust.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent/Responsible Party: [Signature] Date: 4/24/09

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

**EXHIBIT "A"**

Section C: Street Address

204 Strafford Avenue (Premises "A")  
228 Strafford Avenue (Premises "B")  
142 Fairfield Lane (Premises "C")  
22 Forrest Lane (Premises "B")

Section C: Tax Parcel Number

Uniform Parcel Identifier No. 36-01-00538-00 (Premises "A")  
Uniform Parcel Identifier No. 36-01-00539-00 and  
No. 36-01-00540-00 (Premises "B")  
Uniform Parcel Identifier No. 36-01-00200-00 (Premises "C")  
Uniform Parcel Identifier No. 36-01-00236-03 (Premises "D")

Section D-4: County Assessed Value

██████████	(Premises "A")	
██████████	(Premises "B")	
██████████	(Premises "B")	
██████████	(Premises "C")	
██████████	(Premises "D")	
	TOTAL	██████████

Section D-6: Fair Market Value

██████████	(Premises "A")	
██████████	(Premises "B")	
██████████	(Premises "B")	
██████████	(Premises "C")	
██████████	(Premises "D")	
	TOTAL	██████████

CTIC File #08-PHI-1046

## DEED

**Grantor:** DORRANCE H. HAMILTON, a/k/a DORRANCE HILL HAMILTON

## TO

**Grantees:** DORRANCE H. HAMILTON, MARGARET H. DUPREY,  
NATHANIEL PETER HAMILTON, JR.,  
S. MATTHEWS V. HAMILTON, JR., and  
BARBARA R. COBB, TRUSTEES of the DORRANCE H. HAMILTON  
MARCH 15, 1996 REVOCABLE AGREEMENT OF TRUST

**Premises:** 204 Strafford Avenue (Premises "A")  
228 Strafford Avenue (Premises "B")  
142 Fairfield Lane (Premises "C")  
22 Forrest Lane (Premises "D")  
Township of Radnor  
County of Delaware  
Commonwealth of Pennsylvania

Uniform Parcel Identifier No. 36-01-00538-00 (Premises "A")  
Uniform Parcel Identifier No. 36-01-00539-00 and  
36-01-00540-00 (Premises "B")  
Uniform Parcel Identifier No. 36-01-00200-00 (Premises "C")  
Uniform Parcel Identifier No. 36-01-00236-03 (Premises "D")

The address of the above named Grantees is:

218 Enterprises  
Suite 316  
200 Eagle Road  
Wayne, PA 19087

Certified by: \_\_\_\_\_  


**Prepared by and Return to:**  
Kelly G. Kuschel, Esquire  
Morgan, Lewis & Bockius LLP  
1701 Market Street  
Philadelphia, PA 19103  
Telephone: 215-963-5655

RD BK06051-0040  
2017045977 08/23/2017 11:30:19 AM:1  
RCD FEE: \$145.50

DT-DEED



36-RADNOR \$0.00

THOMAS J. JUDGE SR. ROD

DELAWARE  
COUNTY

Parcel ID# 36-01-00200-00 (Premises A)  
36-01-00236-03 (Premises B)  
36-01-00236-02 (Premises C) *\*(only)*

### DEED

**THIS INDENTURE** is made this 10th day of July, 2017, to be effective as of July 19, 2017, between Francis J. Mirabello and S. Matthews V. Hamilton, Jr., Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust (also known as Agreement of Trust dated March 15, 1996 as Amended, Dorrance H. Hamilton, Settlor) ("**Grantor**"), and S. Matthews V. Hamilton, Jr. and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of S. Matthews V. Hamilton, Jr.; Margaret H. Duprey and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Margaret H. Duprey; and Nathaniel Peter Hamilton and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Nathaniel Peter Hamilton, as tenants in common in equal shares (collectively, "**Grantees**");

**WITNESSETH**, that the Grantor, for and in consideration of the sum of [REDACTED], lawful money of the United States of America, unto it well and truly paid by the Grantees, 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 Grantees, their successors and assigns, the property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the Grantor, as well at law as in equity, of, in, and to the same.

UNDER AND SUBJECT, nevertheless to all matters of record, to the extent valid, subsisting and enforceable.

TO HAVE AND TO HOLD the said lots or pieces of ground above described with the buildings and improvements thereon erected; with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their successors and assigns, to and for the only proper use and behoof of the Grantees, their successors and assigns forever, UNDER AND SUBJECT as aforesaid.

AND the said Grantor, for itself and its successors and assigns does by these presents, grant, covenant, promise and agree, to and with the said Grantees, their successors and assigns, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the appurtenances unto the said Grantees, their successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, her, them or any of them shall and will, UNDER AND SUBJECT as aforesaid, WARRANT and forever DEFEND.


[Signature Pages Follow]



IN WITNESS WHEREOF, said trustees, on behalf of Grantor, have hereunto set their hand and seal the day and year first above written.

**Dorrance H. Hamilton March 15, 1996**  
**Revocable Agreement of Trust**

By:   
Name: Francis J. Mirabello, Trustee

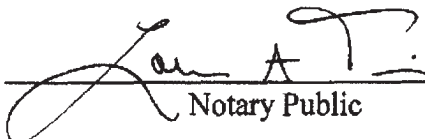
By:   
Name: S. Matthews V. Hamilton, Jr., Trustee

STATE/COMMONWEALTH OF Pennsylvania

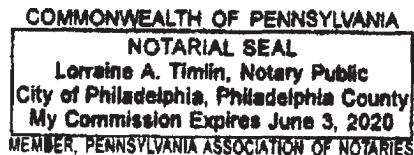
COUNTY OF Philadelphia )

On this 10<sup>th</sup> day of July, 2017, before me personally appeared Francis J. Mirabello, known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as a Trustee of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust, and that, by his signature on the instrument, he acted executed the instrument in the capacity therein stated and for the purposes therein contained.

WITNESS my hand and official seal.

  
Notary Public

My Commission expires:



STATE/Commonwealth of *Rhode Island*

COUNTY OF *Newport* )

On this 19 day of July 2017, before me personally appeared S. Matthews V. Hamilton, Jr., known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as a Trustee of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust, and that, by his signature on the instrument, he acted executed the instrument in the capacity therein stated and for the purposes therein contained.

WITNESS my hand and official seal.

*Turner C. Scott*

\_\_\_\_\_  
Notary Public

My Commission expires:

TURNER C. SCOTT  
Notary Public-State of Rhode Island  
My Commission Expires  
June 24, 2021

**EXHIBIT A**

**Legal Description of the Property**

Premises A:

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Map of Property of Wallace and Warner Corporation, made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated October 24, 1946 and revised November 8, 1946, (new lot numbers) September 25, 1947, as follows, to wit:

**BEGINNING** at a spike marking the intersection of the middle lines of Fairfield Lane and Forrest Lane (both forty feet wide); thence along the middle of Forrest Lane, the two following courses and distances: (1) South thirty four degrees, thirty seven minutes East, nine and eighty four one-hundredths feet to a point; and (2) South twenty three degrees, forty seven minutes East, one hundred three feet to a point; thence leaving Forrest Lane, South sixty five degrees, seven minutes West, one hundred thirty four and eighty four one-hundredths feet to a stone; thence by other land of Wallace and Warner of which this is a part, North twenty four degrees West, one hundred seventeen and twenty nine one-hundredths feet to a point in the middle of Fairfield Lane; thence along the middle of same, North sixty seven degrees, two minutes East, one hundred thirty three and forty two one-hundredths feet to the place of beginning.

**BEING** Lot No. 12 on the above mentioned Plan.

**BEING** known as 142 Fairfield Lane.

**BEING** designated as Uniform Parcel Identifier No. 36-01-00200-00.

Premises B:

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon to be erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania and described according to a Map of Property of Edwin T. Myskowski, et ux made by Yerkee Engineering Co., Surveyors, Bryn Mawr, Pennsylvania dated January 3, 1969 and last revised February 3, 1969 as follows:

**BEGINNING** at a point in the middle line of Forrest Lane (proposed to be opened to the width of 30 feet), which said point is measured, the two following courses and distances along said middle line from its intersection with the extended middle line of Fairfield Lane (forty feet wide): (1) from said point of intersection South thirty four degrees, thirty seven minutes East, nine and eighty four one hundredths feet and (2) South twenty three degrees, forty seven minutes East, forty three and forty six one-hundredths feet to the point and place of beginning; thence extending from said beginning point leaving Forest Lane by other land of Edwin T. Myskowski of which this was a part, North sixty five degrees seven minutes East, one hundred twenty three feet to a point in line of land now or late of J.B. Parker; thence extending along said land South twenty three degrees, forty seven minutes East, fifty nine and fifty four one-hundredths feet to a point a corner of land now or late of Lecian Von Bermuth; thence extending along said land South sixty five degrees, seven minutes West, one hundred twenty three feet to a point in the middle line of Forest Lane aforesaid; thence extending along the middle line of same North twenty three degrees, forty seven minutes West, fifty nine and fifty four one-hundredths feet to the place of beginning.

**BEING** Lot No. 2 as shown on said Plan.

**BEING** known as 22 Forrest Lane.

**BEING** designated as Uniform Parcel Identifier No. 36-01-00236-03.

Premises C:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania and described according to a Map or Property of Edwin I. Myskowski, et ux, made by Yerkes Engineering Co., Surveyors, Bryn Mawr, PA, dated 1/3/1969 as follows, to wit:

**BEGINNING** at a point on the middle line of Forrest Lane of variable widths at the distance of 674.37 feet measured Southeastwardly along said middle line of Forrest Lane from the center line of Old Eagle School Road; thence extending from said point of beginning North 65 degrees 07 minutes 00 seconds East, along the Strafford Realty Company Subdivision Plan 129.79 feet to a point; thence extending South 23 degrees 47 minutes 00 seconds East along land now or late of J. B. Parker, 79.06 feet to a point; thence extending South 65 degrees 07 minutes 00 seconds West along Lot No. 2 on said plan 123 feet to a point on the middle line of Forrest Lane, aforesaid; thence extending along the same, the two following courses and distances: (1) North 23 degrees 47 minutes 00 seconds West 43.46 feet to a point; and (2) North 34 degrees 37 minutes 00 seconds West 36.11 feet to the first mentioned point and place of beginning.

**BEING** Lot No. 1 on said Plan.

**BEING** Folio Number 36-01-00236-02

**BEING** known as 18 Forrest Lane.

**BEING AS TO PREMISES A and B** the same premises which Dorrance H. Hamilton, a/k/a Dorrance Hill Hamilton by Indenture dated April 24, 2009 and recorded on June 23, 2009 in the Office of The Recorder of Deeds in and for Delaware County, Pennsylvania, in Book 4569, Page 60, granted and conveyed unto Dorrance H. Hamilton, Margaret H. Duprey, Nathaniel Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr., and Barbara R. Cobb, Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust, in fee.

**BEING AS TO PREMISES C** the same premises which James W. Lament and Elizabeth A. Ashdale-Lament by Indenture dated October 17, 2003 and recorded on October 28, 2003 in the Office of The Recorder of Deeds in and for Delaware County, Pennsylvania, in Book 2991, Page 1480, granted and conveyed unto Trustees Under Agreement of Trust dated March 15, 1996 as Amended, Dorrance H. Hamilton, Settlor, in fee.

# Deed

Parcel ID No. 36-01-00200-00  
Parcel ID No. 36-01-00236-03  
Parcel ID No. 36-01-00236-02

**Francis J. Mirabello and S. Matthews V. Hamilton, Jr., Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust**

TO

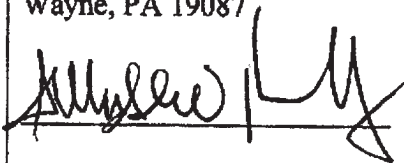
**S. Matthews V. Hamilton, Jr. and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of S. Matthews V. Hamilton, Jr.; Margaret H. Duprey and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of**

**Margaret H.**

**Duprey; and Nathaniel Peter Hamilton and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Nathaniel Peter Hamilton, as tenants in common in equal shares**

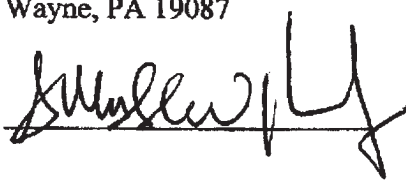
I hereby certify that the address of the Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of S. Matthews V. Hamilton, Jr. is:

218 Enterprises  
Suite 316  
200 Eagle Road  
Wayne, PA 19087



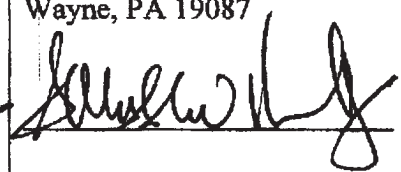
I hereby certify that the address of the Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Margaret H. Duprey is:

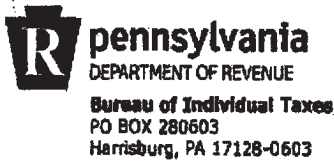
218 Enterprises  
Suite 316  
200 Eagle Road  
Wayne, PA 19087



I hereby certify that the address of the Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Nathaniel Peter Hamilton is:

218 Enterprises  
Suite 316  
200 Eagle Road  
Wayne, PA 19087





REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with Recorder's Use Only fields: State Tax Paid, Book Number, Page Number, Date Recorded.

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Barbara R. Cobb, Telephone Number: (610) 975-0517, Mailing Address: 218 Enterprises, 200 Eagle Road, Suite 316, City: Wayne, State: PA, ZIP Code: 19087

B. TRANSFER DATA

Date of Acceptance of Document: 07/19/2017, Grantor(s)/Lessor(s): See Exhibit A, Telephone Number: (610) 975-0517, Grantee(s)/Lessee(s): See Exhibit A, Telephone Number: (610) 975-0517, Mailing Address: 218 Enterprises, 200 Eagle Road, Suite 316, City: Wayne, State: PA, ZIP Code: 19087

C. REAL ESTATE LOCATION

Street Address: See Exhibit A, City, Township, Borough: Radnor Township, County: Delaware, School District: Radnor Township, Tax Parcel Number: See Exhibit A

D. VALUATION DATA

Was transaction part of an assignment or relocation? [ ] Y [X] N, 1. Actual Cash Consideration, 2. Other Consideration, 3. Total Consideration, 4. County Assessed Value, 5. Common Level Ratio Factor, 6. Computed Value

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed, 1b. Percentage of Grantor's Interest in Real Estate, 1c. Percentage of Grantor's Interest Conveyed

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. Transfer to a trust. Transfer from a trust. Transfer between principal and agent/straw party. Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. Transfer from mortgagor to a holder of a mortgage in default. Corrective or confirmatory deed. Statutory corporate consolidation, merger or division. Other (Please explain exemption claimed.) 72 P.S. 8102-C.3(9.1). TRANSFER HAS NO

NOYMAN EXCHANGE - TRANSFER TO BENEFICIARIES

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Barbara R Cobb, Date: 7/19/17

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



**Exhibit A**  
**Realty Transfer Tax Statement of Value**

**Section B: Name of Grantor**

- Francis J. Mirabello and S. Matthews V. Hamilton, Jr., Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust

**Section B: Name of Grantees**

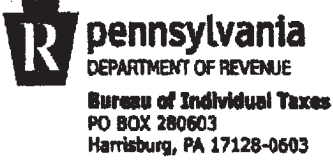
- S. Matthews V. Hamilton, Jr. and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of S. Matthews V. Hamilton, Jr.;
- Margaret H. Duprey and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Margaret H. Duprey; and
- Nathaniel Peter Hamilton and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Nathaniel Peter Hamilton

**Section C: Street Addresses**

- 142 Fairfield Lane (Premises A)
- 22 Forrest Lane (Premises B)
- 18 Forrest Lane (Premises C)

**Sections C and D: Tax Parcel Number, County Assessed Value, and Computed Value**

<b>Tax Parcel #</b>	<b>County Assessed Value</b>	<b>Computed Value</b>
36-01-00200-00 (Premises A)	\$ [REDACTED]	\$ [REDACTED]
36-01-00236-03 (Premises B)	\$ [REDACTED]	\$ [REDACTED]
36-01-00236-02 (Premises C)	\$ [REDACTED]	\$ [REDACTED]



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid	0
Book Number	6051
Page Number	0040
Date Recorded	8-23-17

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name Barbara R. Cobb		Telephone Number: (610) 975-0517	
Mailing Address 218 Enterprises, 200 Eagle Road, Suite 316		City Wayne	State ZIP Code PA 19087

**B. TRANSFER DATA**

Date of Acceptance of Document 07/19/2017			
Grantor(s)/Lessor(s) See Exhibit A	Telephone Number: (610) 975-0517	Grantee(s)/Lessee(s) See Exhibit A	Telephone Number: (610) 975-0517
Mailing Address 218 Enterprises, 200 Eagle Road, Suite 316		Mailing Address 218 Enterprises, 200 Eagle Road, Suite 316	
City Wayne	State ZIP Code PA 19087	City Wayne	State ZIP Code PA 19087

**C. REAL ESTATE LOCATION**

Street Address See Exhibit A		City, Township, Borough Radnor Township	
County Delaware	School District Radnor Township	Tax Parcel Number See Exhibit A	

**D. VALUATION DATA**

Was transaction part of an assignment or relocation?  Y  N

1. Actual Cash Consideration ██████	2. Other Consideration ██████	3. Total Consideration = ██████
4. County Assessed Value ██████	5. Common Level Ratio Factor X ██████	6. Computed Value = ██████

**E. EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ ██████	1b. Percentage of Grantor's Interest In Real Estate ██████ %	1c. Percentage of Grantor's Interest Conveyed ██████ %
--	---	---

**2. Check Appropriate Box Below for Exemption Claimed.**

- Will or Intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) 72 P.S. 8102-C.3(9.1)

**Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.**

Signature of Correspondent or Responsible Party <i>Barbara R Cobb</i>	Date 7/11/17
--	-----------------

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

**Exhibit A**  
**Realty Transfer Tax Statement of Value**

**Section B: Name of Grantor**

- Francis J. Mirabello and S. Matthews V. Hamilton, Jr., Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust

**Section B: Name of Grantees**

- S. Matthews V. Hamilton, Jr. and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of S. Matthews V. Hamilton, Jr.;
- Margaret H. Duprey and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Margaret H. Duprey; and
- Nathaniel Peter Hamilton and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Nathaniel Peter Hamilton

**Section C: Street Addresses**

- 142 Fairfield Lane (Premises A)
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- 18 Forrest Lane (Premises C)

**Sections C and D: Tax Parcel Number, County Assessed Value, and Computed Value**

<b>Tax Parcel #</b>	<b>County Assessed Value</b>	<b>Computed Value</b>
36-01-00200-00 (Premises A)	\$ [REDACTED]	\$ [REDACTED]
36-01-00236-03 (Premises B)	\$ [REDACTED]	\$ [REDACTED]
36-01-00236-02 (Premises C)	\$ [REDACTED]	\$ [REDACTED]

# DEED - 1920

91

SOUTH 59 DEGREES 56 MINUTES WEST 352 FEET MORE OR LESS TO MANHOLE #35; THENCE NORTH 55 DEGREES 12 MINUTES WEST RECROSSING DARBY CREEK 417 FEET MORE OR LESS TO MANHOLE #37; THENCE NORTH 33 DEGREES 17 MINUTES WEST RECROSSING DARBY CREEK 643 FEET MORE OR LESS TO MANHOLE #39; THENCE SOUTH 77 DEGREES 20 MINUTES WEST 493 FEET MORE OR LESS TO MANHOLE #41; THENCE NORTH 86 DEGREES 03 MINUTES WEST 401 FEET MORE OR LESS TO A POINT ON THE LINE DIVIDING LANDS OF ARTHUR E. PEW JR. AND GEORGE H. EARLE JR. ESTATE TO THE PLACE OF ENDING, SAID POINT IS AT THE DISTANCE OF 830 FEET MORE OR LESS MEASURED SOUTHEASTWARDLY ALONG SAID DIVIDING LINE FROM A POINT IN LINE OF LAND OF R. ALEXANDER MONTGOMERY AND GIRARD TRUST CORN EXCHANGE BANK, TRUSTEES.

SITUATE; RADNOR TOWNSHIP, DELAWARE COUNTY, PA.

TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS TO AND OVER THE HEREBEFORE DESCRIBED LAND OF SAID GRANTOR FOR THE SAID GRANTEE, ITS CONTRACTORS OR THEIR OR ANY OF THEIR WORKMEN, SERVANTS, AGENTS, EMPLOYEES AND CONTRACTORS.

THIS INSTRUMENT IS BEING EXECUTED BY THE GRANTOR PURELY FOR THE PURPOSE OF ELIMINATING HER DOWER INTEREST IN THE EASEMENT HEREBY CONFERRED IN VIEW OF THE FACT THAT AN INDENTURE OF EASEMENT HAS ALREADY BEEN EXECUTED BY HER HUSBAND AS OWNER OF THE PROPERTY, COVERING THE SAME RIGHT AND PRIVILEGE OVER HIS LAND TO WHICH REFERENCE IS HEREIN MADE.

IN WITNESS WHEREOF, THE SAID PARTIES HAVE HEREUNTO SET THEIR HANDS AND AFFIXED OR CAUSED TO BE AFFIXED THEIR SEALS, THE DAY AND YEAR FIRST ABOVE WRITTEN.

IN THE PRESENCE OF:  
VERNON L. STONE

JULIA F. PEW (SEAL)  
RADNOR TOWNSHIP MUNICIPAL AUTHORITY (SEAL)  
BY GEORGE H. PRATT  
CHAIRMAN  
ATTEST E. O. HEUSER  
SECRETARY

STATE OF PENNSYLVANIA: SS:  
COUNTY OF PHILADELPHIA:

ON THE 1ST DAY OF AUGUST, A.D. 1957, BEFORE ME, THE SUBSCRIBER, ALMA MEYER, PERSONALLY APPEARED THE ABOVE NAMED JULIA F. PEW, AND IN DUE FORM OF LAW ACKNOWLEDGED THE ABOVE INDENTURE TO BE HER ACT AND DEED AND DESIRED THE SAME MIGHT BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

ALMA MEYER (SEAL)  
NOTARY PUBLIC, PHILADELPHIA, CO., PA.  
MY COMMISSION EXPIRES MARCH 19, 1961

RECORDED AUGUST 9 11:36 AM '57  
WRITTEN BY M. BOYLEN

PAPPANO-----RECORDER  
COMPARED BY-- *Cut + King*

## INDENTURE OF EASEMENT

THIS INDENTURE MADE THIS 18TH DAY OF JUNE A.D. 1957, BETWEEN RICHARD W. FOSTER AND ELIZABETH R. FOSTER, HIS WIFE, OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, HEREINAFTER CALLED "GRANTORS", AND RADNOR TOWNSHIP MUNICIPAL AUTHORITY, A MUNICIPAL AUTHORITY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, HEREINAFTER CALLED "GRANTEE",

### WITNESSETH:

THAT THE SAID GRANTORS, FOR AND IN CONSIDERATION OF THE SUM OF [REDACTED] LAWFUL MONEY UNTO THEM WELL AND TRULY PAID BY THE SAID GRANTEE, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THEM HEREUNTO MOVING, AND WITH INTENT TO BE LEGALLY BOUND, HAVE GRANTED, BARGAINED, SOLD, RELEASED, QUIT-CLAIMED AND CONFIRMED, AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL, RELEASE, QUIT-CLAIM AND CONFIRM UNTO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND PRIVILEGE OF CONSTRUCTING RECONSTRUCTING, MAINTAINING AND USING A SANITARY SEWER UNDER AND THROUGH A CERTAIN STRIP OF LAND OF THE SAID GRANTORS IN THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: (32)

DESCRIPTION OF SANITARY SEWER RIGHT OF WAY  
THROUGH LAND OF RICHARD W. FOSTER ETUX.

BEGINNING AT A POINT ON THE LINE DIVIDING LANDS OF WILLIAM S. WILEY AND RICHARD W.

*1920-1921*

1920/91

# DEED - 1920

92

FOSTER ETUX. SAID POINT IS AT THE DISTANCE OF 10 FEET MORE OR LESS MEASURED SOUTHEASTWARDLY ALONG SAID DIVIDING LINE FROM A CORNER OF LANDS OF WILLIAM S. WILEY AND RICHARD W. FOSTER ETUX.; THENCE NORTH 62 DEGREES 06 MINUTES EAST 160 FEET MORE OR LESS TO MANHOLE #15; THENCE SOUTH 30 DEGREES 42 MINUTES EAST 242 FEET MORE OR LESS TO MANHOLE #16; THENCE NORTH 85 DEGREES 50 MINUTES EAST 3 FEET MORE OR LESS TO A POINT ON THE LINE DIVIDING LANDS OF PAUL R. PEACOCK AND RICHARD W. FOSTER ETUX. THE PLACE OF ENDING, SAID POINT IS AT THE DISTANCE OF 160 FEET MORE OR LESS MEASURED NORTHWESTWARDLY ALONG SAID DIVIDING LINE FROM A CORNER OF LANDS OF PAUL R. PEACOCK AND RICHARD W. FOSTER, ETUX.

SITUATE: RADNOR TOWNSHIP, DELAWARE COUNTY, PA. TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS TO AND OVER THE HEREBEFORE DESCRIBED LAND OF SAID GRANTORS FOR THE SAID GRANTEE, ITS CONTRACTORS OR THEIR OR ANY OF THEIR WORKMEN, SERVANTS, AGENTS, EMPLOYEES AND CONTRACTORS.

THE GRANTEE AGREES THAT, AT ITS OWN COST AND EXPENSE IT WILL CONNECT OR RECONNECT THE PRESENT BUILDINGS ON THE PREMISES, OF WHICH THE ABOVE RIGHT OF WAY IS A PART, WITH THE SEWER LINE CONSTRUCTED IN SAID RIGHT OF WAY, PROVIDING SAID CONNECTION CAN BE MADE WITHIN A DISTANCE OF NOT MORE THAN 25 FEET FROM SAID SEWER LINE, AND PROVIDED FURTHER THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED TO RELIEVE THE GRANTORS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, FROM THE PAYMENT OF SEWER RENTAL TO THE TOWNSHIP OF RADNOR OR THE GRANTEE, AS THE CASE MAY BE, FOR THE DISPOSAL OF SEWAGE.

THE GRANTEE FURTHER AGREES THAT THE PROPERTY OF THE GRANTORS, OF WHICH THE ABOVE RIGHT OF WAY IS A PART, SHALL BE FREE FROM ASSESSMENT FOR THE COST OF CONSTRUCTING SAID SEWER LINE.

IN WITNESS WHEREOF, THE SAID PARTIES HAVE HEREUNTO SET THEIR HANDS AND AFFIXED OR CAUSED TO BE AFFIXED THEIR SEALS, THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:  
CONSTANCE M. CAMATON  
CONSTANCE M. CAMATON

RICHARD W. FOSTER (SEAL)  
ELIZABETH R. FOSTER (SEAL)  
RADNOR TOWNSHIP MUNICIPAL AUTHORITY (SEAL)  
BY GEORGE H. PRATT  
CHAIRMAN  
ATTEST E. O. HEUSER  
SECRETARY

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF PHILADELPHIA : SS:

ON THE 18TH DAY OF JUNE, A.D. 1957, BEFORE ME, THE SUBSCRIBER, -----PERSONALLY APPEARED THE ABOVE NAMED RICHARD W. FOSTER AND ELIZABETH R. FOSTER, HIS WIFE, AND IN DUE FORM OF LAW ACKNOWLEDGED THE ABOVE INDENTURE TO BE THEIR ACT AND DEED AND DESIRED THE SAME MIGHT BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

CONSTANCE M. CAMATON (SEAL)  
NOTARY PUBLIC, PHILADELPHIA, PHILA.  
COUNTY  
MY COMMISSION EXPIRES MARCH 25, 1958

AUGUST 9 11:37 AM '57  
WRITTEN BY M. HOYLEN

PAPPANO-----RECORDER  
COMPARED BY- *Cash + King*

## INDENTURE OF EASEMENT

~~THIS INDENTURE MADE THIS 26TH DAY OF JUNE A.D. 1957, BETWEEN R. ALEXANDER MONTGOMERY AND GIRARD TRUST CORN EXCHANGE BANK, TRUSTEES UNDER DEED OF ROBERT L. MONTGOMERY ET UX OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, HERENAFTER CALLED "GRANTORS", AND RADNOR TOWNSHIP MUNICIPAL AUTHORITY, A MUNICIPAL AUTHORITY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, HERENAFTER CALLED "GRANTEE",~~

### WITNESSETH:

~~THAT THE SAID GRANTORS, FOR AND IN CONSIDERATION OF THE SUM OF [REDACTED] LAWFUL MONEY UNTO THEM WELL AND TRULY PAID BY THE SAID GRANTEE, THE RECEIPT WHEREOF IS~~



*First American Title*<sup>™</sup>

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

# Commitment

### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

#### NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### **First American Title Insurance Company**

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

*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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AMERICAN  
LAND TITLE  
ASSOCIATION



## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

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(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American Title™

# ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

COMMITMENT NUMBER

**PAFA19-0709 D/M**

## Schedule A

**Transaction Identification Data for reference only:**

Issuing Agent: LAND SERVICES USA, INC.

Issuing Office: 1835 Market Street, Suite 420, Philadelphia, PA 19103

Loan ID No:  
Revision No.:

Issuing Office File No: PAFA19-0709 D/M

### SCHEDULE A

1. Commitment Date: **12/31/2018**

2. Policy to be issued:

- (a)  ALTA® Owner's Policy of Title Insurance (6-17-06)
- ALTA Homeowner's Policy (Rev. 12-2-13) (EAGLE)
- Other

Proposed Insured: **Haverford Properties Inc.**

Proposed Policy Amount: [REDACTED]

- (b)  ALTA® Loan Policy of Title Insurance (6-17-06)
- ALTA® Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)
- ALTA® Short Form Residential Loan – Current Violations (4-2-15)
- ALTA® Short Form Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)

Proposed Insured: **Lender with contractual obligations under a loan agreement with the Proposed Insured Owner**

Proposed Policy Amount: [REDACTED]

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:

**Margaret H. Duprey, Nathaniel Peter Hamilton, Jr., a/k/a N. Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Surviving Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust**

### LAND SERVICES USA, INC.

By: Joseph [Signature]  
Authorized Signatory

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## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

## Schedule A (Cont.)

COMMITMENT NUMBER

**PAFA19-0709 D/M**

Commitment No.: **PAFA19-0709 D/M**

5. The Land is described as follows:

*For informational purposes only:*

**204 Strafford Avenue (Premises "A")  
228 Strafford Avenue and 0 Strafford Avenue (Premises "B") and  
Strafford Avenue (Premises "C")  
Radnor Township  
County of Delaware, PA**

**See continuation of Schedule A on Exhibit A attached hereto and made a part hereof.**

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<b>Schedule BI &amp; BII</b>	COMMITMENT NUMBER <b>PAFA19-0709 D/M</b>

Commitment No.: PAFA19-0709 D/M

**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.
  - a. **Deed from Margaret H. Duprey, Nathaniel Peter Hamilton, Jr., a/k/a N. Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Surviving Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust to Haverford Properties Inc. conveying the subject property set forth under Schedule A.**
  - b. **Mortgage from Haverford Properties Inc. to Lender with contractual obligations under a loan agreement with the Proposed Insured Owner securing the principal amount of [REDACTED]**
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).
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.

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## ALTA Commitment for Title Insurance

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**First American Title Insurance Company**

COMMITMENT NUMBER

**PAFA19-0709 D/M**

### Schedule BI & BII (Cont.)

Commitment No.: **PAFA19-0709 D/M**

#### 11. TAXES:

**Premises "A"**

Folio No.: 36-01-00538-00 / Map No. 36-11-348:000

2019 Assessment: [REDACTED]

**Premises "B"**

Folio No.: 36-01-00539-00 / Map No. 36-11-347:001

2019 Assessment: [REDACTED]

Folio No.: 36-01-00540-00 / Map No. 36-11-347-000

2019 Assessment: [REDACTED]

**Premises "C"**

Folio No.: 36-01-00541-01 / Map No. 36-11-349:001

2019 Assessment: [REDACTED]

12. **MECHANIC AND MUNICIPAL CLAIMS:** None

13. **MORTGAGES:** None

14. **FINANCING STATEMENTS:** None

15. **JUDGMENTS:** None

16. **BANKRUPTCIES:** None

17. With respect to Haverford Properties Inc., the following to be produced and reviewed by Company:

- a. Articles of Incorporation and proof that same have been filed in the state of incorporation.
- b. Good standing certificate issued by state of incorporation.
- c. Certified copy of resolutions of board of directors of authorizing the insured purchase in accordance with its articles and by-laws and designating those officers empowered to bind the corporation.
- d. Settled taxes due the Commonwealth of Pennsylvania (Search ordered).

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## ALTA Commitment for Title Insurance

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COMMITMENT NUMBER

**PAFA19-0709 D/M**

### Schedule BI & BII (Cont.)

Commitment No.: **PAFA19-0709 D/M**

18. With respect to The Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust, (the "Trust") the following must be submitted prior to closing:

- a. an executed and acknowledged Certification of Trust meeting the requirements of 20 Pa. C.S. 7790.3 (the company will provide a form upon request); and
- b. a full and complete copy of the trust agreement which established the Trust, together with any and all amendments and/or supplements thereto, or a certified abstract of trust or certified excerpts of trust in form and substance satisfactory to the company.

Note: The trust agreement must be sufficient in the company's judgment to establish the legal existence of the Trust, to identify the trustee's thereof, and to empower the trustees to sell the real property covered by this commitment.

19. Proof of death of Dorrance H. Hamilton, Trustee under the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust

20. Possible Inheritance and Estate Tax due to Commonwealth of Pennsylvania by the Estate of Dorrance H. Hamilton, deceased.

21. Possible Federal Estate Tax due the United States of America by the Estate of Dorrance H. Hamilton, deceased.

22. If title to the Land is currently held by an entity (partnership, corporation, limited liability company, etc.), the proceeds from this transaction will only be disbursed to said entity, and not to any other party.

23. The Proposed Policy Amount(s) must be increased or decreased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the full consideration paid for the Land. A Loan Policy should reflect the loan amount or the fair market value of the property as collateral if the loan amount is greater than the value of the property. Further details on policy amounts that are permitted are contained in the Manual of the Title Insurance Rating Bureau of Pennsylvania.

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<b>Schedule BI &amp; BII</b>	COMMITMENT NUMBER <b>PAFA19-0709 D/M</b>

Commitment No.: **PAFA19-0709 D/M**

**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. Indenture of Easement for Sanitary Sewer purposes in Deed Book 1920 page 91.
10. Easement Agreement as to a Sanitary Sewer and Lateral in Deed Book 2298 page 481.
11. Subject to conditions shown on Plan #22 page 155.

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<b>Exhibit A</b>	COMMITMENT NUMBER <b>PAFA19-0709 D/M</b>

Commitment No.: **PAFA19-0709 D/M**

**EXHIBIT A  
LEGAL DESCRIPTION**

**PREMISES "A"**

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, described according to a survey thereof, made by John F. Kauffman, Civil Engineer on September 22, 1886, as follows, to wit:

BEGINNING at a point in the center line of a public road leading from the Philadelphia and Lancaster Turnpike to the Gulf Road and known as the Eagle Road, where the center line of a new Avenue leaving to Eagle Station meets the said center line of the said Eagle Road; thence along the center line of the said new Avenue North twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet; thence by a line parallel with the said Eagle Road and along the line of land conveyed by Henry D. Hughes and wife to Richard T. McCarter, Jr., South sixty four degrees, fifty eight minutes West two hundred seventy two and fifteen one-hundredths feet to a point in line of land conveyed by William Robb to the said Clara T. Shaw; thence along the said last mentioned land by a line parallel with the aforesaid avenue South twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet to the aforesaid center line of said Eagle Road; thence along the center line of said Eagle Road North sixty four degrees, fifty eight minutes East two hundred seventy two and fifteen one-hundredths feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN tract of land, situate in the Township and County aforesaid,

BEGINNING at a stone in the center line of a public road called the Eagle Road the distance of two hundred thirty eight feet and one tenths of a foot measured along the center line of the said road Northeastwardly from the corner of land now or late of John B. Thayer; thence along the said center line of the said Road North sixty four degrees, fifty eight minutes East two hundred five and seven tenths feet to a stone set for a corner in the center line of an Avenue thirty three feet wide (lately vacated); thence along the center line of the said vacated Avenue being also a line of land conveyed by Harry C. Banks and wife to the said Clara T. Shaw North twenty five degrees, two minutes West three hundred twenty and twelve one-hundredths feet to a corner of land conveyed by William Robb to Richard T. McCarter Jr.; thence along the said land of the said Richard T. McCarter Jr., South sixty four degrees, fifty eight minutes West two hundred five and seven tenths feet to a point in the middle of land of Ellwood Wilson; thence along the said land South twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet to the first mentioned point and place of beginning.

BEING known as 204 Strafford Avenue.

BEING Folio No.: 36-01-00538-00.

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware, State of Pennsylvania, described according to a survey thereof made by Wilson R. and John B. Yerkes, Civil Engineers and Surveyors of Byrn Mawr, Pennsylvania, dated June 6, 1962, as follows:



*First American Title™*

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

# Exhibit A

Commitment No.: **PAFA19-0709 D/M**

BEGINNING at a point in the middle of Strafford Avenue (50 feet wide) said point is at the distance of three hundred twenty and forty-five one hundredths feet (320.45') measured North twenty-five degrees two minutes West (N 25° 02' W.) along the middle of Strafford Avenue from its intersection with the middle of Eagle Road; thence leaving Strafford Avenue by land of L. Weinrich South sixty-four degrees fifty-eight minutes West (S. 64° 58' W.) four hundred seventy-seven and eighty-five one hundredths feet (477.85') to an iron pin in line of land of Lecian Von Bermuth; thence partly by the same and partly by land of various owners North twenty-five degrees two minutes West (N. 25° 02' W.) four hundred twenty-one and fifty one hundredths feet (481.50') to a stone; thence by land of Elisabeth J. Grant North sixty-five degrees five minutes East (N. 65° 05' E.) four hundred seventy-seven and eighty-five one hundredths feet (477.85') to a point in the middle of Strafford Avenue aforesaid; thence along the middle of same South twenty-five degrees two minutes East (S. 25° 02' E.) four hundred twenty and forty-five one hundredths feet (420.45') to the place of beginning.

BEING known as 228 Strafford Avenue and 0 Strafford Avenue

BEING Folio Nos. 36-01-00539-00 and 36-01-00540-00.

### PREMISES "C"

ALL THAT CERTAIN piece or parcel of land situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, being known as "Lot 2" and being bound and described according to a plan entitled "205 Strafford Avenue & 321 Eagle Road, Lot Line Change Plan, Prepared For Mrs. S. M. V. Hamilton" dated July 20, 2001 and last revised October 15, 2001 as prepared by Yerkes Associates, Inc., Rosemont, PA and being more particularly described as follows:

BEGINNING at a point in the center of Strafford Avenue (40 feet wide), said point being measured North 24 degrees 55 minutes 00 seconds West, in the center of said Strafford Avenue, 383.09 feet from a point formed by the intersection of the center of said Strafford Avenue and the center of Eagle Road (40 feet wide), thence extending from said point of beginning, in the center of Strafford Avenue North 24 degrees 55 minutes 00 seconds West, 40.00 feet to a point; thence crossing the Northeasterly right-of-way line of Strafford Avenue and extending along the Southeasterly property line of lands now or formerly of Joseph & Joann Marcos North 64 degrees 58 minutes 00 seconds East, 272.15 to a point, a marble monument; thence extending along the Northeasterly property line of lands now or formerly of said Marcos, lands now or formerly of John & Kathryn Brooks, lands now or formerly of Guy & Deborah Vanderlaag and lands now or formerly of Janet Wiley North 24 degrees 55 minutes 00 seconds West, 422.22 feet to a point, an iron pin set, on the Southeasterly property line of lands now or formerly of Frederick & Cynthia Hansen; thence extending along said Southeasterly property line of lands of said Hansen North 65 degrees 05 minutes 00 seconds East, 165.00 feet to a point on the Southwesterly property line of lands now or formerly of Ann Clothier; thence extending along said Southwesterly property line of lands of said Clothier and lands now or formerly of Edward & Kathleen Kerpius South 24 degrees 55 minutes 00 seconds East, 422.22 feet to a point, an iron pin; thence extending along the Southwesterly property line of lands now or formerly of Gwendolyn Brown, lands now or formerly of Marie Roller, lands now or formerly of Honor Chapin Maxfield, lands now or formerly of Christine Carey and lands now or formerly of Vahe Torunian & Mary Beth Fischer South 36 degrees 17 minutes 00 seconds East, 257.67 feet to a point, an iron pin; thence extending along the Northwesterly property line of Lot 3 (as shown on said plan) South 64 degrees 58 minutes 00 seconds West, 12.00 feet to a point; thence extending along the Southwesterly property line of said Lot 3 South 25 degrees 02 minutes 00 seconds East, crossing the Northwesterly right-of-way line of Eagle Road, 170.00 feet to a point in the center of said Eagle Road; thence extending in the center of Eagle Road South 64 degrees 58 minutes 00 seconds West, 204.13 feet to a point; thence crossing over a marble monument on the Northwesterly right-of-way line of Eagle Road and extending along the Northeasterly property line of Lot 1 (as shown on said plan) North 24 degrees 55 minutes 00 seconds West, 383.06 feet to a point; thence extending along the Northwesterly property line of the aforementioned Lot 1 South 64 degrees 58 minutes 00 seconds West, recrossing the aforementioned Northeasterly right-of-way line of Strafford Avenue, 272.15 feet to the first mentioned point and place of beginning.





*First American Title*™

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

# Exhibit A

Commitment No.: **PAFA19-0709 D/M**

CONTAINING: three and seven hundred fifty one-thousandths (3.750 Acres) parts of an acre, be the same more or less.

BEING known as Strafford Avenue. .

BEING Folio No.: 36-01-00541-01.

### **AS TO PREMISES "A" AND "B"**

BEING INTER ALIA the same premises which Dorrance H. Hamilton, a/k/a Dorrance Hill Hamilton, by Deed dated 4/24/2009 and recorded 6/23/2009 in Delaware County in Volume 4569 page 60, conveyed unto Dorrance H. Hamilton, Margaret H. Duprey, Nathaniel Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust, in fee.

### **AS TO PREMISES "C"**

BEING THE SAME premises which Dorrance H. Hamilton, Margaret H. Duprey, N. Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Trustees under Agreement dated March 15, 1996, as amended, by Deed of Confirmation dated 11/8/2001 and recorded 11/20/2001 in Delaware County in Volume 2302 page 410, conveyed unto Dorrance H. Hamilton, Margaret H. Duprey, N. Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Trustees under Agreement dated March 15, 1996, in fee.

AND THE SAID Dorrance H. Hamilton, a/k/a Dorrance Hill Hamilton has since departed this life on 4/18/2017.

**George W. Broseman**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: gbroseman@kaplaw.com

December 10, 2020

**VIA FIRST CLASS MAIL**

Stephen Norcini  
Township Engineer  
Township of Radnor  
301 Iven Avenue  
Wayne, PA 19087

**RE: Preliminary Land Development Application #2020-LD-08 and #2020-LD-09 –  
Eagle Road Hamilton Estate; Conditional Use Application – 208 & 228 Strafford  
Avenue and 18 Forrest Lane – Hamilton Estate  
Our Reference: 15709-1**

---

Dear Mr. Norcini:

In accordance with Radnor Township Code provisions, I am enclosing the following documents on behalf of the Dorrance H. Hamilton 3/15/1996 Trust, applicant in the above matter, in advance of the upcoming public meetings:

1. A copy of the notice sent by this office to property owners in the vicinity of the property utilizing the addresses provided to us by Radnor Township; and
2. Original United States Postal Service 3877 forms, (Blue Bell Post Office) date-stamped December 9, 2020.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



George W Broseman

GWB:sl  
Enclosure

December 10, 2020

**VIA FIRST CLASS MAIL (PROOF OF MAILING)**

**RE: Preliminary Land Development - Plan Land Development Application #2020-LD-08 and #2020-LD-09 - Eagle Road Hamilton Estate; Conditional Use Application – 208 & 228 Strafford Avenue and 18 Forrest Lane - Hamilton Estate**

Dear Neighbor,

We have submitted an application to Radnor Township for the approval of a preliminary land development plan to subdivide the above property into 9 single family lots and construct 9 single family homes along Eagle Road.

We have also submitted a Conditional Use Application for 208 & 228 Strafford Avenue, and 18 Forrest Lane, to construct 41 Townhomes under the Density Modification provisions in §280.90 of the Radnor Township Zoning Code.

These plans are available for public viewing in the Engineering Department. The Land Development Plans for Eagle Road and the Conditional Use Application for Strafford Road will be reviewed by the Planning Commission at a scheduled meeting on **Monday December 21, 2020**:

This Planning Commission meeting will begin at 6:00 P.M. Currently, these meetings are being held via Zoom.

Sincerely,



George W. Broseman

*GWB:sl*



Firm Mailing Book For Accountable Mail

Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation

USPS Tracking/Article Number

1. **YOUNG LESLIE L**  
 632 W BEECHTREE LN  
 WAYNE, PA 19087

2. **YOST MICHELE M & JONATHAN P**  
 528 W BEECHTREE LA  
 WAYNE, PA 19087

3. **BOSTWICK WENDY A**  
 520 W BEECH TREE LN  
 WAYNE, PA 19087

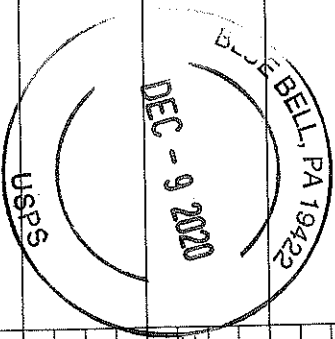
4. **PERRROT PAUL J**  
 514 W BEECHTREE LN  
 WAYNE, PA 19087

5. **HODGEMAN MARK**  
 527 W BEECH TREE LANE  
 WAYNE, PA 19087

6. **WILLIS MICHAEL G & SAWYER J KANNAN**  
 25 FOREST RD  
 WAYNE, PA 19087

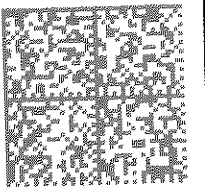
7. **TOEBE JOHN W & PATRICIA**  
 19 FOREST RD  
 WAYNE, PA 19087

8. **GEAGAN MICHAEL J & DONYA**  
 15 FOREST RD  
 WAYNE, PA 19087



Total Number of Pieces Listed by Sender: **8**  
 Total Number of Pieces Received at Post Office: **1**

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**FP** US POSTAGE  
**\$ 249.18**  
 CORRECTION  
 ZIP 19422  
 12/09/2020  
 034A 0081800912

Postage (Extra Service) Fee	Handling Charge	Actual if Rec	SH Fee
.50	1.50		
.50	.43		
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Handling Charge - if Registered and over \$50,000 in value			
		Adult Signature Required	
		Adult Signature Restricted Delivery	
		Restricted Delivery	
		Return Receipt	
		Signature Confirmation	
		Signature Confirmation Restricted Delivery	
		Special Handling	

4.00 4.51

PS Form 3877, January 2017 (Page 1 of 2)  
 PSN 7530-02-000-9098  
 acy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

219.18

1



Name and Address of Sender

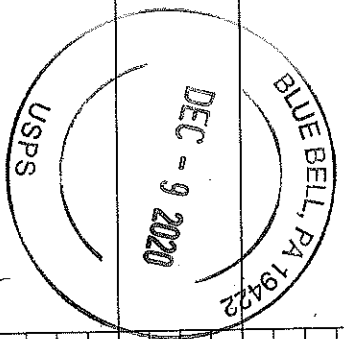
KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number	Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
	8	



USPS Tracking/Article Number	Check type of mail or service	Priority Mail Express	Registered Mail	Return Receipt for Merchandise	Signature Confirmation	Signature Confirmation Restricted Delivery
1.	LEE BRIAN E & ELIZABETH W 11 FOREST RD WAYNE, PA 19087					
2.	BROWNE DENNIS E 10 FOREST RD WAYNE, PA 19087					
3.	KRIEDEL DAVID 530 W BEECHTREE LA WAYNE, PA 19087					
4.	KOZUL MARGARET A 524 W BEECHTREE LANE WAYNE, PA 19087					
5.	EDKINS THOMAS J 518 W BEECH TREE LANE WAYNE, PA 19087					
6.	BROWN RUTH A 510 W BEECHTREE LN WAYNE, PA 19087					
7.	PAHOMOV GEORGE S ETAL 525 W BEECHTREE LN WAYNE, PA 19087					
8.	WALTERS LINDA 23 FOREST RD WAYNE, PA 19087					

Postage (Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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.50	.43										
4.00	3.44										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

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2



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

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- Adult Signature Required
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- Certified Mail
- Certified Mail Restricted Delivery
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- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

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Postmark with Date of Receipt.

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1. \_\_\_\_\_  
\_\_\_\_\_

FULTON NEAL  
6 FOREST RD  
WAYNE, PA 19087

2. \_\_\_\_\_  
\_\_\_\_\_

121 INVESTMENTS LLC  
705 PONDVIEW WAY  
DOWNINGTOWN, PA 19335

3. \_\_\_\_\_  
\_\_\_\_\_

MELTZER ARTHUR H & DEBRA V  
528 W BEECHTREE LA  
WAYNE, PA 19087

4. \_\_\_\_\_  
\_\_\_\_\_

MARTIN JAMES W & EKATERINI K  
522 W BEECHTREE LN  
WAYNE, PA 19087

5. \_\_\_\_\_  
\_\_\_\_\_

RHINE MICHAEL S & ANNA M  
516 W BEECHTREE LN  
WAYNE, PA 19087

6. \_\_\_\_\_  
\_\_\_\_\_

BROWN MICHAEL J & DONNA S  
523 W BEECHTREE LANE  
RADNOR, PA 19087

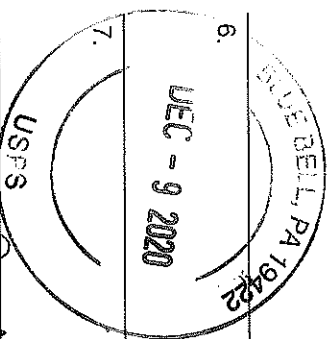
7. \_\_\_\_\_  
\_\_\_\_\_

MCCLYMONT ALFRED & MCCLYMONT  
DONNA  
21 FOREST ROAD  
WAYNE, PA 19087

8. \_\_\_\_\_  
\_\_\_\_\_

HALLAM TREVOR J & JACQUELINE A  
17 FOREST RD  
WAYNE, PA 19087

Postage	(Extra Services) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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4.00	3.44											



Handwritten signature

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office

3



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

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- Certified Mail
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- Signature Confirmation

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USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
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Total Number of Pieces Listed by Sender		8		4.00		3.44							

DEC - 9 2020  
L, PA 19422  
OKW

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4



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1.

BEACOM DANIEL ROGER & JENNIFER HINZ  
332 S DEVON AVE  
WAYNE, PA 19382

2.

SPOSATO RICHARD S & VINCENT P &  
STEPHANIE  
219 SUGARTOWN RD  
WAYNE, PA 19087

3.

CARNUNTUM ASSOCIATES LP  
560 AMERICAN AVE #1  
KING OF PRUSSIA, PA 19406

4.

FORSTER ROBERT S JR AND  
BERNADETTE C  
18 FOREST ROAD  
WAYNE, PA 19087

5.

BOWER JEFFREY E & DEBORAH E  
513 W BEECHTREE LANE  
WAYNE, PA 19087

6.

KERPIUS EDWARD D & LORI B  
509 W BEECHTREE LN  
WAYNE, PA 19087

7.

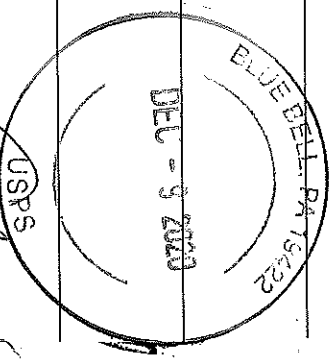
HILLMAN MARK H & ABIGAIL N  
505 W BEECHTREE LN  
WAYNE, PA 19087

8.

MATTIONI MICHAEL & JILLIAN T  
200 MARSHALL ST  
KENNETT SQUARE, PA 19348

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Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

5



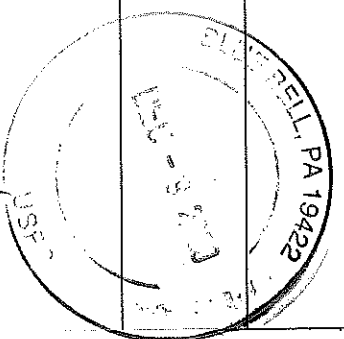


Name and Address of Sender  
**KAPLIN STEWART**  
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 Blue Bell, PA 19422

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  - Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number	Check type of mail or service
1.	DALLAS ROBERT L & SUSAN A 340 S DEVON AVE WAYNE, PA 19086
2.	LOTT ANDREW PETER & NANCY WISE 328 S DEVON AVE WAYNE, PA 19087
3.	ZAHM NATHAN C & ASHLEY J 619 W BEECHTREE LA WAYNE, PA 19087
4.	CONDELLO MARK W & ANNE E 511 W BEECHTREE LN WAYNE, PA 19087
5.	ALFONSO PEDRO & ALICIA 507 W BEECH TREE LN WAYNE, PA 19087
6.	LOFTUS ANTHONY P & MARY J 502 W BEECHTREE LANE WAYNE, PA 19087
7.	FLETCHER FREDERICK B & KATHLEEN 4 FOREST RD WAYNE, PA 19087
8.	GANZ ADI & GLICK MIRIAM B 2 FOREST RD WAYNE, PA 19087



Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
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Name and Address of Sender

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910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

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- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
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- Registered Mail
- Return Receipt for Merchandise
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USPS Tracking/Article Number
1.
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7.
8.

RICHTER WALLACE E F ETUX  
336 S DEVON AVE  
WAYNE, PA 19087

SPOSATO RICHARD S & VINCENT P &  
STEPHANIE  
219 SUGARTOWN RD  
WAYNE, PA 19087

CARNUNTUM ASSOCIATES LP  
650 AMERICAN AVE #1  
KING OF PRUSSIA, PA 19406

WU JING  
389 MORRIS RD  
WAYNE, PA 19087

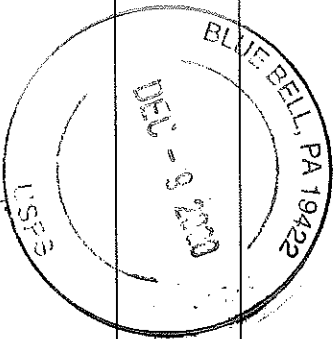
HENDERSON KATHERINE  
4 CLOVER LA  
WAYNE, PA 19087

FALCONE VINCENTO  
375 MORRIS RD  
WAYNE, PA 19087

CARMICHAEL SARA & SILVERMAN JEREMY  
10 CLOVER LA  
WAYNE, PA 19087

MCGARRIGLE WILLIAM M & ELIZABETH M  
100 MONUMENT AVE  
MALVERN, PA 19355

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
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4.00	3.44												



*[Handwritten Signature]*

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Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

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- Adult Signature Restricted Delivery
- Certified Mail
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- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation

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USPS Tracking/Article Number

SCOTT ROSEMARY H  
16 CLOVER LN  
WAYNE, PA 19087

CARBINE MARIANNE  
357 MORRIS RD  
WAYNE, PA 19087

NASS CHRISTINE M & PHILLIPS ROBERT M  
22 CLOVER LA  
WAYNE, PA 19087

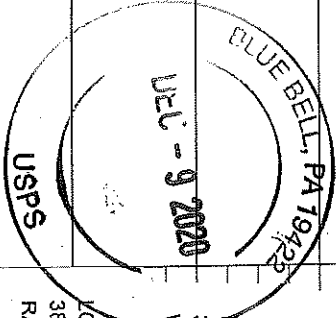
SPOSATO RICHARD S & VINCENT P &  
STEPHANIE  
219 SUGARTOWN RD  
WAYNE, PA 19087

U LING & SHUM ADRIAN Y  
383 MORRIS RD  
WAYNE, PA 19087

LORINE DAVID J  
381 MORRIS RD  
RADNOR, PA 19087

MOOSEHEAD PROPERTIES LLC  
P.O. BOX 814  
WAYNE, PA 19087

RICHTER MARK C & JESSICA POLAND  
367 MORRIS RD  
WAYNE, PA 19087



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Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due if Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
.50	.43											
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4.00	3.44											

8



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery
- Parcel Mail

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USPS Tracking/Article Number

1.

MCDONNELL RICHARD T & BARBARA  
14 CLOVER LN  
WAYNE, PA 19087

Postage

(Extra Services) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

2.

ROYLE ARTHUR H & MARYELLEN F  
359 MORRIS RD  
WAYNE, PA 19087

.50

.43

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

3.

DIGNAZIO ANTHONY M III & FLORENCE D  
343 MORRIS RD  
WAYNE, PA 19087

.50

.43

4.

HAYES JEAN C  
391 MORRIS RD  
WAYNE, PA 19087

.50

.43

5.

DEFLAVIS NELLO & FREDERICKA A  
2 CLOVER LN  
WAYNE, PA 19087

.50

.43

6.

REINHART MARGARET  
6 CLOVER LN  
WAYNE, PA 19087

.50

.43

7.

SHIKITINO FRANK  
373 MORRIS RD  
WAYNE, PA 19087

.50

.43

8.

SHIKITINO FRANK  
373 MORRIS RD  
WAYNE, PA 19087

.50

.43

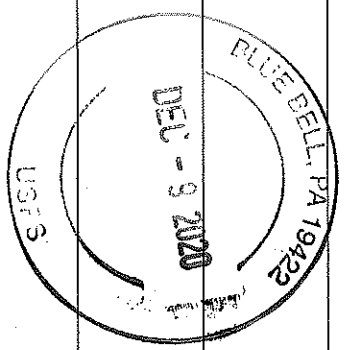
Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

4.00 3.44

Complete in Ink

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*OKAW*

9



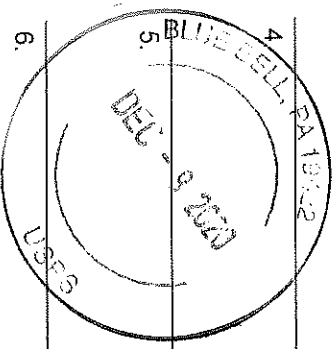
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.



USPS Tracking/Article Number	Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1.	8	

USPS Tracking/Article Number	Sender Address	Check type of mail or service
1.	DOVIDIO ROBERT & MICHELLE 12 CLOVER LN WAYNE, PA 19087	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery
2.	DEPIANO MARIA 265 MORRIS RD WAYNE, PA 19087	
3.	MEDFORD PROPERTIES LLC P O BOX 814 WAYNE, PA 19087	
4.	LACEY ELIZABETH C 351 MORRIS RD WAYNE, PA 19087	
5.	CHURCH JOHN C & MARY KAY 24 CLOVER LA WAYNE, PA 19087	
6.	KANDI CHANNA REDDY & ANANTAREDDY ROOPA M 341 MORRIS RD WAYNE, PA 19087	
7.	JACKSON HONORA & ACKER BRETT 28 CLOVER LA WAYNE, PA 19087	
8.	KELLY ELIZABETH 324 S DEVON AVE WAYNE, PA 19087	

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
4.00	3.44										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Complete in Ink

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Name and Address of Sender

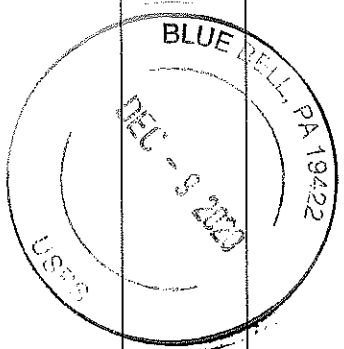
KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
2.	.50	.43											
3.	.50	.43											
4.	.50	.43											
5.	.50	.43											
6.	.50	.43											
7.	.50	.43											
8.	.50	.43											



*Handwritten initials: KSW*

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: \_\_\_\_\_

Postmaster, Per (Name of receiving employee): \_\_\_\_\_

PS Form 3877, January 2017 (Page 1 of 2)

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PSN 7530-02-000-9098

11



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

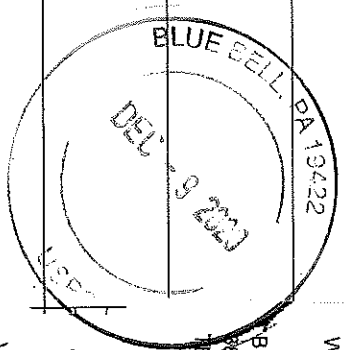
Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		



DIGNAZIO ANTHONY JR ETUX  
333 MORRIS RD  
WAYNE, PA 19087

LUAN XIANQUN & CHANG SHAOHUA  
320 S DEVON AVE  
WAYNE, PA 19087

SILVERMAN ALAN J & CLAUDIA E WISSERT  
308 S DEVON AVE  
WAYNE, PA 19087

BERGMAN EVERETT J & ANNE MIRIAM  
88 LYLEWOOD DR  
PENNAFLY, NJ 07670

CHANG MING & XIE MING  
333 S DEVON AVE  
WAYNE, PA 19087

VANTRIESTE SUSAN  
321 S DEVON AVE  
WAYNE, PA 19087

BEATTY EVELYN TRUSTEE  
313 S DEVON AVE  
WAYNE, PA 19087

DOYLE CHRISTOPHER J  
203 JORDAN CT  
COLLEGEVILLE, PA 19426

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
4.00	3.44											

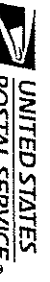
Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

*(Handwritten signature)*

Complete in Ink

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Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

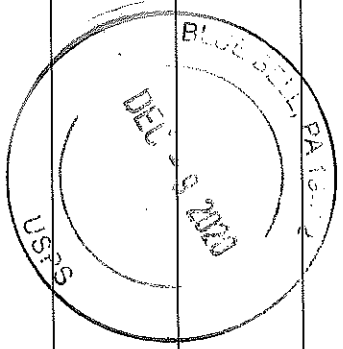
- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

SULKOWSKI THEODORE S  
316 ROCKLAND RD  
WAYNE, PA 19087

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.

1.	2.	3.	4.	5.	6.	7.	8.	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.																				
2.																				
3.																				
4.																				
5.																				
6.																				
7.																				
8.																				
								4.00	3.44											



Signature

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Complete in ink

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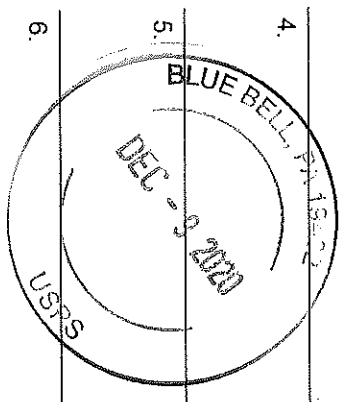
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

**Affix Stamp Here**  
*(for additional copies of this receipt).  
Postmark with Date of Receipt.*



USPS Tracking/Article Number	Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1.	8	

1.	ZHOU WEIDONG DAN & JIANG HAIYAN 1427 WYNNEMOOR WAY FT WASHINGTON, PA 19034	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery
2.	BRADY JOHN & JANE 1 MORRIS CIR WAYNE, PA 19087		
3.	CAO PELLEI 320 ROCKLAND RD WAYNE, PA 19087		
4.	FORD GARY S & CATHERINE M 324 ROCKLAND ROAD WAYNE, PA 19087		
5.	HAZAN HERBERT & ANN C 336 ROCKLAND RD WAYNE, PA 19087		
6.	GOLDSTEIN HOWARD & CHRISTINA DEFAZIO 313 ROCKLAND RD WAYNE, PA 19087		
7.	DYROFF THOMAS P JR & ROBIN A 9 ROCKLAND CIR WAYNE, PA 19087		
8.	ROTH REALTY ASSOC LLC 1550 RIVER RD NEW HOPE, PA 18938		

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
4.00	3.44										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Complete in Ink

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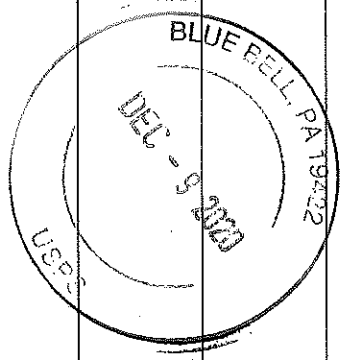
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number	Postmaster, Per (Name of receiving employee)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender # COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	MARTIN DAVID J 20 MORRIS CIR WAYNE, PA 19087	.50	.43											
2.	RUSSO THOMAS P & CANFAROTTA MARCELLA 8 MORRIS CIR WAYNE, PA 19087	.50	.43											
3.	CALVARESE VINCENT L & JOANNE C 121 CALVARESE LA WAYNE, PA 19087	.50	.43											
4.	BUCCI BARBARA A 311 LIBERTY LN WAYNE, PA 19087	.50	.43											
5.	MORRISSEY WILLIAM L SR 317 LIBERTY LANE WAYNE, PA 19087	.50	.43											
6.	HORVATH DAVID A 328 ROCKLAND RD WAYNE, PA 19087	.50	.43											
7.	COX GREGORY 4 DONNA LA WAYNE, PA 19087	.50	.43											
8.	BRENNAN EDWARD G & JENNIFER B 9 MORRIS CIR WAYNE, PA 19087	.50	.43											
Total Number of Pieces Listed by Sender		4.00	3.44											
Total Number of Pieces Received at Post Office		8												



*[Handwritten signature]*

Handling Charge - if Registered and over \$50,000 in value

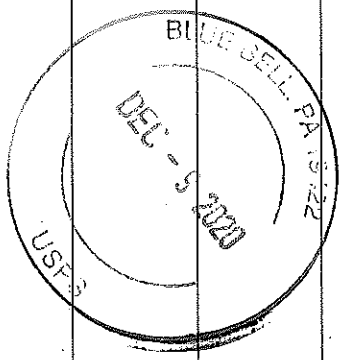
Adult Signature Required  
Adult Signature Restricted Delivery  
Restricted Delivery  
Return Receipt  
Signature Confirmation  
Signature Confirmation Restricted Delivery  
Special Handling



Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

**Affix Stamp Here**  
*(for additional copies of this receipt)*  
**Postmark with Date of Receipt.**



USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.													
JOHNSTONE DUNCAN & MERRILEE 13 MORRIS CIR WAYNE, PA 19087	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
2.													
MITCHELL JAMES F 21 MORRIS CIR WAYNE, PA 19087	.50	.43											
3.													
CURLEY DONALD E & CAROL 16 MORRIS CIR WAYNE, PA 19087	.50	.43											
4.													
RUSSELL LOIS ANN 4 MORRIS CIRCLE WAYNE, PA 19087	.50	.43											
5.													
YANG SOYOUNG 307 LIBERTY LN WAYNE, PA 19087	.50	.43											
6.													
GARMAN WILLIAM F & KATHLEEN 313 LIBERTY LN RADNOR, PA 19087	.50	.43											
7.													
CLEARY SUSAN 319 LIBERTY LN WAYNE, PA 19087	.50	.43											
8.													
PACKER KEVIN 332 ROCKLAND RD WAYNE, PA 19087	.50	.43											
Total Number of Pieces Listed by Sender: 8		Total Number of Pieces Received at Post Office: 8		Postmaster, Per (Name of receiving employee):		4.00		3.44					

*ASW*

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Name and Address of Sender

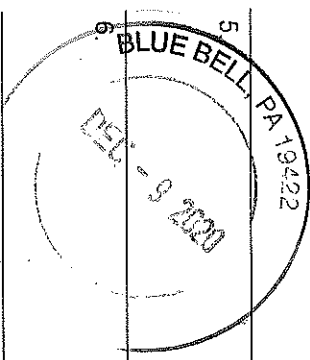
KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

**Affix Stamp Here**  
*(for additional copies of this receipt)*  
**Postmark with Date of Receipt.**

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
2.	.50	.43											
3.	.50	.43											
4.	.50	.43											
5.	.50	.43											
6.	.50	.43											
7.	.50	.43											
8.	.50	.43											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		4.00		3.44							



8. *[Handwritten Signature]*

Complete in Ink

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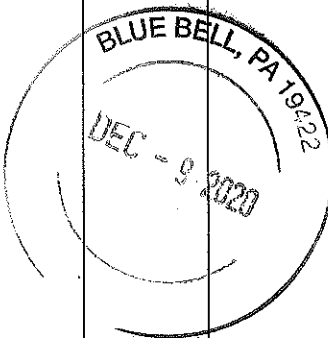
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.



USPS Tracking/Article Number	Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1.	8	
2.		
3.		
4.		
5.		
6.		
7.		
8.		

1.	PANELLI ELIZABETH H TRUSTEES 331 EDGEHILL RD WAYNE, PA 19087
2.	MIGHTY TWIN OAKS LTD 354 MORRIS RD WAYNE, PA 19087
3.	PUGH SARAH E 362 MORRIS RD WAYNE, PA 19087
4.	COMPLETE INTERIORS INC 400 SAINT DAVIDS ROAD WAYNE, PA 19087
5.	FIELDEN GEORGE & NANCY 284 S DEVON AVE WAYNE, PA 19087
6.	JIANG GRACE E & XIONG DIANE D 302 MORRIS RD WAYNE, PA 19087
7.	DIGNAZIO SANDORO E 328 MORRIS RD WAYNE, PA 19087
8.	DIGNAZIO FLORENCE D 333 MORRIS RD WAYNE, PA 19087

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
4.00	3.44											

19



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.

USPS Tracking/Article Number

BRODERICK REBECCA E  
344 MORRIS RD  
WAYNE, PA 19087

1.

STICKEL TERRIL L  
885 BABB CIRCLE  
WAYNE, PA 19087

2.

PAOLANTONIO DAVID & MARGUERITE  
360 MORRIS RD  
WAYNE, PA 19087

3.

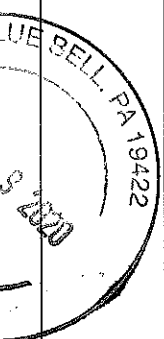
ROSE RYAN & ANIMARIE L  
364 MORRIS RD  
WAYNE, PA 19087

4.

UNIATOWSKI SUE E TRUST  
280 S DEVON AVE  
WAYNE, PA 19087

5.

SWITUCHA STEPHEN CHRISTOPHER  
288 S DEVON AVE  
WAYNE, PA 19087



6.

PALANIAPPAN SARAVANAN MUTHUSAMY  
304 MORRIS RD  
WAYNE, PA 19087

7.

PEPE DENNIS J & MARY E  
332 MORRIS RD  
WAYNE, PA 19087

8.

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
4.00	3.44											

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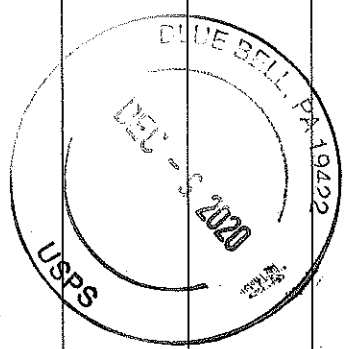
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
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- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.



USPS Tracking/Article Number	Postage	(Extra Services) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. VOEGELE JOSEPH T & COLLEEN W 342 MORRIS RD WAYNE, PA 19087	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
2. FINSDORE WENDY H 346 MORRIS ROAD WAYNE, PA 19087	.50	.43											
3. MIGHTY TWIN OAKS LTD 364 MORRIS RD WAYNE, PA 19087	.50	.43											
4. FRANCESCHINI SHERYL 368 MORRIS RD WAYNE, PA 19087	.50	.43											
5. MCCARTHY JOHN 372 MORRIS RD WAYNE, PA 19087	.50	.43											
6. ROCHE BARBARA 384 MORRIS RD WAYNE, PA 19087	.50	.43											
7. KARNIK SHANTANU 410 MORRIS RD WAYNE, PA 19087	.50	.43											
8. LEVIN JAMES G & RAYMOND M PO BOX 196 WAYNE, PA 19087	.50	.43											
Total Number of Pieces Listed by Sender: 8	4.00		3.44										

*[Handwritten Signature]*

Complete in Ink

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21





Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.

USPS Tracking/Article Number

WAYNEFORD ASSO C/O PESKIN REALTY  
CO

P O BOX 176  
HAVERFORD, PA 19041

BRAXTON FAMILY LTD PARTNERSHIP  
620 W LANCASTER AV  
WAYNE, PA 19087

KODY JAMES  
530 W LANCASTER AVE  
WAYNE, PA 19087

GALVIN DONNA TRUSTEE - ERIN  
IRREVOCABLE TRUST  
620 RIGHTERS FERRY RD  
BALA CYNWYD, PA 19004

KARAKELIAN GARABET & CONSTANCE  
1747 SPRING HOUSE RD  
CHESTER SPRINGS, PA 19425

RIOS MARCOS  
376 MORRIS RD  
WAYNE, PA 19087

PIETRINI FRANCIS A  
111 E CHURCH RD  
KING OF PRUSSIA, PA 19406

PIETRINI FRANCIS A  
111 E CHURCH ROAD  
KING OF PRUSSIA, PA 19406

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

PS Form 3877, January 2017 (Page 1 of 2)  
PSN 7530-02-000-9098

Complete in Ink

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Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43					Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
4.00	3.44											

22



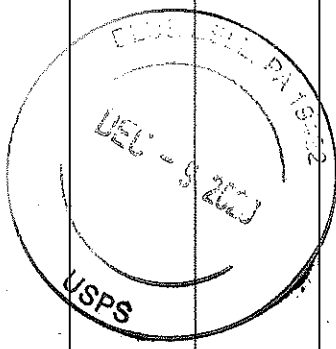
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
*(for additional copies of this receipt)*  
Postmark with Date of Receipt



USPS Tracking/Article Number	Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1.	8	

1.	WAWA FOOD MARKET #291 250 BALTIMORE PK WAWA, PA 19063	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery
2.	BFT ASSETS LLC 595 E LANCASTER AVE #303 ST DAVIDS, PA 19087		
3.	FERRILLI ANTIMO JR 133 SUGARTOWN ROAD-SUITE D WAYNE, PA 19087		
4.	530 WEST LANCASTER AVE LLC 110 BRITTANY WAY BLUE BELL, PA 19422		
5.	ARDENT FEDERAL CREDIT UNION 1500 SPRING GARDEN ST #500 PHILADELPHIA, PA 19130		
6.	DICAMILLO JOSEPH V & TATE LUCY 176 JOANNE RD SOUTHAMPTON, PA 18966		
7.	CECCO PAUL A & ADRIANA 408 MORRIS RD WAYNE, PA 19087		
8.	LEVIN JAMES G & RAYMOND M PO BOX 196 WAYNE, PA 19087		

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43										
	Handling Charge - if Registered and over \$50,000 in value										
.50	.43				Adult Signature Required						
.50	.43				Adult Signature Restricted Delivery						
.50	.43				Restricted Delivery						
.50	.43				Return Receipt						
.50	.43				Signature Confirmation						
.50	.43				Signature Confirmation Restricted Delivery						
.50	.43				Special Handling						
4.00	3.44										

23



Name and Address of Sender

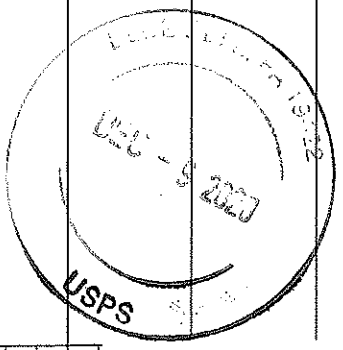
KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
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- Certified Mail Restricted Delivery
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- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation

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1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
2.	.50	.43											
3.	.50	.43											
4.	.50	.43											
5.	.50	.43											
6.	.50	.43											
7.	.50	.43											
8.	.50	.43											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		4.00		3.44							



*[Handwritten signature]*

24



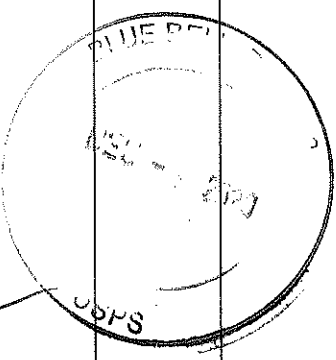
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
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  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation

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(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. GALLGER TRAIL HOLDING CO LP 110 GALLAGHER ROAD WAYNE, PA 19087	.50	.43										
2. EVANS DOUGLAS R & DIANE P 115 GALLAGHER RD WAYNE, PA 19087	.50	.43										
3. EVANS KATHRYN R 117 GALLAGHER RD WAYNE, PA 19087	.50	.43										
4. ROSCIOLI GABRIEL 119 GALLAGHER RD WAYNE, PA 19087	.50	.43										
5. GIBBONS PATRICK V JR 96 CONESTOGA RD WAYNE, PA 19087	.50	.43										
6. ANDERSON THOMAS 106 CONESTOGA RD WAYNE, PA 19087	.50	.43										
7. BUI TAN KIM & NGUYEN PHUONG THI 108 CONESTOGA RD WAYNE, PA 19087	.50	.43										
8. NRP REALTY LLC 1125 KAOLIN RD KENNETT SQUARE, PA 19348	.50	.43										
Total Number of Pieces Listed by Sender: 8		Total Number of Pieces Received at Post Office: 8		Postmaster, Per (Name of receiving employee)		4.00		3.44				



*[Handwritten signature]*

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25

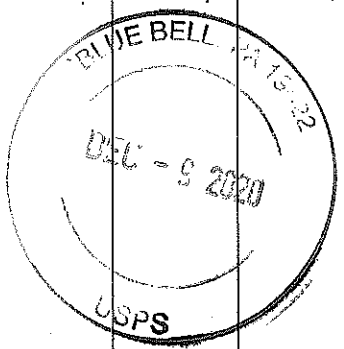


Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
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  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation

**Affix Stamp Here**  
 (for additional copies of this receipt)  
 Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.													
PHILA AUTH FOR IND DEVELOP 2845 E WESTMORELAND ST PHILADELPHIA, PA 19134	.50	.43											
2.													
M R A INC (PA CORPORATION) 500 W LANCASTER AVE WAYNE, PA 19087	.50	.43											
3.													
MACHERSON KATELYN K & RODRIGUEZ JORDAN M 100 CONESTOGA RD WAYNE, PA 19087	.50	.43											
4.													
CONNOR KERRY 119 GALLAGHER RD WAYNE, PA 19087	.50	.43											
5.													
KLAPP JOSEPH W 1401 BAYVIEW DR #1 FT LAUDERDALE, FL 333041659	.50	.43											
6.													
123 125 GALLAGHER RD LP PO BOX 321 WAYNE, PA 19087	.50	.43											
7.													
FORMAN STANLEY A 110 CONESTOGA RD WAYNE, PA 19087	.50	.43											
8.													
DIORIO STEPHEN J & SUSAN L 29 FOX RIDGE DR MALVERN, PA 19355	.50	.43											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office											
8													



*[Handwritten signature]*

Postmaster, Per (Name of receiving employee)

Complete in Ink

4.00 3.44

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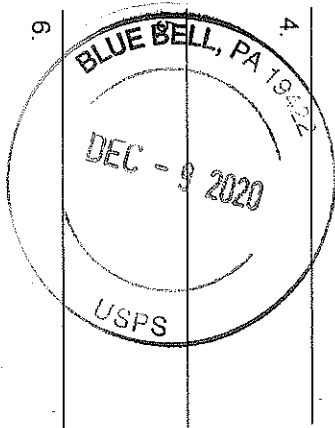
24



Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
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  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number	Check type of mail or service	Check type of mail or service
1.	DIORIO STEPHEN J & SUSAN L 512 W LANCASTER AVE UNIT A WAYNE, PA 19087	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail
2.	A F STRAFFORD LP 2845 E WESTMORELAND ST PHILADELPHIA, PA 19134	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery
3.	HERNANDEZ MOIRA F 121 GALLAGHER RD WAYNE, PA 19087	
4.	104 CONESTOGA LLC 531 KATHMERE RD HAVERTOWN, PA 19083	
5.	PASLES PAUL C & ELISE B 129 GALLAGHER RD WAYNE, PA 19087	
6.	LUBERT JONATHAN 431 BOXWOOD RD ROSEMONT, PA 19010	
7.	HAINES JOSEPH M & MARGARET R 116 CONESTOGA RD WAYNE, PA 19087	
8.	BREWINGTON DAVID VANCE 4 CANTERBURY LA RADNOR, PA 19087	

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

Total Number of Pieces Listed by Sender: 8  
 Total Number of Pieces Received at Post Office: 8

27



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
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- Certified Mail
- Certified Mail Restricted Delivery
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise

Postmark with Date of Receipt.

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Postmark with Date of Receipt.

USPS Tracking/Article Number

OUIMITOUCHE KARIM & GHANIA  
120 CONESTOGA RD  
WAYNE, PA 19087

1.

SHERTZ MICHAEL  
126 CONESTOGA RD-C  
WAYNE, PA 19087

2.

RICHARDSON JOSEPH ETUX  
268 S DEVON AVE  
WAYNE, PA 19087

3.

STATTS JOHN G & CATHLEEN M  
850 SPRING BANK LA  
WAYNE, PA 19087

4.

SPARANGO BENEDICT  
P O BOX 428  
VILLANOVA, PA 19085

CALFO LEE & DEGRAFF LAURA  
127 CONESTOGA RD  
WAYNE, PA 19087

7.

DAVIDSON LINDA A  
114 CONESTOGA RD  
WAYNE, PA 19087

8.

SMITH LYNN  
118 CONESTOGA ROAD  
WAYNE, PA 19087

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
4.00	3.44											

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Postmaster, Per (Name of receiving employee)

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28

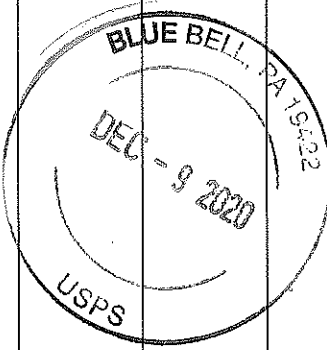


Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
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USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1. BREWINGTON DAVID VANCE & MARION J 468 SHARON DR WAYNE, PA 19087	.50	.43	Handling Charge - if Registered and over \$50,000 in value											
2. FISHER CARTER JR & NANCY L 122 CONESTOGA RD WAYNE, PA 19087	.50	.43												
3. LEMMA FRANK A & MARY D 145 GALLAGHER RD WAYNE, PA 19087	.50	.43												
4. HEDGECOCK BRIANA 266 S DEVON RD WAYNE, PA 19087	.50	.43												
5. MATTIOLI EDWARD K & SUZANNE 262 S DEVON AVE WAYNE, PA 19087	.50	.43												
6. FERRILLI ANTIMO JR 133 SUGARTOWN RD WAYNE, PA 19087	.50	.43						Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
7. MORRIS ROBERT L 126 CONESTOGA RD WAYNE, PA 19087	.50	.43												
8. KENNY FRANCIS 864 MARTIN AVE BRYN MAWR, PA 19010	.50	.43												
Total Number of Pieces Listed by Sender: 8	Total Number of Pieces Received at Post Office: 8		Postmaster: Per (Name of receiving employee)		4.00		3.44							



*[Handwritten signature]*

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29





Name and Address of Sender

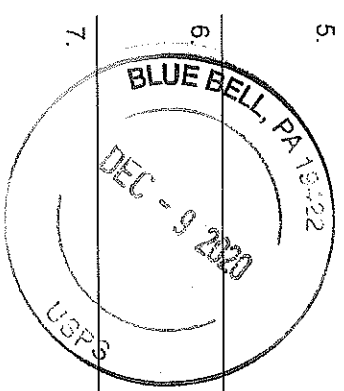
KAPLIN STEWART  
 910 Harvest Drive  
 Blue Bell, PA 19422

USPS Tracking/Article Number

Check type of mail or service

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 Postmark with Date of Receipt)



1. MELMARK HOME INC  
 2600 WAYLAND RD  
 BERWYN, PA 19312

2. MACH 133 GALL LLC  
 210 WINDERMERE AVE  
 WAYNE, PA 19087

3. CARR MARGARET M & CHARLES H  
 10 CHRISTINE LN  
 MEDIA, PA 19063

4. LEIGHTON WAYNE D & SUSAN C  
 425 BOXWOOD RD  
 ROSEMONT, PA 19010

5. DETWILER GEO S & ETUX  
 270 S DEVON AVE  
 WAYNE, PA 19087

6. BRUNO ELIZABETH & LOUIS REVOCABLE TRUST  
 340 ROCKLAND RD  
 WAYNE, PA 19087

7. HOLTMAN MATTHEW CHARLES & BLAIR ESTER  
 260 S DEVON AVE  
 WAYNE, PA 19087

8. HANSELL GREGORY R & SAMANTHA S  
 129 CONESTOGA RD  
 WAYNE, PA 19087

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

30



Name and Address of Sender

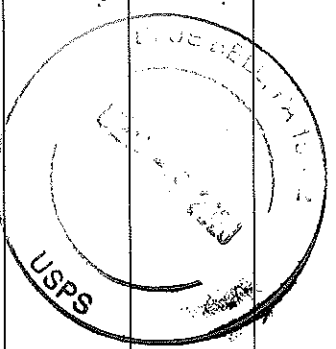
KAPLIN STEWART  
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USPS Tracking/Article Number	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43										
2.	.50	.43										
3.	.50	.43										
4.	.50	.43										
5.	.50	.43										
6.	.50	.43										
7.	.50	.43										
8.	.50	.43										
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		4.00		3.44				



*[Handwritten signature]*

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31



Name and Address of Sender

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Blue Bell, PA 19422

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- Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number

605 W LANCASTER TP  
4427 SPRUCE ST  
PHILADELPHIA, PA 19104

Postage

(Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

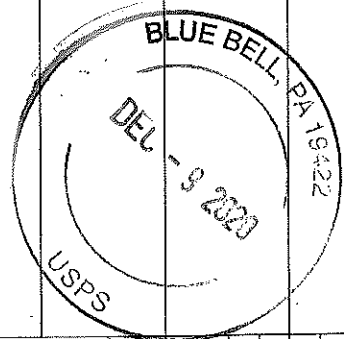
RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee



1.	K KIMMEL - GDK REAL ESTATE LP P.O. BOX 155 SOUDERTON, PA 18964	.50	.43																
2.	NEFF ANDREW S & DAVID S 222 LANCASTER AVE LANCASTER, PA 17602	.50	.43																
3.	ALBED SHIRLEY A 1176 THOMAS RD WAYNE, PA 19087	.50	.43																
4.	523 RESTAURANT LP 620 RIGHTERS FERRY RD BALA CYNWYD, PA 19004	.50	.43																
5.	EAGLE GREEN LP 620 RIGHTERS FERRY RD BALA CYNWYD, PA 19004	.50	.43																
6.	DOMINICK GALVANI DARLENE HOROCOFSKY 1148 MADISON AVE APT 2B PROSPECT PARK, PA 19076	.50	.43																
7.	SELLERS HEDWIG 118 FAIRFIELD LN STRAFFORD, PA 19087	.50	.43																
8.																			
Total Number of Pieces Listed by Sender		8																	
Total Number of Pieces Received at Post Office																			
Complete in Ink		4.00	3.44	Handling Charge - if Registered and over \$50,000 in value															

92



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
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- Registered Mail
- Return Receipt for Merchandise

tion

**Affix Stamp Here**  
*(for additional copies of this receipt).*  
**Postmark with Date of Receipt.**

USPS Tracking/Article Number

HILLIARD JEFF  
308 ECHO VALLEY LANE  
NEWTOWN SQUARE, PA 19073

KATHY ZHANG  
909 Carrol Road  
Wynnewood, PA 19096

CAPPELLI JOHN A JR & CARMIA M  
3095 MARK TERR  
BROOMALL, PA 19008

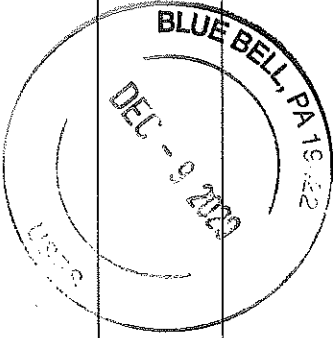
TORJUNYAN ARAKSI  
130 FAIRFIELD LA  
WAYNE, PA 19087

CAPPELLI JOHN A & CARMIA M  
3095 MARK TERR  
BROOMALL, PA 19008

THROUP JOHN  
1753 AQUETONG ROAD  
NEW HOPE, PA 18938

REESE ALAN J  
817-A NORTH TANAY STREET  
PHILADELPHIA, PA 19130

OUR LADY OF ASSUMPTION CHURCH  
135 FAIRFIELD LANE  
WAYNE, PA 19087



*[Handwritten signature]*

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43					Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
4.00	3.44											

Complete in Ink

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93



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

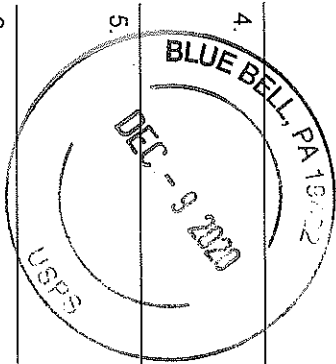
Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

USPS Tracking/Article Number

136 FAIRFIELD LN  
WAYNE, PA 19087

**Affix Stamp Here**  
*(for additional copies of this receipt,  
Postmark with Date of Receipt)*



1.	KURANDA FINANCIAL MTG INC 617 W LANCASTER AVE WAYNE, PA 19087	<input type="checkbox"/>	
2.	ZWEIER JOHN C & LORENZO JOHN A 57 S PROVIDENCE RD WALLINGFORD, PA 19086	<input type="checkbox"/>	
3.	HILLIARD JEFFREY 308 ECHO VALLEY LA NEWTOWN SQUARE, PA 19073	<input type="checkbox"/>	
4.	CIANCI ANNA M 135 HEARTHSIDE DR WINSTON SALEM, NC 27104	<input type="checkbox"/>	
5.	CAPPELLI JOHN A JR & CARMIA 102 FAIRFIELD LN STRAFFORD, PA 19087	<input type="checkbox"/>	
6.	OULOUHOJIAN JUDITH & MICHAEL MARY 203 HASTINGS BLVD BROOMALL, PA 19008	<input type="checkbox"/>	
7.	KIM TAE H & JEONG SEUNG HEH 140 FAIRFIELD LA WAYNE, PA 19087	<input type="checkbox"/>	
8.		<input type="checkbox"/>	

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).

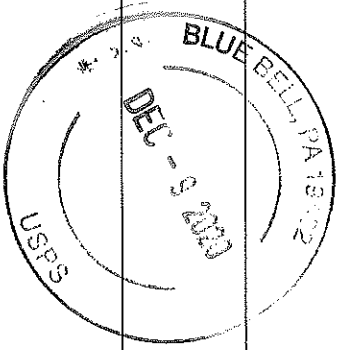
34



Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise

**Affix Stamp Here**  
*(for additional copies of this receipt).*  
**Postmark with Date of Receipt.**



USPS Tracking/Article Number	Check type of mail or service	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	OCONNOR CONSTANCE M & IZZO PETER J H/H 15 FORREST LN STRAFFORD, PA 19087	.50	.43											
2.	CHAWLA GAGAN & SANNU 21 GRANT LN WAYNE, PA 19087	.50	.43											
3.	SCHERI STEVEN W & MEGAN G 9 GRANT LN WAYNE, PA 19087	.50	.43											
4.	HAMILTON FORRANCE H TRUSTEE 200 EAGLE ROAD, SUITE 316 WAYNE, PA 19087	.50	.43											
5.	GRAY JEREMY P & CONTRERAS TERESA PAOLA ZARATE 231 STRAFFORD AVE WAYNE, PA 19087	.50	.43											
6.	WHITMORE CHRISTOPHER M 428 WEST AVE WAYNE, PA 19087	.50	.43											
7.	GDK REAL ESTATE LP c/o KEVIN KIMMEL P O BOX 544 FREDERICK, PA 19435	.50	.43											
8.	HAMILTON S MATTHEWS V JR 200 EAGLE RD #316 WAYNE, PA 19087	.50	.43											
Total Number of Pieces Listed by Sender: <b>8</b>		Total Number of Pieces Received at Post Office: <b>8</b>		Postmaster, Per (Name of receiving employee):		<b>4.00</b>		<b>3.44</b>						

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Complete in Ink

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35



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collected on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

**Affix Stamp Here**  
*(for additional copies of this receipt)*  
**Postmark with Date of Receipt.**

USPS Tracking/Article Number

SCHUDA JOSEPH M & FRANCES E  
14 FOREST LN  
WAYNE, PA 19087

JOHNSTON ALFRED J III & GLORIA  
ROMEIKA  
17 GRANT LANE  
WAYNE, PA 19087

MAHONEY MARY A  
5 GRANT LANE  
WAYNE, PA 19087

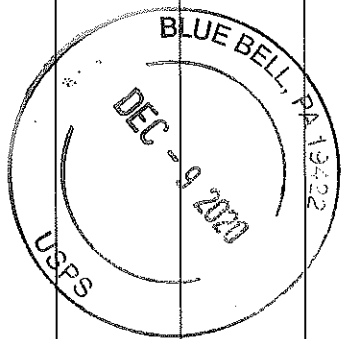
THOMASON ROBERT I & TRAUDI  
211 STRAFFORD AVE  
WAYNE, PA 19087

HAMILTON DORRANCE H  
200 EAGLE RD  
WAYNE, PA 19087

SANTUCCI, RAYMOND L  
390 W LANCASTER AV  
WAYNE, PA 19087

MORRISSEY CAREN E  
13 GRANT LA  
WAYNE, PA 19087

SAREEN ANJUEET & TARA  
205 STRAFFORD AVE  
WAYNE, PA 19087



Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: [Signature]

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43											
.50	.43						Adult Signature Required					
.50	.43						Adult Signature Restricted Delivery					
.50	.43						Restricted Delivery					
.50	.43						Return Receipt					
.50	.43						Signature Confirmation					
.50	.43						Signature Confirmation Restricted Delivery					
.50	.43					Special Handling						
4.00	3.44											

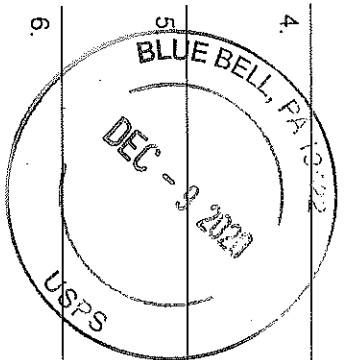
36



Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

**Affix Stamp Here**  
*(for additional copies of this receipt, Postmark with Date of Receipt.)*



USPS Tracking/Article Number	Check type of mail or service	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	BROOKS JOHN 227 STRAFFORD AVE WAYNE, PA 19087	.50	.43											
2.	WHITMORE CHRISTOPHER M 428 WEST AVE WAYNE, PA 19087	.50	.43											
3.	GDK REAL ESTATE 392 W LANCASTER AVE WAYNE, PA 19087	.50	.43											
4.	INFOFINDERS, INC 1457 PUGH RD WAYNE, PA 19087	.50	.43											
5.	EPSTEIN NEIL & AMY 431 WEST AVE WAYNE, PA 19087	.50	.43											
6.	BELL BROOKE B & CHRISTOPHER W 420 WEST AVE WAYNE, PA 19087	.50	.43											
7.	CHEN HONG JEN & ALICE 425 WEST AVE WAYNE, PA 19087	.50	.43											
8.	CAREY DAVID 408 WEST AVE WAYNE, PA 19087	.50	.43											
Total Number of Pieces Listed by Sender		8												
Total Number of Pieces Received at Post Office														
		4.00	3.44											

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required  
 Adult Signature Restricted Delivery  
 Restricted Delivery  
 Return Receipt  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery  
 Special Handling

37





Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for

MENSER MARK S & JANET W  
417 WEST AVE  
WAYNE, PA 19087

Postage (Extra Service) Fee  
 Handling Charge  
 Actual Value if Registered  
 Insured Value  
 Due Sender if COD  
 ASR Fee  
 ASRD Fee  
 RD Fee  
 RR Fee  
 SC Fee  
 SCRD Fee  
 SH Fee

USPS Tracking/Article Number

1. CRAVEN ROBERT H III  
317 EAGLE RD  
WAYNE, PA 19087

2. PECK DAVID C & LYNN BRIDGET  
307 EAGLE RD  
WAYNE, PA 19087

3. GRAHAM WILLARD & KRISTIN  
508 W BEECH TREE LN  
WAYNE, PA 19087

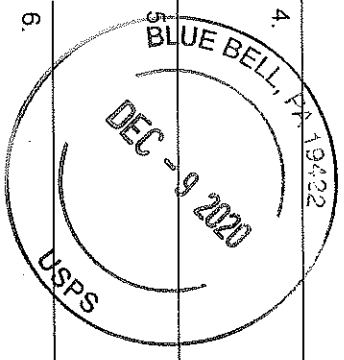
4. MCCALLION WM R & JEAN  
426 BEECHTREE LN  
WAYNE, PA 19087

5. PLOTKIN MOLLIE  
429 W BEECHTREE LA  
WAYNE, PA 19087

6. MORGAN STACEY P & THEODORE S  
424 WEST AVE  
WAYNE, PA 19087

7. ANDERSON MARK R  
717 HOMESTEAD AVENUE  
HAVERTOWN, PA 19083

8. *[Signature]*



Total Number of Pieces Listed by Sender: 8  
 Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee)

4.00 3.44

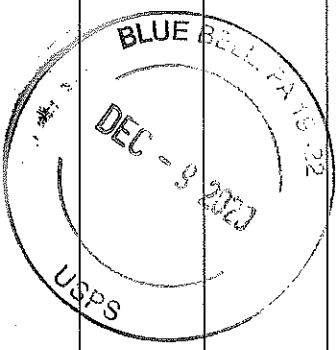
38



Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.



USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. MAXFIELD HONOR C 7 F LEXINGTON LANE EST WEST PALM BEACH, FL 33418													
2. MCCARTHY ARACELI U 421 WEST AVE WAYNE, PA 19087	.50	.43											
3. HUCKELBRIDGE ARTHUR A JR TR 2629 WELLINGTON RD CLEVELAND HTS, OH 44118	.50	.43											
4. MAHONEY TARA 311 EAGLE RD WAYNE, PA 19087	.50	.43											
5. COOPER PAUL J 305 EAGLE RD WAYNE, PA 19087	.50	.43											
6. HARRIS MARGARET E 428 W BEECHTREE LA WAYNE, PA 19087	.50	.43											
7. NUTTALL BECKY A 427 W BEECH TREE LN WAYNE, PA 19087	.50	.43											
8. MUNTZ CHRISTINA & TIMOTHY 429 WEST AVE WAYNE, PA 19087	.50	.43											
Total Number of Pieces Listed by Sender: 8	4.00	3.44											

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

*[Handwritten Signature]*

Postmaster, Per (Name of receiving employee)



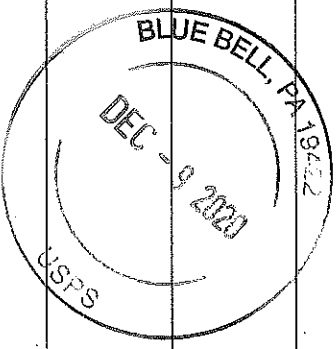
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

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(for additional copies of this receipt).  
Postmark with Date of Receipt.



USPS Tracking/Article Number	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. BONNETTI JOHN 416 WEST AVE WAYNE, PA 19087	.50	.43										
2. HORNER STEPHEN R & CAROLYN N 423 WEST AVE RADNOR, PA 19087	.50	.43										
3. TORUNIAN VAHE & FISCHER MARY BETH 404 WEST AVE WAYNE, PA 19087	.50	.43										
4. SZELA WOJCIECH & CECILE 319 EAGLE RD WAYNE, PA 19087	.50	.43										
5. HUSSON-CHARLET VALERIE 309 EAGLE RD WAYNE, PA 19087	.50	.43										
6. RICHARDSON STEVEN & GRACE 301 EAGLE RD WAYNE, PA 19087	.50	.43										
7. OGRADY CHRISTOPHER & ANNE WALKER 504 W BEECHTREE LA WAYNE, PA 19087	.50	.43										
8. O'NEILL BRENDAN & KIMBERLY 122 E BEECHTREE LA WAYNE, PA 19087	.50	.43										
<b>Total Number of Pieces Listed by Sender</b>	<b>4.00</b>	<b>3.44</b>										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

*[Handwritten Signature]*

470



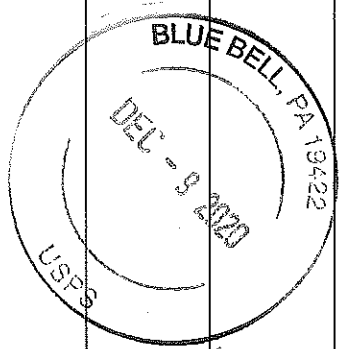
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
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- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Postmark with Date of Receipt.



USPS Tracking/Article Number	Check type of mail or service	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	RO SATO ROBERT T 425 W BEECHTREE LN WAYNE, PA 19087	.50	.43	Handling Charge - if Registered and over \$50,000 in value											
2.	HARPER PATRICK D & KATHERINE A 423 W BEECHTREE LN WAYNE, PA 19087	.50	.43												
3.	MCPHERSON FRANK H JR & MARGARET 233 FRETZ ROAD TELFORD, PA 18969	.50	.43												
4.	HOOVER REED A & KATHLEEN C 418 W BEECHTREE RD WAYNE, PA 19087	.50	.43												
5.	HIRSCHLER MARC D & ANDREAL 415 W BEECHTREE LN WAYNE, PA 19087	.50	.43												
6.	RENZI MARIE J 409 W BEECH TREE LANE WAYNE, PA 19087	.50	.43												
7.	BURGMAYER PAUL R & SHARON J N 405 W BEECH TREE LN WAYNE, PA 19087	.50	.43												
8.	CREATO HEATHER A 203 WEST AVE WAYNE, PA 19087	.50	.43												
Total Number of Pieces Listed by Sender		8													
Total Number of Pieces Received at Post Office															
Complete in Ink		4.00	3.44												

41



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
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- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1.

CHRISTIANSEN LAUREN  
211 WEST AVE  
WAYNE, PA 19087

THOROUGHGOOD PRISCILLA  
116 SPRUCE LA  
PAOLI, PA 19301

DUDA LISA A  
6 MARLYN CIR  
WAYNE, PA 19087

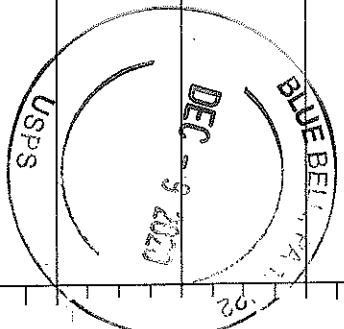
YOSUA MICHAEL J & EMMA  
422 BEECHTREE LN  
WAYNE, PA 19087

GURIAN PATRICK L & GLEASON  
KATHARINE A  
419 W BEECHTREE LA  
WAYNE, PA 19087

DOUGHERTY GERARD F & KATHLEEN M  
416 W BEECHTREE LA  
WAYNE, PA 19087

RONIGONE NICHOLAS M & MALONE  
CONSTANCE A  
413 W BEECHTREE LA  
WAYNE, PA 19087

GIARDINELLI CHAD & SAMANTHA L  
407 W BEECHTREE LA  
WAYNE, PA 19087



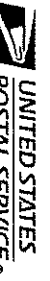
Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office

Affix Stamp Here  
(for additional copies of this receipt).  
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Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
.50	.43	Handling Charge - if Registered and over \$50,000 in value											
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
4.00	3.44												

42



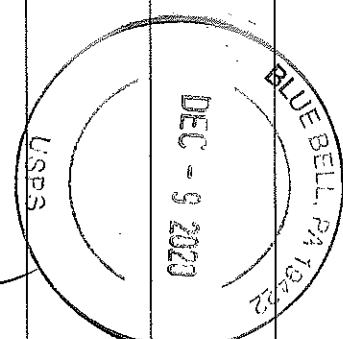
Name and Address of Sender

KAPLIN STEWART  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
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USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
MORRIS ELEAZAR C & LIGGETT JEANNIE K 401 W BEECH TREE LANE WAYNE, PA 19087													
MCFEE MICHAEL R & KAREN 205 WEST AVE WAYNE, PA 19087													
ARNOLD KARA HANLON c/o SAGEWORTH 1881 SANTA BARBARA DR LANCASTER, PA 17601													
ZWAAN MATTHEW 4 MARLYN CIR WAYNE, PA 19087													
CLAWAR DEENA S 420 W BEECHTREE LA WAYNE, PA 19087													
GALLAGHER BRENDAN & HEATHER 417 W BEECHTREE LN WAYNE, PA 19087													
CAGGIANO STEPHEN & MARGARET 414 W BEECHTREE LN WAYNE, PA 19087													
2.	.50	.43											
GANGL PETER J 411 W BEECHTREE LA WAYNE, PA 19087													
3.	.50	.43											
Total Number of Pieces Listed by Sender: 8													
Total Number of Pieces Received at Post Office: 8													
Postmaster, Per (name or receiving employee)													
4.00 3.44													



Complete in Ink

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43





Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
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- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.

USPS Tracking/Article Number

ZIEGENFUSE BRYAN & ELIZABETH  
303 WEST AVE  
WAYNE, PA 19087

GOGLIA ASHLEY MAHADY  
319 OVERHILL RD  
WAYNE, PA 19087

BAULTSARIS MICHAEL  
326 FAIRHILL ROAD  
WYNNWOOD, PA 19096

LAMSBACK ROBERT BRIAN & ANGELA  
MARIE  
321 OVERHILL RD  
WAYNE, PA 19087

BEITER JEFFREY  
4 PRINCETON RD  
WAYNE, PA 19087

MATUCH PAUL & CHRISTIANE  
323 WEST AVE  
WAYNE, PA 19087

TRAINOR THOMAS J JR & RUTH A  
331 OVERHILL RD  
WAYNE, PA 19087

THOROUGHGOOD PRISCILLA  
116 SPRUCE LANE  
PAOLI, PA 19301

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postage (Extra Service) Fee: 4.00

Handling Charge: 3.44

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

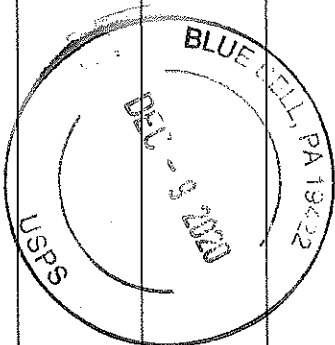
Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



45





Name and Address of Sender

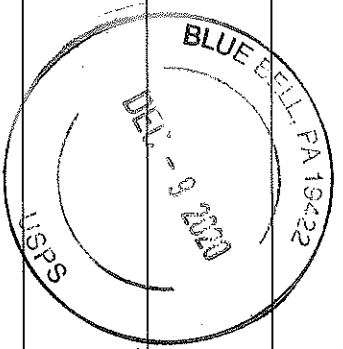
KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

**Affix Stamp Here**  
*(for additional copies of this receipt,  
Postmark with Date of Receipt.)*

USPS Tracking/Article Number
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8.



BOSTON MARC & MARIAM 311 OVERHILL RD WAYNE, PA 19087
MCGRATH JOHN W & KATHLEEN E 318 OVERHILL RD WAYNE, PA 19087
SEVERANCE ALEXANDER & SYLVIA M 320 OVERHILL RD WAYNE, PA 19087
SAVINI MATTHEW T 322 OVERHILL RD WAYNE, PA 19087
SCHNEIDER SANDRA M 324 OVERHILL RD WAYNE, PA 19087
STAPLES WILLIAM 323 OVERHILL RD WAYNE, PA 19087
DAMBLY KEITH J 326 OVERHILL ROAD WAYNE, PA 19087
CONNOLLY BRIAN J & ARLIMOND DOROTHY M 328 OVERHILL RD WAYNE, PA 19087

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
.50	.43	Handling Charge - if Registered and over \$50,000 in value											
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
4.00	3.44												

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

46



Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

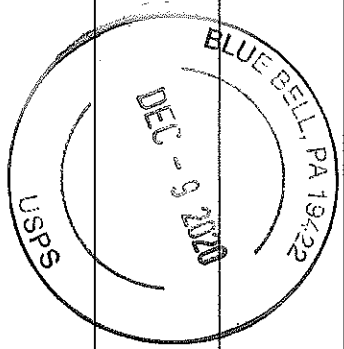
- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

BURNS CAROL A  
325 WEST AVE  
WAYNE, PA 19087

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

1.	2.	3.	4.	5.	6.	7.	8.
HENRY JUSTIN & LAUREN BAUS 307 OVERHILL RD WAYNE, PA 19087	BROWN PHILIP & HOLLY 301 WEST AVE WAYNE, PA 19087	FACENDA PAUL M & JOYCE E 317 OVERHILL RD WAYNE, PA 19087	SCHRAMM HENRY O & PATRICIA 309 WEST AVE WAYNE, PA 19087	MORRISSEY BRIAN & BRIGID 325 OVERHILL ROAD WAYNE, PA 19087	NEAGOE LEONARD & GINA 307 MIDWAY RD WAYNE, PA 19087	OKLEWICZ ROSS MICHAEL 329 OVERHILL RD WAYNE, PA 19087	
.50	.50	.50	.50	.50	.50	.50	.50
.43	.43	.43	.43	.43	.43	.43	.43
Handling Charge - if Registered and over \$50,000 in value							
<div style="display: flex; justify-content: space-between;"> <span>4.00</span> <span>3.44</span> </div>							



*[Handwritten Signature]*

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

PS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink

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PSN 7530-02-000-9098

47



Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.

USPS Tracking/Article Number
1.
2.
3.
4.
5.
6.
7.
8.

1. TIERNEY DAVID & KATHERINE  
 327 WEST AVE  
 WAYNE, PA 19087

2. ROSIN CARL J & KATHRYN L  
 335 OVERHILL RD  
 WAYNE, PA 19087

3. POTEAU RAYMOND & VERA  
 338 OVERHILL RD  
 WAYNE, PA 19087

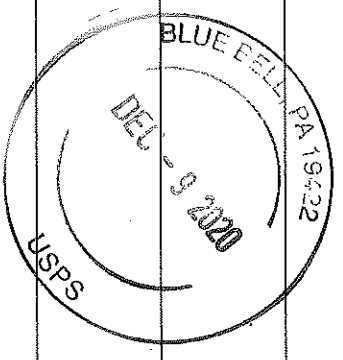
4. BOWES SCOTT T & PATRICIA M  
 336 WEST AVE  
 WAYNE, PA 19087

5. FOX HAT PROPERTIES LLC  
 1451 HELLTOPEL RD  
 CHESTER SPRINGS, PA 19425

6. SHEEHAN JOHN T & COLLEEN J  
 409 WINDSOR AVE  
 WAYNE, PA 19087

7. BELLAIRE CHERYL  
 334 WEST AVE  
 WAYNE, PA 19087

8. HOOPER WILLIAM J JR  
 324 WEST AVE  
 WAYNE, PA 19087



Postage	(Extra Services) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
.50	.43	Handling Charge - if Registered and over \$50,000 in value											
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
.50	.43												
4.00	3.44												

Total Number of Pieces Listed by Sender: 8  
 Total Number of Pieces Received at Post Office: 8

48



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

LEOPOLD LEE B & JEAN W  
315 WINDSOR AVE  
WAYNE, PA 19087

CORRODI JAMES A & GLADYS H  
311 WINDSOR AVE  
WAYNE, PA 19087

WHISMAN JAMIE  
334 OVERHILL RD  
WAYNE, PA 19087

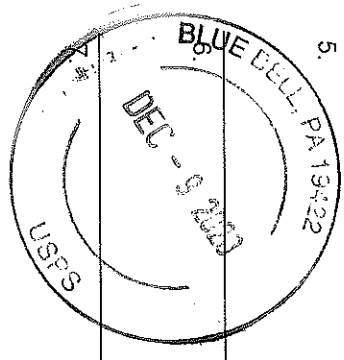
HIGGINS MARIE CLAIRE  
338 OVERHILL ROAD  
WAYNE, PA 19087

WIEDMANN RICHARD T & POLLOCK  
ROSANNE M  
341 WEST AVE  
RADNOR, PA 19087

FALCONE JOSEPH JR & JEANMARIE  
354 EAGLE ROAD  
WAYNE, PA 19087

SHAIN JOHN H & MELANIE  
401 WINDSOR AVE  
WAYNE, PA 19087

WILLIAMS LEON R & KAREN P  
413 WINDSOR AVE  
WAYNE, PA 19087



Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
4.00	3.44										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

49



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.

USPS Tracking/Article Number

1. PARELLA JONATHAN M & DENISE  
328 WEST AVE  
WAYNE, PA 19087

MASSARO CHRISTOPHER J & DEBORAH A  
320 WEST AVE  
WAYNE, PA 19087

HENRY LAWRENCE E  
316 WEST AVE  
WAYNE, PA 19087

2. PERTSCHUK MICHAEL & GRAVES JANET  
15 CHESTNUT LANE  
WAYNE, PA 19087

KOO YUNMIEE K  
333 OVERHILL RD  
WAYNE, PA 19087

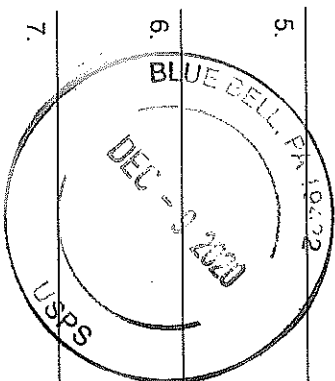
3. DELIZIA BRADLEY  
337 WEST AVE  
WAYNE, PA 19087

GRAVES ERIC J  
340 WEST AVE  
WAYNE, PA 19087

4. CONN JEFFREY & LINDA E  
348 EAGLE ROAD  
WAYNE, PA 19087

5. Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office



8. Complete in Ink

PS Form 3877, January 2017 (Page 1 of 2)  
PSN 7530-02-000-9098

4.00 3.44

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											

50

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

1. GIROD PAULETTE M  
405 WINDSOR AVE  
WAYNE, PA 19087

2. DONCHES GREGORY & KIMBERLY  
327 WINDSOR AVE  
WAYNE, PA 19087

3. HARTMAN PETER A & BROWN JUDITH A  
323 WINDSOR AVE  
WAYNE, PA 19087

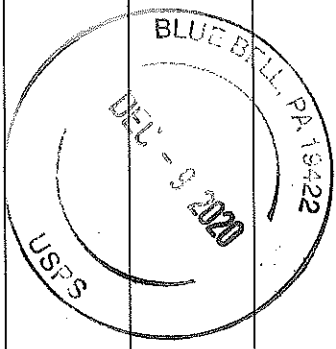
4. FREDERICKS JO ANNE T  
319 WINDSOR AVE  
WAYNE, PA 19087

5. ZULLINGER ROBERT L III & HEATHER K  
312 WEST AVE  
WAYNE, PA 19087

6. HUNT HOLBROOK PASSMORE & DIANE  
MARIE  
116 BANBURY WAY  
WAYNE, PA 19087

7. HUNT HOLBROOK PASSMORE & DIANE  
MARIE  
116 BANBURY WAY  
WAYNE, PA 19087

8. BARNES JAMES R & ELIZABETH H  
112 BANBURY WAY  
WAYNE, PA 19087



Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43					Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

PS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink

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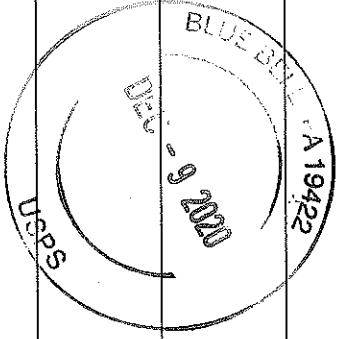


Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation

**Affix Stamp Here**  
 (for additional copies of this receipt,  
 Postmark with Date of Receipt.)

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
2.	.50	.43											
3.	.50	.43											
4.	.50	.43											
5.	.50	.43											
6.	.50	.43											
7.	.50	.43											
8.	.50	.43											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster: Per (Name of receiving employee)		4.00		3.44					



*[Handwritten Signature]*

Complete in Ink

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52



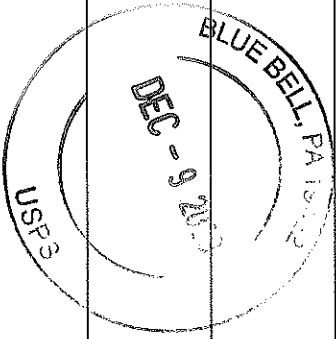
Firm Mailing Book For Accountable Mail

Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
2.	.50	.43											
3.	.50	.43											
4.	.50	.43											
5.	.50	.43											
6.	.50	.43											
7.	.50	.43											
8.	.50	.43											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster Per (Name of receiving employee)		4.00		3.44					



*Handwritten signature*

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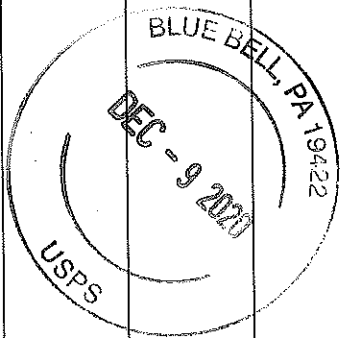


Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
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 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (for additional copies of this receipt)  
 Postmark with Date of Receipt

USPS Tracking/Article Number	Check type of mail or service	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	WEST NATHAN ARTHUR & LI HAOPING 105 BANBURY WAY WAYNE, PA 19087	.50	.43	Handling Charge - if Registered and over \$50,000 in value											
2.	DORN ERIC W & KATIE L 111 BANBURY WAY WAYNE, PA 19087	.50	.43												
3.	SPARANGO BENEDICT P O BOX 428 VILLANOVA, PA 19085	.50	.43												
4.	PRIMA DANIEL L & BAUER SANDRA 122 S BELLEVUE AVE WAYNE, PA 19087	.50	.43												
5.	DAVIDSON JENINE 115 FRANCIS AVE WAYNE, PA 19087	.50	.43												
6.	HUFF JASON 113 FRANCIS AVE WAYNE, PA 19087	.50	.43												
7.	201 WEST LP 1118 LAFAYETTE RD WAYNE, PA 19087	.50	.43												
8.	NOWAY ASSOCIATES 696 E LANCASTER AVE #303 ST DAVIDS, PA 19087	.50	.43												



*[Handwritten Signature]*

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)
8		
4.00	3.44	

524

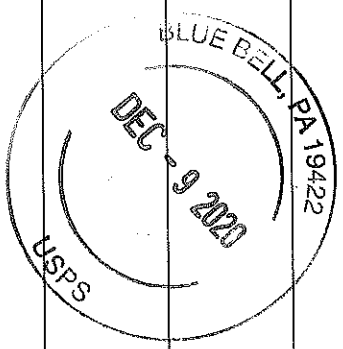


Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (for additional copies of this receipt),  
 Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	KARAKELIAN GARABET 1747 SPRING HOUSE RD CHESTER SPRING, PA 19425	.50	.43										
2.	365 INC A PA CORP 5 HARVEST LA HAVERFORD, PA 19041	.50	.43										
3.	SAVAR SAEED & MITRA MANSOORY 306 WINDSOR AVE WAYNE, PA 19087	.50	.43										
4.	RADNOR PROPERTIES CORP 571 CREEK RD HARTSVILLE, PA 18974	.50	.43										
5.	LOCKYER ELLEN S & NIGEL S 308 WINDSOR AVE WAYNE, PA 19087	.50	.43										
6.	HANAWAY WILLIAM L JR & LORRAINE 19 FARM RD WAYNE, PA 19087	.50	.43										
7.	SCHRIEBER ERIC M & AMY W 20 FARM ROAD WAYNE, PA 19087	.50	.43										
8.	LMP 353 LLC 555 E LANCASTER AVE STE 620 RADNOR, PA 19087	.50	.43										
Total Number of Pieces Listed by Sender		8		Total Number of Pieces Received at Post Office		8		4.00		3.44			



*Handwritten signature*

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Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

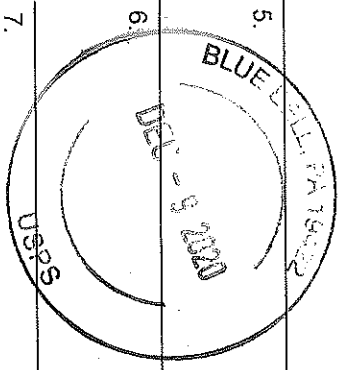
Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

LEVINNE ROBERT G & JULIE  
1 LINCOLN LA  
WAYNE, PA 19087

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt

USPS Tracking/Article Number
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209 WAYNE IPG ASSOCIATES LLC  
70 PORTLAND RD  
CONSHOHOCKEN, PA 19428

301 WEST PARTNERS LP  
28 S WATERLOO RD  
DEVON, PA 19333

FIRST RESOURCE BANK  
1 E UWCHLAN AVE #410  
EXTON, PA 19341

BOUCHER NORMAND S & L CHIARA  
1-138 MONTROSE AVE  
ROSEMONT, PA 19010

ZELEZNIK SCOTT W  
7 FARM RD  
WAYNE, PA 19087

ZELTEN ROBERT A & SUSAN BRAY  
310 WINDSOR AVE  
WAYNE, PA 19087

GALLAGHER PAUL F & ELIZABETH HAYES  
312 WINDSOR AVE  
WAYNE, PA 19087

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
8	

Postage	(Extra Service) Fees	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43					Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
4.00	3.44											

Complete in Ink

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Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

16 FARM ROAD  
WAYNE, PA 19087

115 STRAFFORD AVENUE LLC  
110 N PHOENIXVILLE PIKE  
MALVERN, PA 19355

HAWACH HOLDINGS  
P.O. BOX 125  
DEVON, PA 19333

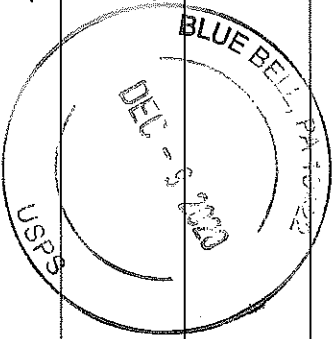
ALBANY CHRISTOPHER W & JENNIFER M  
304 WINDSOR AVE  
WAYNE, PA 19087

SPIRE R/E DEVELOPMENT LLC  
28 S WAERLOO RD #101  
DEVON, PA 19333

HETH MOLLY M  
9 FARM RD  
WAYNE, PA 19087

MACKENZIE JONATHAN B & GRETCHEN M  
15 FARM ROAD  
WAYNE, PA 19087

HOLLAND TIMOTHY & MEREDITH  
314 WINDSOR AVE  
WAYNE, PA 19087



*[Handwritten Signature]*

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
.50	.43											
4.00	3.44											

Complete in Ink

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57





Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

LUKAS JOSEPH T & CONNOLLY SUSAN F  
714 MOONRAKER CT  
GALLOWAY, NJ 08205

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1.

SONG KOOK & BANG KYUNG YUL  
3533 DARBY RD  
HAVERFORD, PA 19041

.50 .43

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

2.

WIERNAN ROBERTA M  
101 LANTOGA RD  
WAYNE, PA 19087

.50 .43

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

3.

DAMICANTONIO ROBERT  
103 LANTOGA RD  
WAYNE, PA 19087

.50 .43

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

4.

STRAUSS ISADORE c/o EQUITY RETAIL  
BROKERS  
101 W LLM ST #370  
CONSHOHOCKEN, PA 19428

.50 .43

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

5.

WALKER FAMILY PROPERTIES LLP  
314 CHAMOUNIX RD  
WAYNE, PA 19087

.50 .43

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

7.

DEJOSEPH CHARLES L & TIEN THI  
146 CONESTOGA RD  
WAYNE, PA 19087

.50 .43

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

8.

KLEIN MARK  
12 DOYLE ROAD  
WAYNE, PA 19087

.50 .43

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

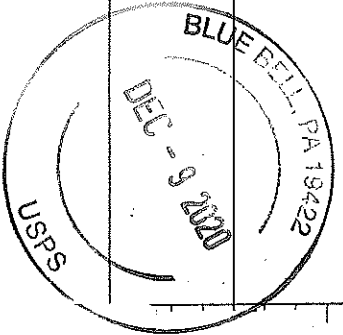
Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

4.00 3.44

PS Form 3877, January 2017 (Page 1 of 2)

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PSN 7530-02-000-9098

59



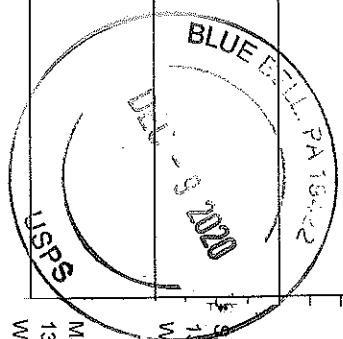
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

**Affix Stamp Here**  
*(for additional copies of this receipt)*  
**Postmark with Date of Receipt**

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender # COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value											
GUMMEL MEGAN 4 DOYLE RD WAYNE, PA 19087  LUKAS JOSEPH T 89 BLACKMORE POND CIR WEST WAREHAM, MA 02876  BANG KOOK SONG & KYUNG YUL 346 W LANCASTER AVE WAYNE, PA 19087  WEISBERG MELISSA A 7 DOYLE RD WAYNE, PA 19087  AMARANT STEVEN L & LISA A 105 LANTOGA RD WAYNE, PA 19087  SMATLAK MARISSA 131 CONESTOGA RD WAYNE, PA 19087  MEEHAN CHARLES & ALICER 139 CONESTOGA RD WAYNE, PA 19087  147 CONESTOGA LLC 211 POPLAR AVE WAYNE, PA 19087														
2.	.50	.43												
3.	.50	.43												
4.	.50	.43												
5.	.50	.43												
6.	.50	.43												
7.	.50	.43												
8.	.50	.43												
Total Number of Pieces Listed by Sender: 8 Total Number of Pieces Received at Post Office: 8 Postmaster, Per (Name of receiving employee):														
Total Postage: 4.00 Total Extra Service Fees: 3.44														



*[Handwritten Signature]*

*60*



Firm Mailing Book For Accountable Mail

Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation

USPS Tracking/Article Number

1. **MCGURL RICHARD J & MICHELLE ANN**  
 8 DOYLE RD  
 WAYNE, PA 19087

2. **ONEILL EDWARD & CARLA**  
 378 W LANCASTER AVE  
 WAYNE, PA 19087

3. **100 W PARTNERS**  
 595 E LANCASTER AVE #303  
 ST DAVIDS, PA 19087

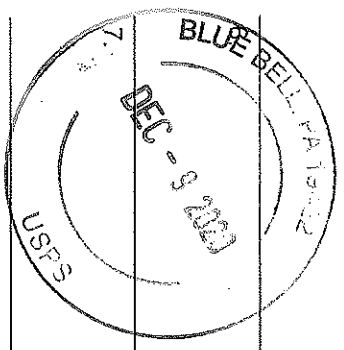
4. **SALVAGGIO PAUL J**  
 9 DOYLE RD  
 WAYNE, PA 19087

5. **STEFANOWICZ JANUS**  
 11 DOYLE RD  
 WAYNE, PA 19087

7. **POPLAR PROPERTY GROUP LLC**  
 406 MANTOLOKING RD  
 BRICK, NJ 08723

8. **WHITEHEAD KENNETH A & ELISABETH M**  
 111 LANTOGA RD  
 WAYNE, PA 19087

9. **CROWLEY JOHN G & PAULAL**  
 40 LOUELLA CT - A1  
 WAYNE, PA 19087



*[Handwritten Signature]*

Total Number of Pieces Listed by Sender: **8**

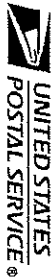
Total Number of Pieces Received at Post Office

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

*01*



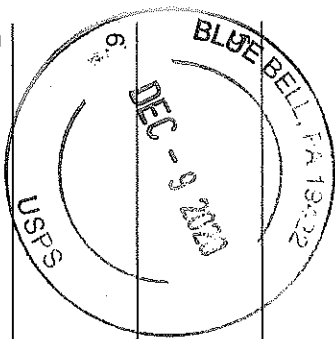


Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43										
2.	.50	.43										
3.	.50	.43										
4.	.50	.43										
5.	.50	.43										
6.	.50	.43										
7.	.50	.43										
8.	.50	.43										
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		4.00		3.44				



*Handwritten signature*

Complete in Ink

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*Handwritten initials*



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation Restricted Mailpiece

USPS Tracking/Article Number

1.

SHUTT JUDSON H & JEANNE M  
167 CONESTOGA RD  
WAYNE, PA 19087

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

2.

FIORY ANTHONY J  
239 LENOIR AVE  
WAYNE, PA 19087

.50 .43

3.

WARD KATHLEEN T  
112 LANTOGA RD UNIT 2  
WAYNE, PA 19087

.50 .43

4.

LOLLI LAWRENCE V ETUX  
106 LANTOGA RD  
WAYNE, PA 19087

.50 .43

5.

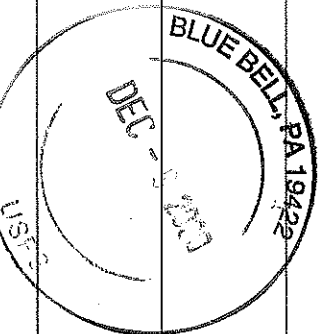
MONAGHAN WENDY P  
13 DOYLE RD  
WAYNE, PA 19087

.50 .43

6.

ELHANAFI HICHAM & SUELLEN L  
159 CONESTOGA RD  
WAYNE, PA 19087

.50 .43



8.

DIMAIO MARK S  
8 CLAYTON AVE  
WILMINGTON, DE 19809

*[Handwritten Signature]*

.50 .43

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office

4.00 3.44

Postmaster: For (name of receiving enterprise)

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

*03*



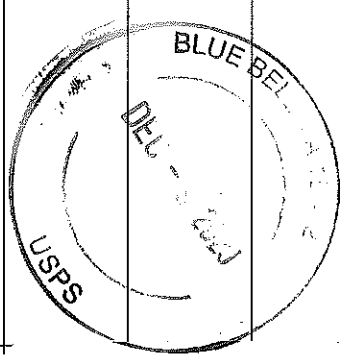
Firm Mailing Book For Accountable Mail

Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

USPS Tracking/Article Number  
 243 LENOIR AVENUE  
 WAYNE, PA 19087

1.	FRUMER RICHARD 110A LANTOGA RD WAYNE, PA 19087
2.	HOLMES SUSAN M 110 C LANTOGA RD WAYNE, PA 19087
3.	MARCANTONIO FREDERICK 104 LANTOGA RD WAYNE, PA 19087
4.	PILOTTI SAM & GABRIEL JOS INC C/O METRIC REALTY 1800 E LANCASTER AVE PAOLI, PA 19301
5.	FG & S ASSOCIATES do METRIC REALTY 1800 E LANCASTER AVE PAOLI, PA 19301
6.	HACKETT KAREN B 104A LANTOGA RD #3 WAYNE, PA 19087
7.	MAROPIS DONNA 104A LANTOGA RD - B3 WAYNE, PA 19087
8.	



Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

Affix Stamp Here  
 (for additional copies of this receipt)  
 Postmark with Date of Receipt.

44



Name and Address of Sender

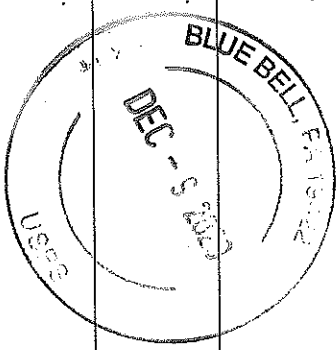
KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

1.		
2.		
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4.		
5.		
6.		
7.		
8.		



LEE LINDA  
104A LANATOGA RD - A1  
WAYNE, PA 19087

SHERIDAN MAUREEN E & DANIEL F  
233 LENOIR AVE  
WAYNE, PA 19087

MAY FRANK E JR & AMY E  
227 LENOIR AVE  
WAYNE, PA 19087

STRUEBING WILLIAM B & DIVYA  
219 LENOIR AVE  
WAYNE, PA 19087

J B HOLDINGS LLC  
7 BERRYWOOD RD  
MALVERN, PA 19355

HUMMEL CAROLINE E  
217 LENOIR AVE  
WAYNE, PA 19087

PILOTTI SAM & GABRIEL JOS INC C/O  
METRIC REALTY  
1800 E LANCASTER AVE  
PAOLI, PA 19301

MARTIN KEELY S  
104A LANATOGA RD C1  
WAYNE, PA 19087

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

45

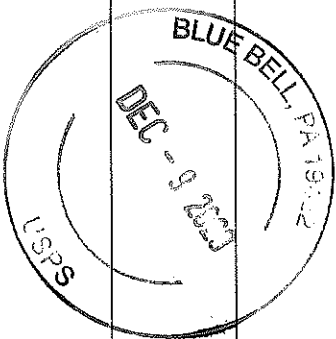


Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (for additional copies of this receipt)  
 Postmark with Date of Receipt.

USPS Tracking/Article Number
1.
2.
3.
4.
5.
6.
7.
8.



STIFF SPEAKER BERTRAM III & MARGARET 104A LANTOGA RD WAYNE, PA 19087	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation
TAGUE JAMES A & MARY J 235 LENOIR AVE WAYNE, PA 19087	
MOSER JEANNETTE C 231 LENOIR AVE WAYNE, PA 19087	
GARZIO JOSEPH M & MARY ANN M 225 LENOIR AVE WAYNE, PA 19087	
SAMSON PETER & COUGHLIN LYNNE 215 LENOIR AVE WAYNE, PA 19087	
GARCIA JOSE M & ANA I 104A LANTOGA RD - A5 WAYNE, PA 19087	
MUELLER JEANNETTE SEIGEL 104A LANTOGA RD - A2 WAYNE, PA 19087	
KAUFMAN BARBARA M 125 DRAKES DRUM DR BRYN MAWR, PA 19010	

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
4.00	3.44										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

66



Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.

USPS Tracking/Article Number
1.
2.
3.
4.
5.
6.
7.
8.

SWISHER CHRISTOPHER C AND SWISHER MARGARET A  
 237 LENOIR AVE  
 WAYNE, PA 19087

SULLIVAN MARK A & PATRICIA H  
 229 LENOIR AVE  
 WAYNE, PA 19087

DALE JOHN & MARTHA  
 221 LENOIR AVE  
 WAYNE, PA 19087

DUPRESNE KYLE L & KELSEY F  
 1911-3 NAVY WHARF CT  
 TORONTO, ON, M5V3V1, CANADA

CROWLEY JOHN G & PAULA L  
 40 LOUELLA CT - A1  
 WAYNE, PA 19087

PENN CREST PROPERTIES LLC  
 406 MANTOLOKING RD  
 BRICK, NJ 08723

CARROLL J DOUGLAS  
 218 LENOIR AVE  
 WAYNE, PA 19087

WALLACE GERRY H  
 224 LENOIR AVE  
 WAYNE, PA 19087

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
.50	.43										
4.00	3.44										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

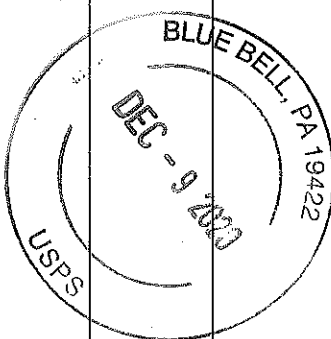
Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



*[Handwritten Signature]*

Total Number of Pieces Listed by Sender: 8  
 Total Number of Pieces Received at Post Office: 8

67



Firm Mailing Book For Accountable Mail

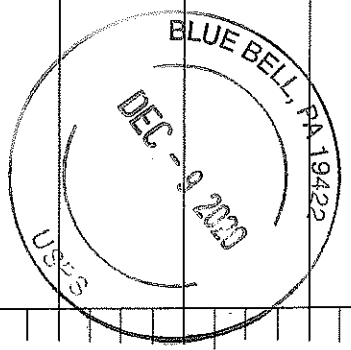
Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.



*[Handwritten Signature]*

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.													
MORABITO DAMIEN R & MCKENNA LAUREN P 230 LENOIR AVE WAYNE, PA 19087													
2.													
WRIGHT KATHLEEN L 236 LENOIR AVE WAYNE, PA 19087													
3.													
ERCOLE ANTHONY M 187 CONESTOGA RD WAYNE, PA 19087													
4.													
KINGSWAY BUILDING ASSOC 595 E LANCASTER AVE #203 ST DAVIDS, PA 19087													
5.													
EADEN FAMILY LTD PARTNERSHIP 511 OLD LANCASTER RD STE 8 BERWYN, PA 19312													
6.													
7 EAST STATE STREET LLC 120 CARNOUSTIE WAY MEDIA, PA 19063													
7.													
BELL ATLANTIC PA P O BOX 2749 ADDISON, TX 75001													
8.													
HENRY PATRICIA J 210 LENOIR AVENUE WAYNE, PA 19087													
Total Number of Pieces Listed by Sender	8	Total Number of Pieces Received at Post Office											
Postmaster, Per (Name of receiving employee)													
Complete in Ink													
Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.													
		4.00	3.44										

08



Firm Mailing Book For Accountable Mail

Name and Address of Sender

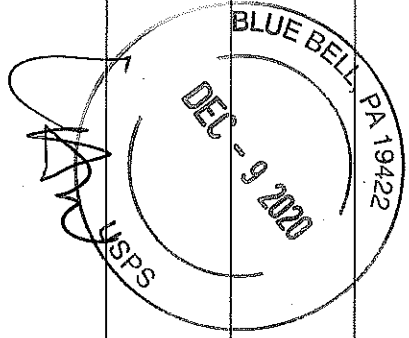
KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt),  
Postmark with Date of Receipt.

USPS Tracking/Article Number	Check type of mail or service	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	PAOLETTI THOMAS J & ELIZABETH A HMW 226 LENOIR AVE WAYNE, PA 19087	.50	.43											
2.	MULLER FRANCIS T & MARY P 232 LENOIR AVE WAYNE, PA 19087	.50	.43											
3.	HULL CAROLYN 238 LENOIR AVE WAYNE, PA 19087	.50	.43											
4.	JARDIN229 LLC 110 GALLAGHER RD WAYNE, PA 19087	.50	.43											
5.	BATES CARLA B 315 W WAYNE AVE WAYNE, PA 19087	.50	.43											
6.	YATES JONATHAN P & ELIZABETH MAXFIELD 309 W WAYNE AVE WAYNE, PA 19087	.50	.43											
7.	SOCIETY ITALIAN AMERICAN CLUB 301 W WAYNE AVE WAYNE, PA 19087	.50	.43											
8.	PENN CREST PROPERTIES LLC 406 MANTOLOKING RD BRICK, NJ 08723	.50	.43											
		4.00	3.44											



Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

Complete in Ink

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69





Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise

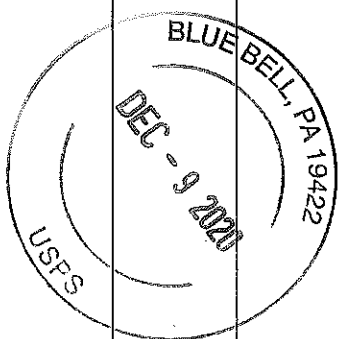
USPS Tracking/Article Number

HOLMAN TIMOTHY J & JENNIFER REID  
216 LENOIR AVE  
WAYNE, PA 19087

tion

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

	Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.50	.43	Handling Charge - if Registered and over \$50,000 in value										
2.	.50	.43											
3.	.50	.43											
4.	.50	.43											
5.	.50	.43											
6.	.50	.43											
7.	.50	.43											
8.	.50	.43											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office											
8		8											



*[Handwritten Signature]*

LEIGHTON PAUL L  
188 CONESTOGA ROAD APT. A  
WAYNE, PA 19087

4.00 3.44

70



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Callout on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.

USPS Tracking/Article Number

HALLIGAN ROBERT M  
3227 SAW MILL RD  
NEWTOWN SQUARE, PA 19073

1.

2. RADNOR TOWNSHIP  
301 IVEN AVE  
WAYNE, PA 19087

3. MANCUSO PETE F & RUTH  
136 RIDGEFIELD RD  
NEWTOWN SQUARE, PA 19010

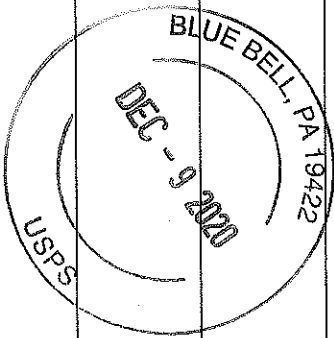
4. MAZIS LAWRENCE D & MINDY  
327 LIBERTY LN  
WAYNE, PA 19087

5. MARDINLY JASON  
333 LIBERTY LA  
WAYNE, PA 19087

6. MORGAN JONATHAN P  
210 FAIRWAY RD  
PAOLI, PA 19301

7. HEERY FRANCIS W & KRISTINE  
186 CONESTOGA RD  
WAYNE, PA 19087

8. LOGGIOIA ANTONIO & PAMELA J  
166 CONESTOGA RD  
WAYNE, PA 19087



Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

71



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

1. GIANFORCARO MICHELE  
8 DARA CIR  
BROOMALL, PA 19008

2. CONNOLLY JACQUELINE  
329 LIBERTY LN  
WAYNE, PA 19087

3. JBS CONCEPTS LLC  
930 ACADEMY LA  
BRYN MAWR, PA 19010

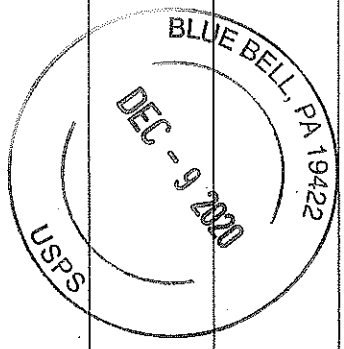
4. CONSTANTINE ALBERT  
184 CONESTOGA RD  
WAYNE, PA 19087

5. FORTUNE SHEILA A  
164 CONESTOGA RD  
WAYNE, PA 19087

6. AMATO PIETRO  
409 W WAYNE AVE  
WAYNE, PA 19087

7. DOODY PATRICK J  
325 LIBERTY LA  
WAYNE, PA 19087

8. WILSON WILLIAM R & GERILYN  
331 LIBERTY LN  
WAYNE, PA 19087



Total Number of Places Listed by Sender

8

Total Number of Places Received at Post Office

8

USPS

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43	Handling Charge - if Registered and over \$50,000 in value				Adult Signature Required						
.50	.43					Adult Signature Restricted Delivery						
.50	.43					Restricted Delivery						
.50	.43					Return Receipt						
.50	.43					Signature Confirmation						
.50	.43					Signature Confirmation Restricted Delivery						
.50	.43					Special Handling						
4.00	3.44											

72



Firm Mailing Book For Accountable Mail

Name and Address of Sender

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

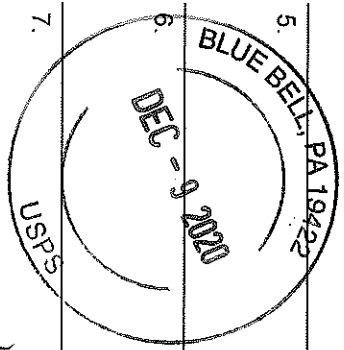
Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

1. SLAIM DANIEL A & PIPAT NATTASORN  
28 MORRIS CIR  
WAYNE, PA 19087

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.50	1.45										

2.											
3.											
4.											
5.											
6.											
7.											
8.											



*[Handwritten Signature]*

Total Number of Pieces Listed by Sender: 1

Total Number of Pieces Received at Post Office: 1

Postmaster, Per (Name of receiving employee):

73

**George W. Broseman**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: gbroseman@kaplaw.com

January 20, 2021

**VIA FIRST CLASS MAIL**

Stephen Norcini  
Township Engineer  
Township of Radnor  
301 Iven Avenue  
Wayne, PA 19087

**RE: Preliminary Land Development – Plan Land Development Application #2020-LD-08  
Eagle Road Hamilton Estate  
Our Reference: 15709-1**

Dear Mr. Norcini:

In accordance with Radnor Township Code provisions, I am enclosing the following documents on behalf of the Dorrance H. Hamilton 3/15/1996 Trust, applicant in the above matter, in advance of the upcoming public meetings:

1. A copy of the notice sent by this office to property owners in the vicinity of the property utilizing the addresses provided to us by Radnor Township; and
2. Original United States Postal Service 3877 forms, (Blue Bell Post Office) date-stamped January 20, 2021.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



George W Broseman

GWB:sl  
Enclosure

January 20, 2021

**VIA FIRST CLASS MAIL (PROOF OF MAILING)**

**RE: Preliminary Land Development - Plan Land Development Application #2020-LD-08 - Eagle Road Hamilton Estate**

Dear Neighbor,

We have submitted an application to Radnor Township for the approval of a preliminary land development plan to subdivide the above property into 9 single family lots and construct 9 single family homes along Eagle Road.

These plans are available for public viewing in the Engineering Department. The Land Development Plans for Eagle Road will be reviewed by the Planning Commission at a scheduled meeting on **Monday February 1, 2021**.

This Planning Commission meeting will begin at 6:00 P.M. Currently, these meetings are being held via Zoom.

Sincerely,



George W. Broseman

*GWB:sl*



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Priority Mail Express
- Adult Signature Restricted Delivery
- Registered Mail
- Certified Mail
- Return Receipt for Merchandise
- Certified Mail Restricted Delivery
- Signature Confirmation
- Collect on Delivery (COD)



FP US POSTAGE  
\$ 059.55

CORRECTION

ZIP 19422

01/20/2021

034A 0081800912

Book For Accountable Mail

USPS Tracking/Article Number	Postage (Extra Service) Fee	Handling Charge - If Registered and over \$50,000 in value	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. YOUNG LESLIE L 532 W BEECHTREE LN WAYNE, PA 19087	.50	1.50										
2. YOST MICHELE M & JONATHAN P 526 W BEECHTREE LA WAYNE, PA 19087	.50	.43										
3. BOSTWICK WENDY A 520 W BEECH TREE LN WAYNE, PA 19087	.50	.43										
4. PERROT PAUL J 514 W BEECHTREE LN WAYNE, PA 19087	.50	.43										
5. PAHOMOV GEORGE S ETAL 525 W BEECHTREE LN WAYNE, PA 19087	.50	.43										
6. WALTERS LINDA 23 FOREST RD WAYNE, PA 19087	.50	.43										
7. CONDELLO MARK W & ANNE E 511 W BEECHTREE LN WAYNE, PA 19087	.50	.43										
8.	.50	.43										
	4.00	4.51										



Postmaster, Per (Name of receiving employee)  
*[Signature]*

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5955



Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART
910 Harvest Drive
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
Adult Signature Restricted Delivery
Certified Mail
Certified Mail Restricted Delivery
Collect on Delivery (COD)
Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number

1. STRAUSS ISADORE ETAL & BESCO CO
631 W GERMANTOWN PIKE #103
PLYMOUTH MEETING, PA 19462

2. FUCHS O JOHN
200 EAGLE RD SUITE 218
WAYNE, PA 19087

3. KRIEGEL DAVID
530 W BEECHTREE LA
WAYNE, PA 19087

4. KOZUL MARGARET A
524 W BEECHTREE LANE
WAYNE, PA 19087

5. EDKINS THOMAS J
518 W BEECH TREE LANE
WAYNE, PA 19087

6. BROWN RUTH A
510 W BEECHTREE LN
WAYNE, PA 19087

7. BROWN MICHAEL J & DONNA S
523 W BEECHTREE LANE
RADNOR, PA 19087

8. VILLAGE ASSOCIATES
555 CROTON RD #120
KING OF PRUSSIA, PA 19406

Table with 13 columns: Postage, (Extra Service) Fee, Handling Charge, Actual Value if Registered, Insured Value, Due Sender if COD, ASR Fee, ASRD Fee, RD Fee, RR Fee, SC Fee, SCRD Fee, SH Fee. Contains data for 8 items and a total row.



Total Number of Pieces Listed by Sender: 8

Postmaster, Per (Name or Signature): [Signature]

4.00 3.44

Handwritten mark resembling the number 2





Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Priority Mail Express
- Adult Signature Restricted Delivery
- Registered Mail
- Certified Mail
- Return Receipt for Merchandise
- Certified Mail Restricted Delivery
- Signature Confirmation
- Collect on Delivery (COD)
- Signature Confirmation Restricted Postage
- Insured Mail

MCCLYMONI ALFRED &

MCCLYMONT DONNA  
21 FOREST ROAD  
WAYNE, PA 19087

SMITH JENNIFER D  
515 W BEECHTREE LA  
WAYNE, PA 19087

3D BODY WORKS SPRING CITY LLC  
300 W BOOT RD  
WEST CHESTER, PA 19380

MELTZER ARTHUR H & DEBRA V  
528 W BEECHTREE LA  
WAYNE, PA 19087

MARTIN JAMES W & EKATERINI K  
522 W BEECHTREE LN  
WAYNE, PA 19087

RHINE MICHAEL S & ANNA M  
516 W BEECHTREE LN  
WAYNE, PA 19087

HODGEMAN MARK  
527 W BEECH TREE LANE  
WAYNE, PA 19087

WILLIS MICHAEL G & SAWYER J  
KANAN  
25 FOREST RD  
WAYNE, PA 19087

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(for additional copies of this receipt).  
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											



Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

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3



Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART
910 Harvest Drive
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
Adult Signature Restricted Delivery
Certified Mail
Certified Mail Restricted Delivery
Collect on Delivery (COD)
Insured Mail
Priority Mail
Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

FURSIEK ROBERT S JK AND

BERNADETTE C
18 FOREST ROAD
WAYNE, PA 19087

USPS Tracking/Article Number

1.

2.

BOWER JEFFREY E & DEBORAH E
513 W BEECHTREE LANE
WAYNE, PA 19087

3.

K KIMMEL - GDK REAL ESTATE LP
P.O. BOX 155
SOUDERTON, PA 18964

4.

NEFF ANDREW S & DAVID S
222 LANCASTER AVE
LANCASTER, PA 17602

5.

OUR LADY OF ASSUMPTION CHURCH
135 FAIRFIELD LANE
WAYNE, PA 19087

6.

KIM TAE H & JEONG SEUNG HEH
140 FAIRFIELD LA
WAYNE, PA 19087

7.

SCHUDA JOSEPH M & FRANCES E
14 FORREST LN
WAYNE, PA 19087

8.

MORRISSEY CAREN E
13 GRANT LA
WAYNE, PA 19087

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

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(for additional copies of this receipt).
Postmark with Date of Receipt.

Table with columns: Postage, (Extra Service) Fee, Handling Charge, Actual Value, Insured Value, Due Sender if COD, ASR Fee, ASRD Fee, RD Fee, RR Fee, SC Fee, SCRD Fee, SH Fee. Contains data for 8 items and a total row.



4



Firm Mailing Book For Accountable Mail

Name and Address of Sender  
**KAPLIN STEWART**  
 910 Harvest Drive  
 Blue Bell, PA 19422

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Insured Mail  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge - If Registered and over \$50,000 in value	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. HAMILTON DORRENCE H 200 EAGLE RD #316 WAYNE, PA 19087	.50	.43											
2. BROOKS JOHN 227 STRAFFORD AVE WAYNE, PA 19087	.50	.43											
3. SANTUCCI, RAYMOND L 390 W LANCASTER AV WAYNE, PA 19087	.50	.43											
4. MORGAN STACEY P & THEODORE S 424 WEST AVE WAYNE, PA 19087	.50	.43											
5. ANDERSON, MARK R 717 HOMESTEAD AVENUE HAVERTOWN, PA 19083	.50	.43											
6. MAXFIELD HONOR C 7 F LEXINGTON LANE EST WEST PALM BEACH, FL 33418	.50	.43											
7. MCCARTHY ARACELI U 421 WEST AVE WAYNE, PA 19087	.50	.43											
8. OCONNOR CONSTANCE M & IZZO PETER J H/H 15 FORREST LN STRAFFORD, PA 19087	.50	.43											
	4.00	3.44											



Total Number of Pieces Listed by Sender: **8**  
 Total Number of Pieces Received at Post Office: **8**

5




Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. CHAWLA GAGAN & SANNU 21 GRANT LN WAYNE, PA 19087	.50	.43											
2. SCHERI STEVEN W & MEGAN G 9 GRANT LN WAYNE, PA 19087	.50	.43											
3. SAREEN ANUJEET & TARA 205 STRAFFORD AVE WAYNE, PA 19087	.50	.43											
4. GRAY JEREMY P & CONTRERAS TERESA PAOLA ZARATE 231 STRAFFORD AVE WAYNE, PA 19087	.50	.43											
5. GDK REAL ESTATE 392 W LANCASTER AVE WAYNE, PA 19087	.50	.43											
6. MUNTZ CHRISTINA & TIMOTHY 429 WEST AVE WAYNE, PA 19087	.50	.43											
7. BONVETTI JOHN 416 WEST AVE WAYNE, PA 19087	.50	.43											
8. HORNER STEPHEN R & CAROLYN N 423 WEST AVE RADNOR, PA 19087	.50	.43											
Handling Charge - If Registered and over \$50,000 in value BLUE BELL, PA 19422 JAN 20 2021 USPS													
Total Number of Pieces Listed by Sender: 8 Total Number of Pieces Received at Post Office: 8													4.00
Postmaster, Per (Name of receiving employee) 													3.44



Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
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- Adult Signature Restricted Delivery
- Registered Mail
- Certified Mail
- Return Receipt for Merchandise
- Certified Mail Restricted Delivery
- Signature Confirmation
- Collect on Delivery (COD)

Affix Stamp Here  
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Postmark with Date of Receipt.

USPS Tracking/Article Number

1. TORUNIAN VAHE & FISCHER MARY  
BETH  
404 WEST AVE  
WAYNE, PA 19087

2. HAMILTON S MATTHEWS V JR  
200 EAGLE RD #316  
WAYNE, PA 19087

3. JOHNSTON ALFRED J III & GLORIA  
ROMEIKA  
17 GRANT LANE  
WAYNE, PA 19087

4. MAHONEY MARY A  
5 GRANT LANE  
WAYNE, PA 19087

5. THOMASON ROBERT I & TRAUDI  
211 STRAFFORD AVE  
WAYNE, PA 19087

6. WHITMORE CHRISTOPHER M  
428 WEST AVE  
WAYNE, PA 19087

7. EPSTEIN NEIL & AMY  
431 WEST AVE  
WAYNE, PA 19087

8. BELL BROOKE B & CHRISTOPHER W  
420 WEST AVE  
WAYNE, PA 19087

Postage	(Extra Service) Fee	Handling Charge - if Registered and over \$50,000 in value	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43											
.50	.43					Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	
.50	.43											Special Handling
.50	.43	Handling Charge - if Registered and over \$50,000 in value										
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											



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Complete in Ink

Handwritten mark



Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

- Check type of mail or service
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  - Signature Confirmation
  - Signature Confirmation

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USPS Tracking/Article Number

1. CHEN HONG JEN & ALICE  
425 WEST AVE  
WAYNE, PA 19087

2. CAREY DAVID  
408 WEST AVE  
WAYNE, PA 19087

3. MENSER MARK S & JANET W  
417 WEST AVE  
WAYNE, PA 19087

4. HUCKELBRIDGE ARTHUR A JR TR  
2629 WELLINGTON RD  
CLEVELAND HTS, OH 44118

5. MAHONEY TARA  
311 EAGLE RD  
WAYNE, PA 19087

6. COOPER PAUL J  
305 EAGLE RD  
WAYNE, PA 19087

7. SCHRAMM HENRY O & PATRICIA  
309 WEST AVE  
WAYNE, PA 19087

8. STAPLES WILLIAM  
323 OVERHILL RD  
WAYNE, PA 19087

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43											
.50	.43											
.50	.43											
.50	.43	Handling Charge - If Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											



Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8

*Signature*

Complete in Ink

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

USPS Tracking/Article Number

Check type of mail or service

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- Adult Signature Restricted Delivery
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- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

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(for additional copies of this receipt).  
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge - If Registered and over \$50,000 in value	Actual Value if Registered	Insured Value	Due Sender, if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
.50	.43											
4.00	3.44											

CONNOLLY BRIAN J & ARIMOND

DOROTHY M

328 OVERHILL RD  
WAYNE, PA 19087

BURNS CAROLA  
325 WEST AVE  
WAYNE, PA 19087

WHISMAN JAMIE  
334 OVERHILL RD  
WAYNE, PA 19087

HIGGINS MARIE CLAIRE  
336 OVERHILL ROAD  
WAYNE, PA 19087

SZELA WOJCIECH & CECILE  
319 EAGLE RD  
WAYNE, PA 19087

HUSSON-CHARLET VALERIE  
309 EAGLE RD  
WAYNE, PA 19087

RICHARDSON STEVEN & GRACE  
301 EAGLE RD  
WAYNE, PA 19087



Total Number of Pieces Listed by Sender	8
Total Number of Pieces Received at Post Office	

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

6









Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Priority Mail Express
- Adult Signature Restricted Delivery
- Registered Mail
- Certified Mail
- Return Receipt for Merchandise
- Certified Mail Restricted Delivery
- Signature Confirmation
- Collect on Delivery (COD)
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. WIEDMANN RICHARD T & POLLOCK ROSANNE M 341 WEST AVE RADNOR, PA 19087	.50	.43											
2. GRAVES ERIC J 340 WEST AVE WAYNE, PA 19087	.50	.43											
3. BOWES SCOTT T & PATRICIA M 336 WEST AVE WAYNE, PA 19087	.50	.43											
4. FALCONE JOSEPH JR & JEANMARIE 354 EAGLE ROAD WAYNE, PA 19087	.50	.43											
5. CONN JEFFREY & LINDA E 348 EAGLE ROAD WAYNE, PA 19087	.50	.43											
6. FOX HAT PROPERTIES LLC 1451 HELLTOPEL RD CHESTER SPRINGS, PA 19425	.50	.43	Handling Charge - If Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
7. SHAIN JOHN H & MELANIE 401 WINDSOR AVE WAYNE, PA 19087	.50	.43											
8. GIROD PAULETTE M 405 WINDSOR AVE WAYNE, PA 19087	.50	.43											
4.00													3.44

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

12





Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. HENRY LAWRENCE E 316 WEST AVE WAYNE, PA 19087	.50	.43											
2. PERTSCHUK, MICHAEL & GRAVES JANET 15 CHESTNUT LANE WAYNE, PA 19087	.50	.43											
3. RADNOR PROPERTIES CORP 571 CREEK RD HARTSVILLE, PA 18974	.50	.43											
4. LOCKYER ELLEN S & NIGEL S 308 WINDSOR AVE WAYNE, PA 19087	.50	.43											
5. FREDERICKS JO ANNE T 319 WINDSOR AVE WAYNE, PA 19087	.50	.43											
6. ZULLINGER ROBERT L III & HEATHER K 312 WEST AVE WAYNE, PA 19087	.50	.43											
7. METZGER RICHARD G & DEMORROW DARLA L 307 WINDSOR AVE WAYNE, PA 19087	.50	.43											
8. ZELEZNIK SCOTT W 7 FARM RD WAYNE, PA 19087	.50	.43											
	4.00	3.44											



Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

14



Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART
910 Harvest Drive
Blue Bell, PA 19422

- Check type of mail or service
Adult Signature Required
Adult Signature Restricted Delivery
Certified Mail
Certified Mail Restricted Delivery
Collect on Delivery (COD)
Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Table with 13 columns: USPS Tracking/Article Number, Postage, (Extra Service) Fee, Handling Charge, Actual Value, Insured Value, Due Sender, ASR Fee, ASRD Fee, RD Fee, RR Fee, SC Fee, SCRD Fee, SH Fee. Rows include recipients like ZELTEN ROBERT A & SUSAN BRAY, LEOPOLD LEE B & JEAN W, CORRODI JAMES A & GLADYS H, SAVAR SAEED & MITRA MANSOORY, HETH MOLLY M, MACKENZIE JONATHAN B & GRETCHEN M, HANAWAY WILLIAM L JR & LORRAINE, and SCHRIEBER ERIC M & AMY W.



Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8

4.00 3.44

15





Firm Mailing Book For Accountable Mail

Name and Address of Sender

KAPLIN STEWART  
910 Harvest Drive  
Blue Bell, PA 19422

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Insured

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.

1.	2.	3.	4.	5.	6.	7.	8.	Postage	(Extra Service) Fee	Handling Charge - If Registered and over \$50,000 in value	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
<p>FUCHS JR JOHN O 200 EAGLE RD SUITE 118 WAYNE, PA 19087</p> <p>STRAUSS ISADORE c/o EQUITY RETAIL BROKERS 101 W ELM ST #370 CONSHOCKEN, PA 19428</p> <p>THREE SIXTY FIVE INC 331 S RADNOR CHESTER RD VILLANOVA, PA 19085</p> <p>WALKER FAMILY PROPERTIES LLP 314 CHAMOUNIX RD WAYNE, PA 19087</p> <p>ONEILL EDWARD &amp; CARLA 378 W LANCASTER AVE WAYNE, PA 19087</p> <p>100 W PARKINERS 595 E LANCASTER AVE #303 ST DAVIDS, PA 19087</p> <p>LUKAS JOSEPH T 89 BLACKMORE POND CIR WEST WAREHAM, MA 02576</p> <p>LUKAS JOSEPH T &amp; CONNOLLY SUSAN F 714 MOONRAKER CT GALLOWAY, NJ 08205</p>																				
								.50	.43											
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								.50	.43											
								4.00	3.44											



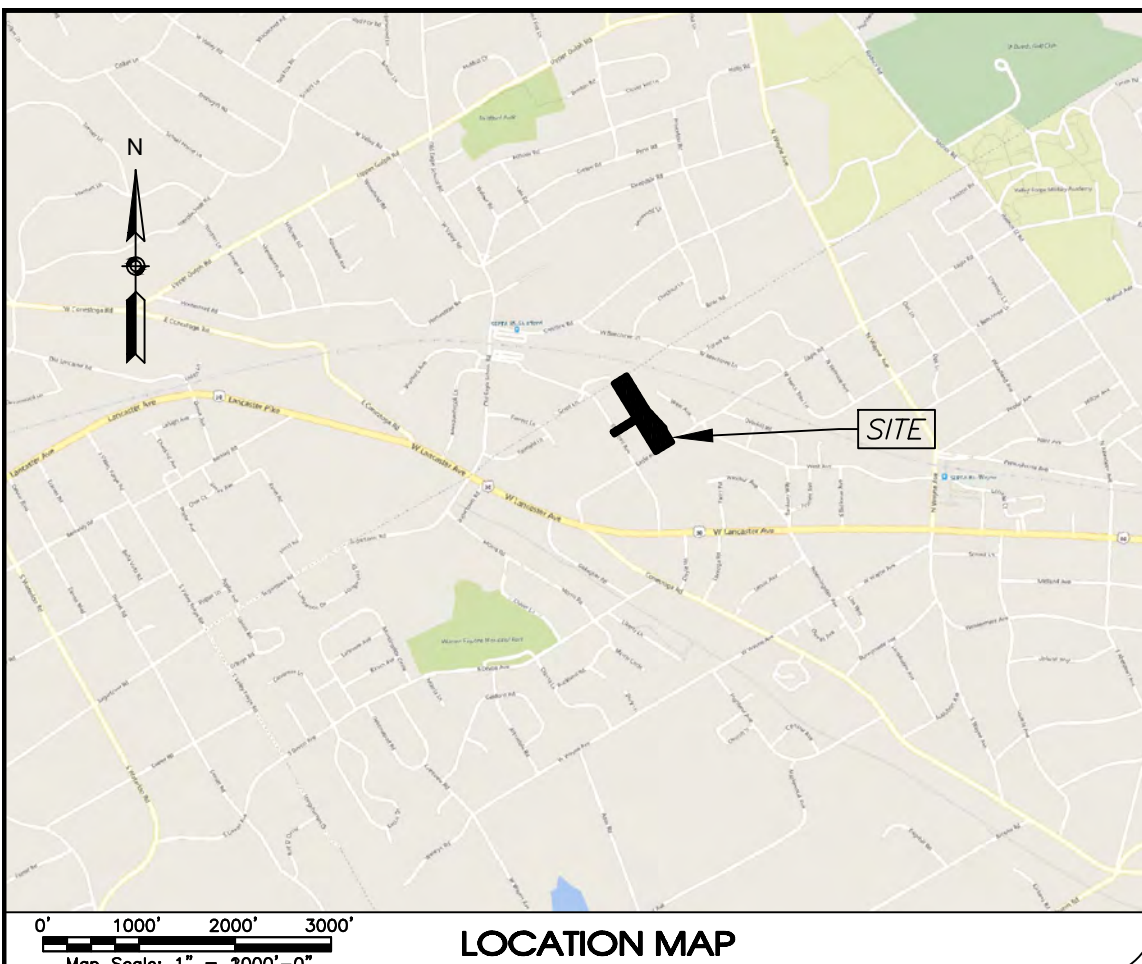
Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

17

# EAGLE ROAD SUBDIVISION

## PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN SET

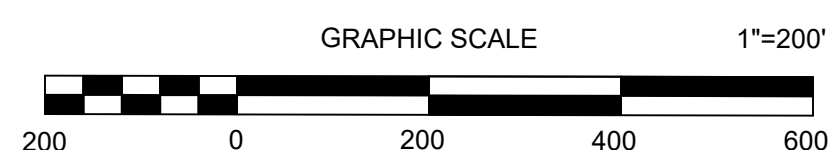


ADJOINING PROPERTIES (LANDS N/E)

1. HUCKELBRIDGE ARTHUR A JR HUCKELBRIDGE BEVERLY KAPP, 321 EAGLE ROAD, 36-12-014
2. 205 STRAFFORD AVENUE LLC 335 EAGLE ROAD, 36-11-349:005
3. RICHARD C & JENNIFER SARHADDI 337 EAGLE ROAD, 36-11-349:004
4. ALAN J SILVER, 201 STRAFFORD AVENUE 36-11-349:003
5. ANUJEET & TARA SAREEN 205 STRAFFORD AVE, 36-11-349
6. SATTERFIELD DAVID & MORRISSEY MARY ANNE, 207 STRAFFORD AVE, 36-11-349:002
7. THOMASON ROBERT I & THOMASON TRAUDI, 211 STRAFFORD AVENUE, 36-11-350
8. BROOKS JOHN W & KATHRYN R, 227 STRAFFORD AVENUE, 36-11-351
9. GRAY JEREMY P & CONTRERAS TERESA PAOLA ZARATE, 231 STRAFFORD AVE, 36-11-352
10. THE TRUSTEES REVOCABLE TRUST C/O HAMILTON REVOCABLE TRUST, 235 STRAFFORD AVE, 36-11-353
11. WHITMORE CHRISTOPHER M, 428 WEST AVE, 36-11-355
12. MORGAN STACEY P & THEODORE S, 424 WEST AVENUE, 36-12-002
13. BROWN GWENDOLYN J, 420 WEST AVE, 36-12-004
14. TURSI PAUL ANDREW & TURSI KATHRYN M, 416 WEST AVE, 36-12-006
15. MAXFIELD HONOR CHAPIN, 412 WEST AVE, 36-12-008
16. CAREY DAVID & ELIZABETH, 408 WEST AVE, 36-12-010
17. TORUNIAN MARY BETH & TORUNIAN VAHE, 404 WEST AVE, 36-12-012
18. HAMILTON DORRANCE H ETAL TRSTEEES REVOCABLE TRUST, 225 STRAFFORD AVE, 36-11-347:001

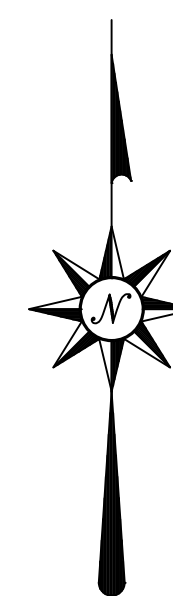


MAP SHOWING FEATURES WITHIN 300' OF PROPERTY LINE



DRAWING SCHEDULE

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. RECORD PLAN
5. POST CONSTRUCTION STORMWATER PLAN
6. UTILITY PLAN
7. DURING CONSTRUCTION E&S
8. PCSM DETAILS
9. CONSTRUCTION DETAILS
10. E&S DETAILS
11. PROFILES
12. LP-1 LANDSCAPE PLAN
13. LP-2 LANDSCAPE DETAILS
14. LI-1 LIGHTING PLAN
15. LI-2 LIGHTING DETAILS



CIVIL ENGINEER:  
SITE ENGINEERING CONCEPTS, LLC

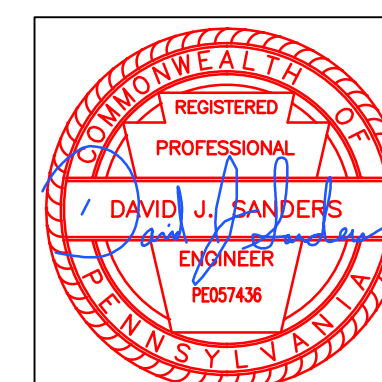
ATTN: ROBERT M. LAMBERT, P.E.  
P.O. BOX 1992  
SOUTHEASTERN, PA 19399  
P: (610) 240-0450  
E: RLAMBERT@SITE-ENGINEERS.COM

LANDSCAPE ARCHITECT:  
GLACKIN THOMAS PANZAK, INC.

ATTN: BERNARD S. PANZAK, RLA  
PAOLI EXECUTIVE GREEN 1, SUITE 300  
PAOLI, PA 19301  
P: (610) 408-9011  
E: BPAZAK@GLACKINPLAN.COM

APPLICANT/OWNER:  
THE TRUSTEES OF THE DORRANCE HAMILTON  
3/15/1996 REVOCABLE AGREEMENT OF TRUST

ATTN: CHARLES HOUDER  
551 W LANCASTER AVE, SUITE 307  
HAVERFORD, PA 19041  
P: (610) 389-0305  
E: DCH@HAVERFORDPROPERTIES.COM



DAVID J. SANDERS, P.E.  
PE057436

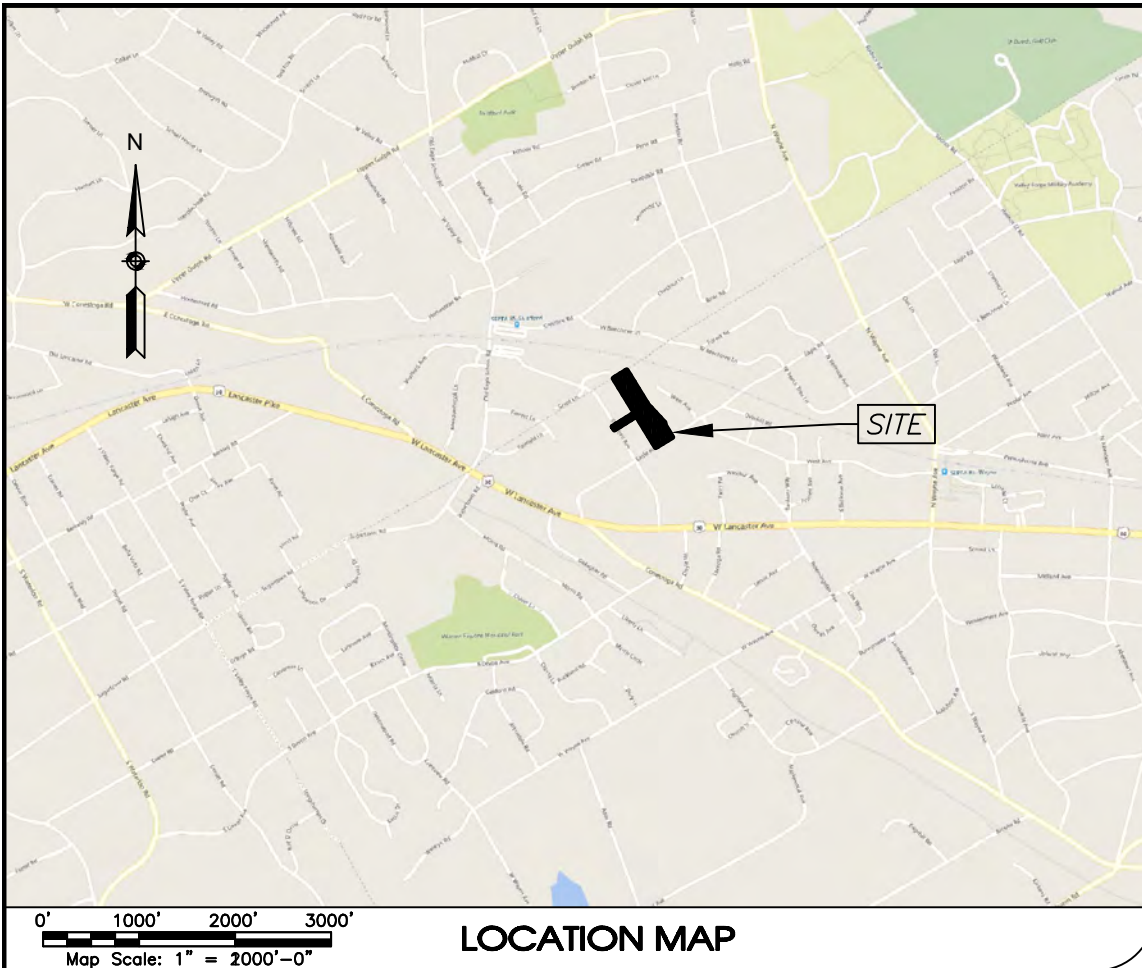
1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20
NUM.	DATE	REVISION
PLAN PREPARED BY: <b>SITE ENGINEERING CONCEPTS, LLC</b> P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM		
PLAN PREPARED FOR: <b>HAMILTON PROPERTIES</b> EAGLE ROAD WAYNE, PA 19087 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA DATE: AUGUST 27, 2020		
<b>COVER SHEET</b>		<b>SHEET</b> 1 of 15 SCALE: 1" = 200'



**GENERAL NOTES**

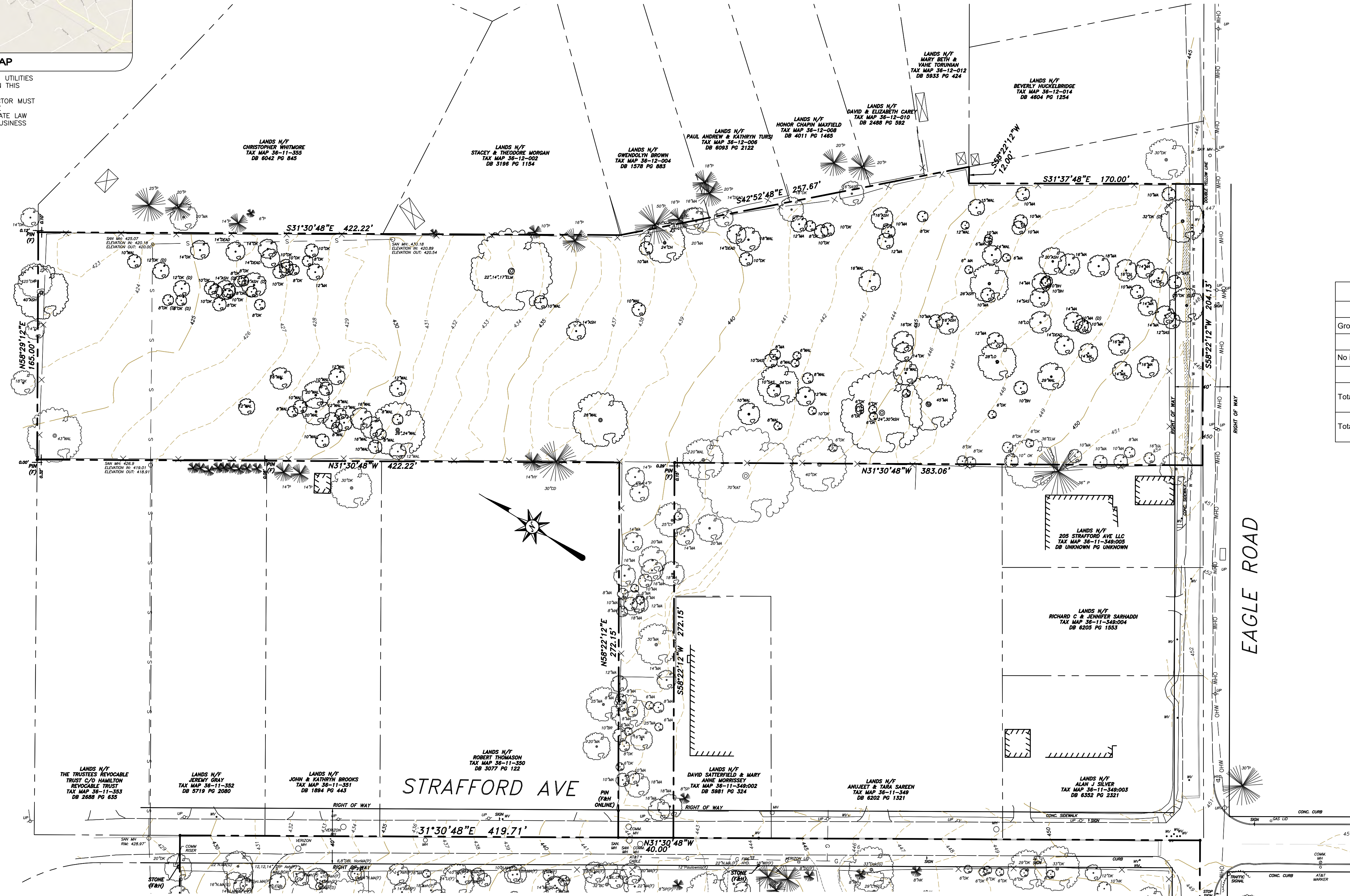
1. BEARINGS SHOWN ARE BASED ON A MERIDIAN ESTABLISHED USING PA STATE PLANE COORDINATES. MERIDIAN DIFFERS FROM THE RECORDED DEED BY 6'35"48".
2. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ONSITE TO ESTABLISH BENCHMARK. DATUM NAD83/NAVD88.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT.
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 420428 00177 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. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
8. PLANS REFERENCED: LOT LINE CHANGE PLAN PREPARED BY YERKES ASSOCIATES, INC. FOR MRS. S.M.V HAMILTON DATED JULY 21, 2001.

PARCEL SUMMARY						
COMMITMENT NO.	PREMISES LABEL	FOLIO #	TAXMAP ID	DEED BOOK	PAGE	GROSS LOT AREA (Sq. Ft.)
PAFA19-0709 DIM	C	36-01-00541-01	36-11-349-001	Plan Book 22	155	163,367
						158,485



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.

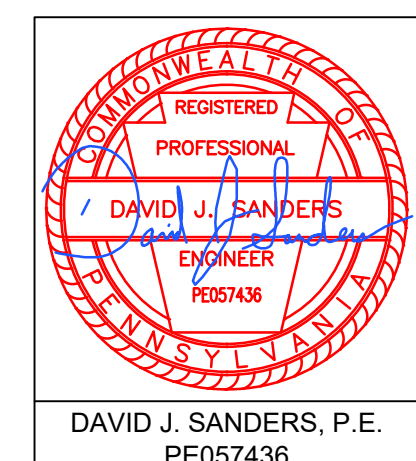
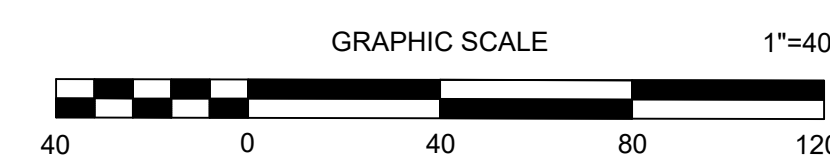
DESIGN S/N: 20190750324 & 20190750325



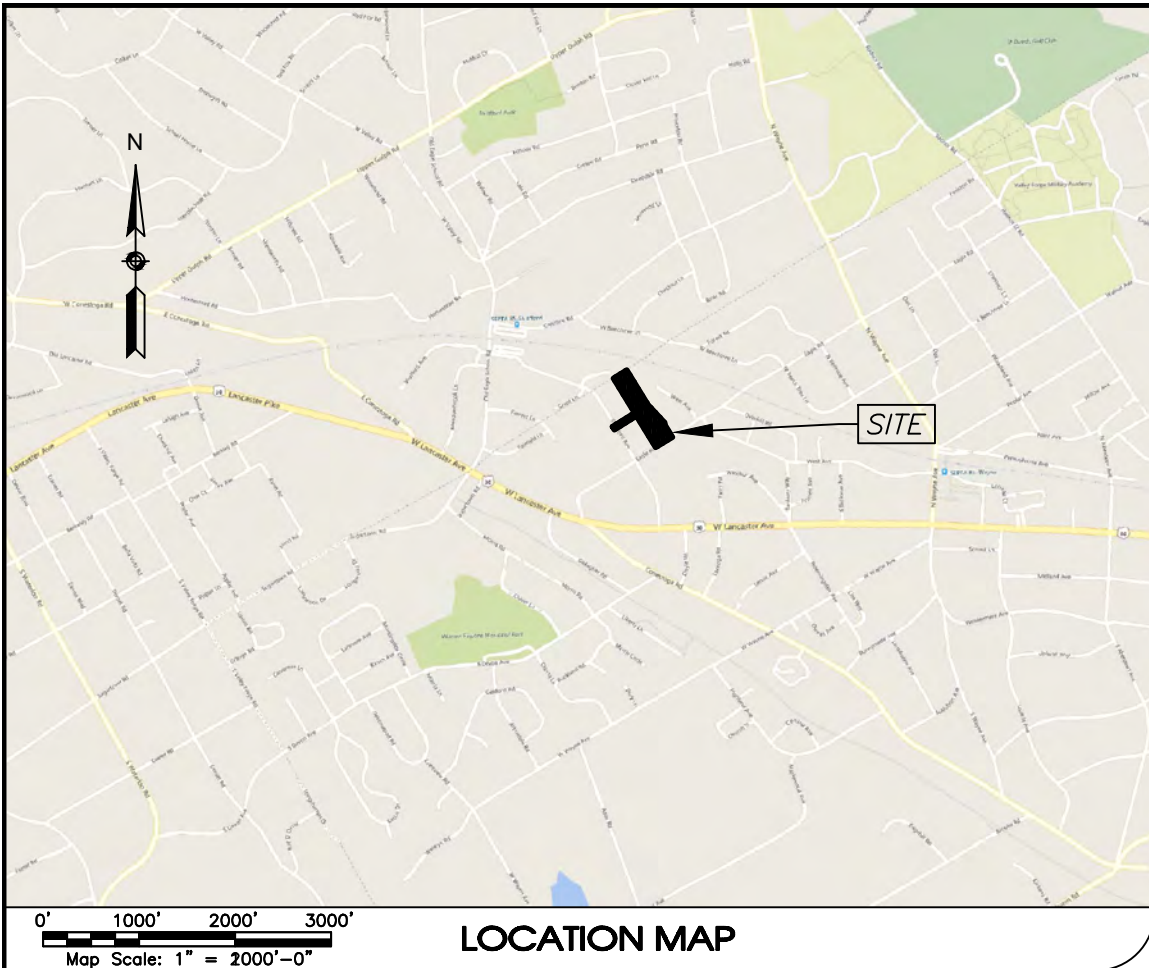
IMPERVIOUS COVERAGE SUMMARY			
PREMISES C 36-11-349-001			
Gross Lot Area	163,367	Sq. Ft.	
No impervious coverage onsite	0	Sq. Ft.	
Total Building Coverage	0	Sq. Ft.	0.00%
Total Site Impervious Coverage	0	Sq. Ft.	0.00%

**PLAN LEGEND**

- 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
- E --- EDGE OF PAVEMENT
- X --- FENCE LINE
- EXISTING BUILDINGS
- EXISTING ASPHALT
- EXISTING WALKWAY
- EXISTING WALL
- 14%-20% SLOPES
- SLOPES > 20%

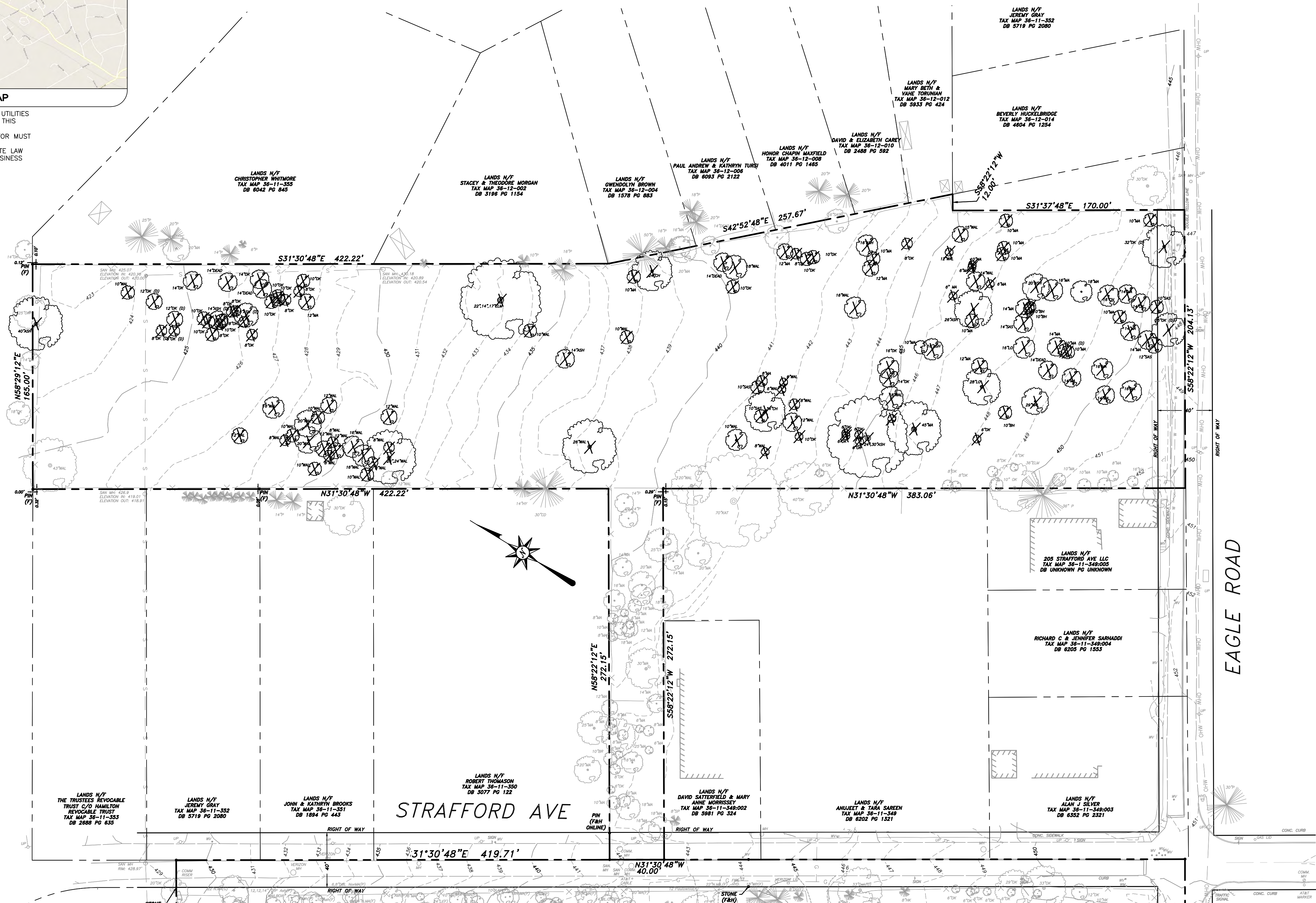


1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20
NUM.	DATE	REVISION
PLAN PREPARED BY:		
<b>SITE ENGINEERING CONCEPTS, LLC</b>		
P.O. BOX 1992		
SOUTHEASTERN, PA 19399		
P: 610-240-0450	F: 610-240-0451	E: INFO@SITE-ENGINEERS.COM
PLAN PREPARED FOR:		
<b>HAMILTON PROPERTIES</b>		
EAGLE ROAD		
WAYNE, PA 19087		
RADNOR TOWNSHIP	DELAWARE COUNTY	PENNSYLVANIA
DATE: AUGUST 27, 2020		
<b>EXISTING CONDITIONS PLAN</b>		<b>SHEET 2 of 15</b>
DAVID J. SANDERS, P.E. PE057436		SCALE: 1" = 40'



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: 20190750324 & 20190750325

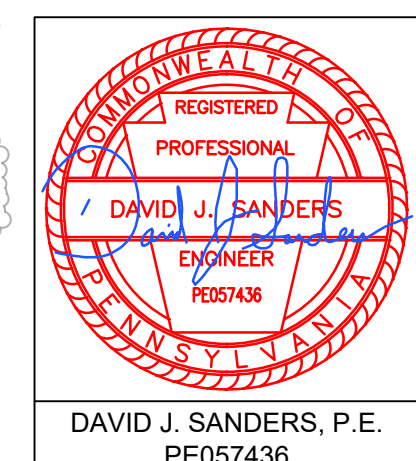
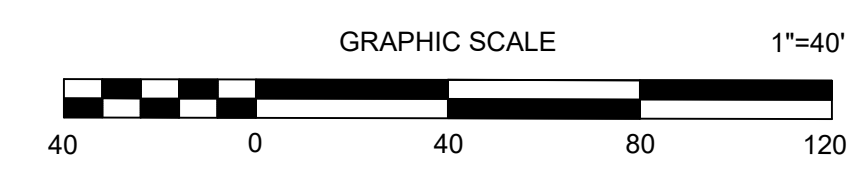


ZONING SUMMARY	
R-4 - RESIDENTIAL DISTRICT	
ORDINANCE ITEM	REQUIREMENT
MIN. LOT AREA	7,000 SF
MIN. LOT WIDTH @ BLDG	55 FT
MIN. SETBACKS	
FRONT	30 FT
SIDE (INDIVIDUAL/AGGREGATE)	12 FT / 30 FT
REAR	30 FT
MAX. BUILDING HEIGHT	35 FT
MAX. BUILDING COVERAGE	30%
MAX. IMPERVIOUS COVERAGE	40%
RIPARIAN BUFFER SETBACK	25 FT

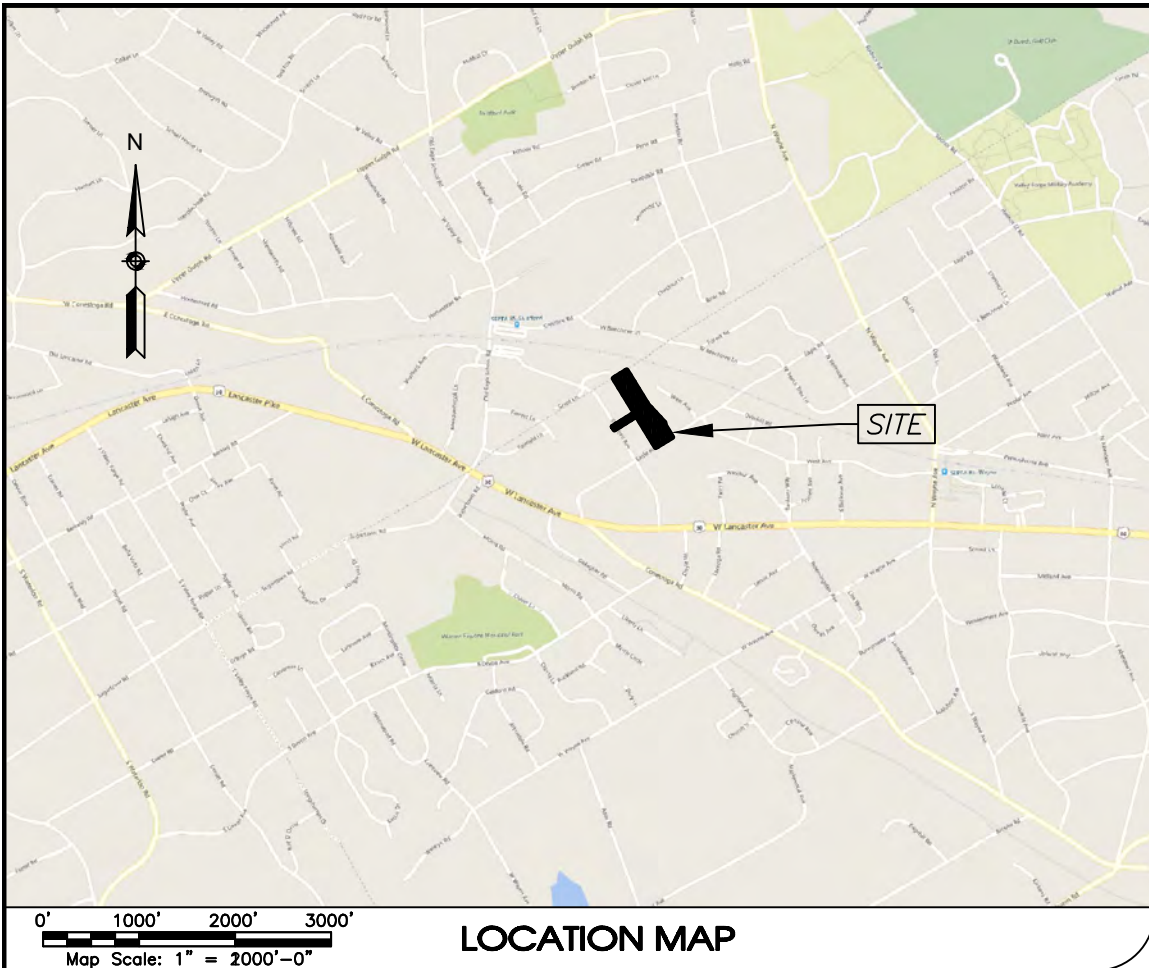
- DEMOLITION NOTES:
- UTILITIES SHOWN ARE FROM THE EXTENT OF OUR KNOWLEDGE BASED ON PA ONE CALL, PROPOSED PLANS AND VISUAL OBSERVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ADDITIONAL UTILITIES. CONTRACTOR MUST NOTIFY PA ONE CALL AT LEAST THREE DAYS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH PA ONE CALL REGULATIONS (CALL 1-800-242-1776) AND SHALL FIELD LOCATE ALL UTILITIES THAT MAY BE PRESENT IN WORK AREA.
  - CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL PLAN, AS APPLICABLE, INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SILT SOXX, TREE PROTECTION, AND IMMEDIATE STABILIZATION OF ANY DISTURBED AREAS.
  - THE APPLICANT SHALL CONDUCT REGULAR STREET CLEANING OF ALL ROADWAYS ADJACENT TO ACTIVE PORTIONS OF THE CONSTRUCTION SITE. STAFF SHALL HAVE THE RIGHT TO ORDER STREET CLEANING MORE OFTEN IF THERE IS EVIDENCE OF CONSTRUCTION RELATED DEBRIS IN THE ROADWAY DURING THE PROJECT.

**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
- OW --- OVERHEAD WIRE
- T --- UNDERGROUND TELEPHONE
- --- EDGE OF PAVEMENT
- X --- FENCE LINE
- X TREE TO BE REMOVED



1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20
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:		
HAMILTON PROPERTIES		
EAGLE ROAD		
WAYNE, PA 19087		
RADNOR TOWNSHIP	DELAWARE COUNTY	PENNSYLVANIA
DATE: AUGUST 27, 2020		
<b>DEMOLITION PLAN</b>		<b>SHEET 3 of 15</b>
DAVID J. SANDERS, P.E. PE057436		SCALE: 1" = 40'



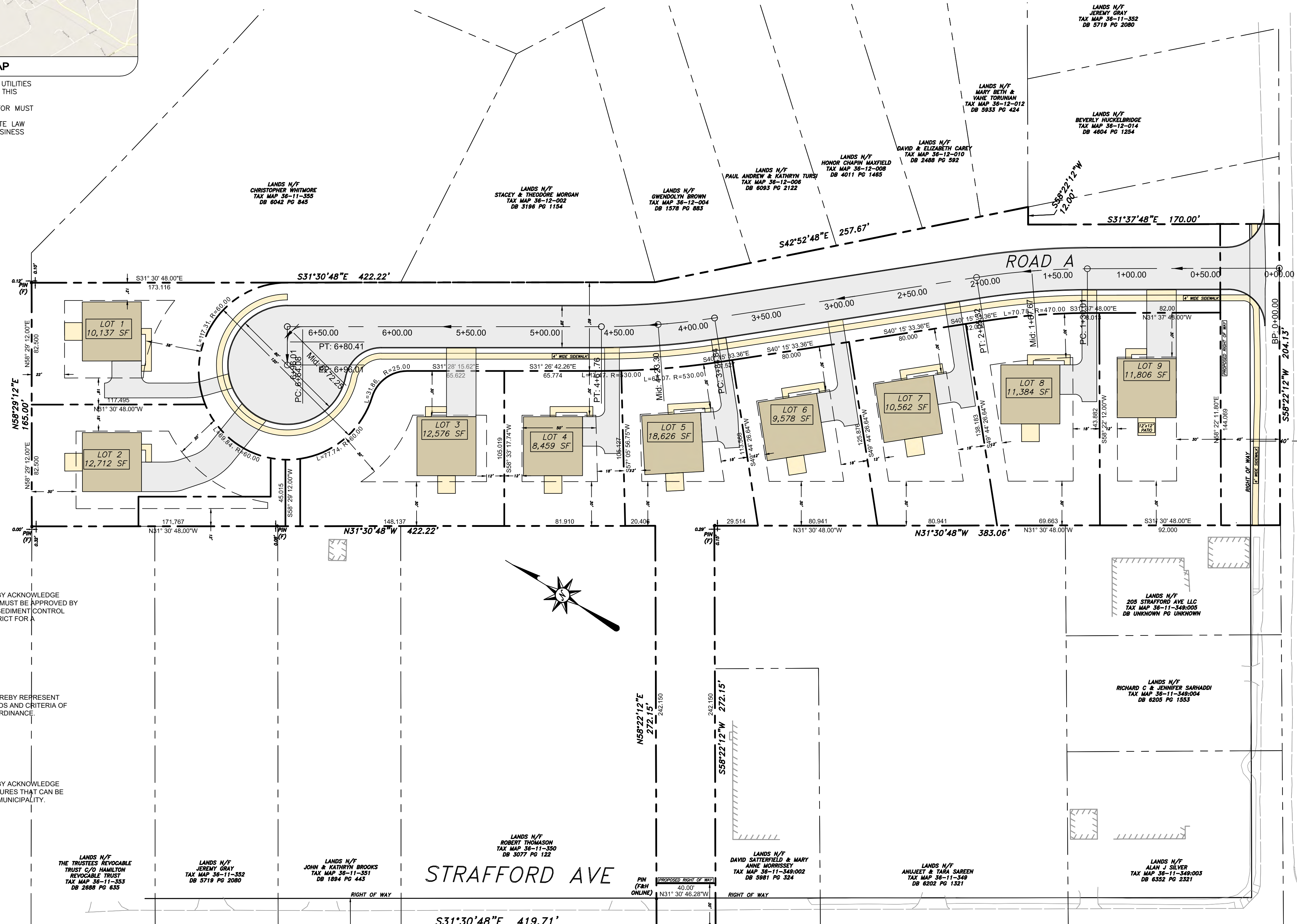
NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20190750324 & 20190750325



ZONING SUMMARY										
R-4 - RESIDENTIAL DISTRICT										
ORDINANCE ITEM	REQUIREMENT	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
MIN. LOT AREA	7,000 SF	10,137 SF	12,712 SF	12,576 SF	8,459 SF	18,626 SF	9,578 SF	10,562 SF	11,384 SF	11,806 SF
MIN. LOT WIDTH @ BLDG	55 FT	82 FT	82 FT	175 FT	79 FT	75 FT	80 FT	80 FT	90 FT	82/144 FT
MIN. SETBACKS										
FRONT	30 FT	31 FT	31 FT	31 FT	31 FT	31 FT	31 FT	31 FT	31 FT	31 FT
SIDE (INDIVIDUAL/AGGREGATE)	12 FT / 30 FT	13 FT / 42 FT	13 FT / 32 FT	19 FT / 108 FT	13 FT / 40 FT	13 FT / 39 FT	13 FT / 40 FT	13 FT / 34 FT	13 FT / 39 FT	13 FT / 52 FT
REAR	30 FT	42 FT	54 FT	34 FT	34 FT	44 FT	56 FT	66 FT	66 FT	72 FT
MAX. BUILDING HEIGHT	35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT	≤ 35 FT
MAX. BUILDING COVERAGE	30%	16%	13%	13%	19%	9%	17%	15%	14%	14%
MAX. IMPERVIOUS COVERAGE	40%	29%	24%	21%	33%	16%	30%	27%	25%	22%

IMPERVIOUS SUMMARY									
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
LOT AREA (SF)	10,137	12,712	12,576	8,459	18,626	9,578	10,562	11,384	11,806
BUILDING (SF AS SHOWN)	1600	1600	1600	1600	1600	1600	1600	1600	1600
DRIVEWAY (SF AS SHOWN)	1092	1707	779	951	980	951	951	991	781
WALKWAY (SF AS SHOWN)	283	204	212	283	283	283	283	281	212
TOTAL (SF AS SHOWN)	2975	3511	2591	2834	2863	2834	2834	2872	2593
BUILDING COVERAGE (% AS SHOWN)	15.8	12.6	12.7	18.9	8.6	16.7	15.1	14.1	13.6
IMPERVIOUS COVERAGE (% AS SHOWN)	29.3	27.6	20.6	33.5	15.4	29.6	26.8	25.2	22.0
MAX. IMPERVIOUS COVERAGE 40% ALLOWED (SF)	4054.80	5084.80	5030.40	3383.60	7450.40	3831.20	4224.80	4553.60	4722.40



**APPLICANT NOTE**  
I, \_\_\_\_\_ ON THIS DATE \_\_\_\_\_ HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

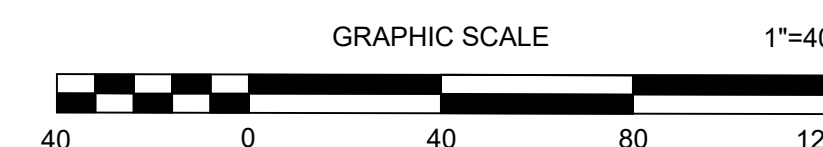
**DESIGNER'S CERTIFICATION**  
I, DAVID J. SANDERS, P.E., ON THIS DATE \_\_\_\_\_ HEREBY REPRESENT THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

**LANDOWNER NOTE**  
I, \_\_\_\_\_ ON THIS DATE \_\_\_\_\_ HEREBY ACKNOWLEDGE THAT THE STORMWATER CONTROLS AND BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE MUNICIPALITY.

PARCEL SUMMARY					
COMMITMENT NO.	PREMISES LABEL	FOLIO #	TAXMAP ID	DEED BOOK	PAGE
PFA19-0709 D/M	C	36-01-00541-01	36-11-349-001	Plan Book 22	155

**GENERAL NOTES**

- APPLICANT AND FUTURE OWNER(S) OF EACH LOT RESERVES THE RIGHT TO MODIFY THE SETBACKS, COVERAGE AND IMPROVEMENTS SHOWN ON EACH LOT IN ACCORDANCE WITH APPLICABLE ZONING AND RESOLUTIONS.
- THE DEVELOPMENT WILL BE SERVED BY SANITARY SEWERS AND PUBLIC WATER SUPPLY.
- THE DEVELOPMENT WILL BE SERVED BY PECO ELECTRIC.



**PROPERTY OWNER**  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF DELAWARE  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE \_\_\_\_\_ OWNER OF THE PROPERTIES PROPOSED TO BE DEVELOPED IN THE SUBJECT PLAN BEING AUTHORIZED TO DO SO, ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE PROPERTIES SHOWN THEREON, SITUATED IN THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, AND DESCRIBED THAT THIS PLAN IS MADE WITH THE OWNER'S FREE CONSENT AND INTENDED TO BE RECORDED ACCORDING TO LAW.  
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY \_\_\_\_\_

OWNER \_\_\_\_\_

**RADNOR TOWNSHIP:**  
THIS IS TO CERTIFY THE BOARD OF SUPERVISORS HAS APPROVED THIS LAND DEVELOPMENT PLAN FOR STRAFFORD AVENUE AND EAGLE ROAD, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR RECORDING AT THE RECORDER OF DEEDS OF DELAWARE COUNTY, MEDIA, PENNSYLVANIA. OFFERS OF DEDICATION HAVE BEEN ACCEPTED/REJECTED, BONDS, FUNDS OR SECURITIES IN ESCROW HAVE BEEN FILED WITH THE TOWNSHIP AND ACCEPTED TO COVER ALL IMPROVEMENTS SHOWN ON THE PLAN AND REQUIRED UNDER THE SUBDIVISION/LAND DEVELOPMENT AGREEMENT.

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BOARD OF SUPERVISORS SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

MEMBER \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_

ATTEST: \_\_\_\_\_  
MANAGER

**DELAWARE COUNTY PLANNING COMMISSION:**

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY \_\_\_\_\_

**RECORDER OF DEEDS**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA CHESTER, PENNSYLVANIA IN THE \_\_\_\_\_

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

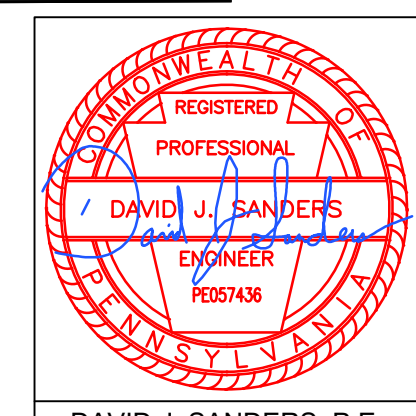
RECORDER OF DEEDS \_\_\_\_\_

1.	DATE	REVISION
1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20

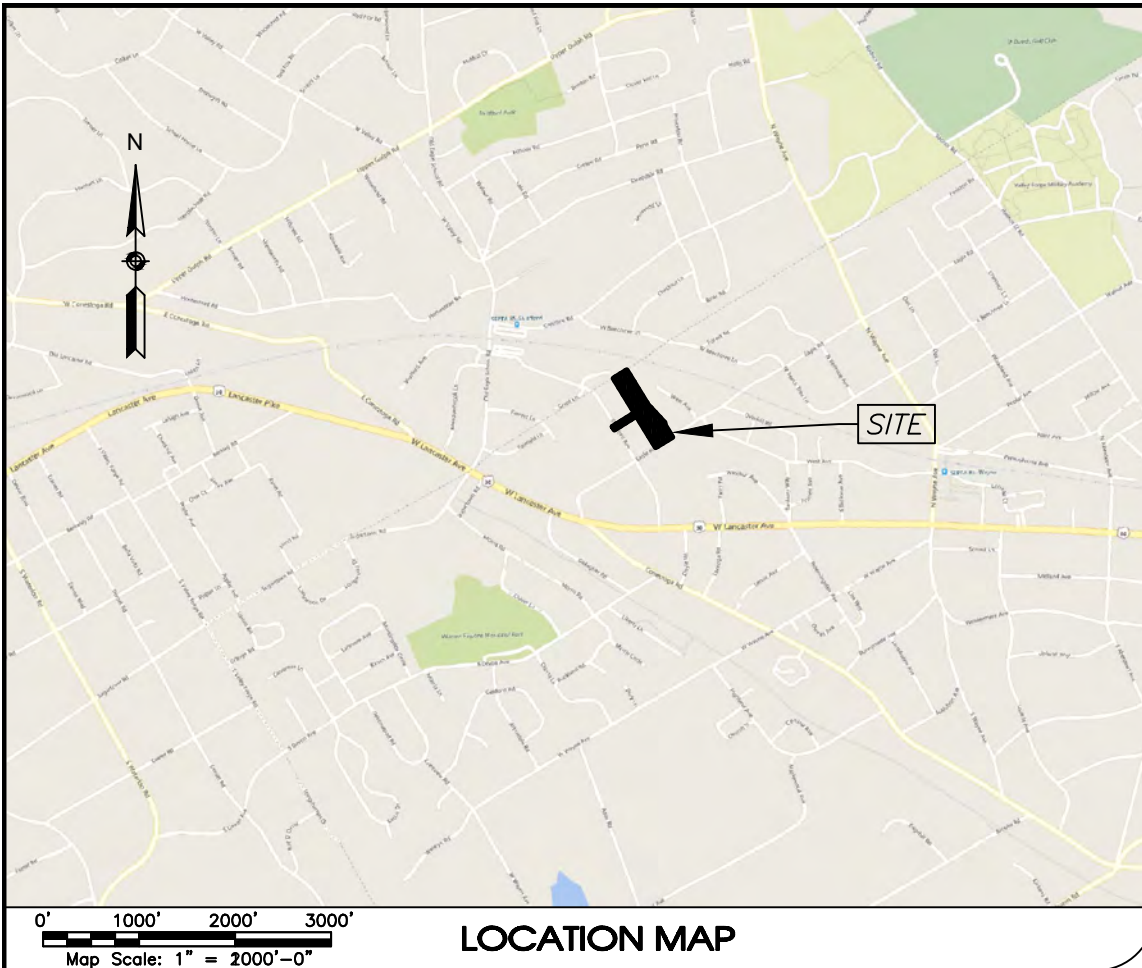
PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTERN, PA 19399  
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:  
**HAMILTON PROPERTIES**  
EAGLE ROAD  
WAYNE, PA 19087  
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
DATE: AUGUST 27, 2020

**RECORD PLAN**  
**SHEET 4 of 15**  
SCALE: 1" = 40'



DAVID J. SANDERS, P.E.  
PE057436



**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 ANY EXCAVATION.

DESIGN S/N: 20190750324 & 20190750325

TABLE E.1 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS (ABSENCE OF AN X DOES NOT MEAN "NO POTENTIAL LIMITATION")

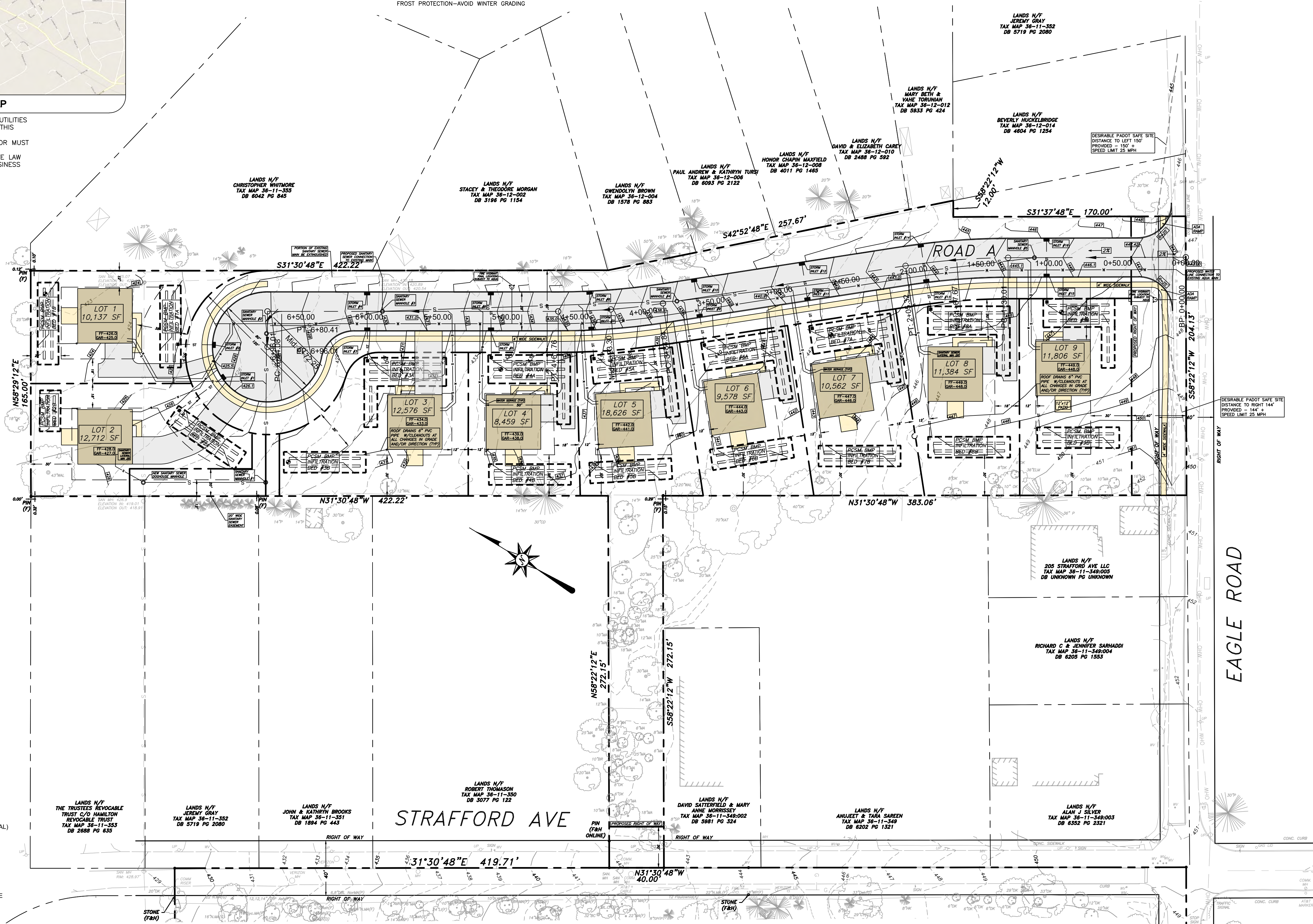
SOIL NAME	CUTBANKS CAVE TO CORROSIVE TO CONCRETE/STEEL	EXPANSIVE	FLOODING	DEPTH TO SATURATED WATER TABLE	CORROSIVE TO CONCRETE/STEEL	POOR SOURCE OF FERTILIZER	PROST ACTION	SHRINK-SWELL	FOUNDING	SINKHOLES	WETNESS
URBAN											

**SOIL DATA**

ENTIRE PROJECT AREA COMPOSED OF UrmB SOILS ACCORDING TO THE PENN STATE SOIL MAP WEBSITE.

UrmB - URBAN LAND-GLENELG COMPLEX  
 0 TO 8 PERCENT SLOPES  
 DEPTH TO SEASONAL HIGH WATER TABLE: MORE THAN 80"  
 DEPTH TO BEDROCK: 60" TO 120"  
 HYDROLOGICAL CLASSIFICATION TYPE B

SOIL RESOLUTIONS  
 HIGH WATER TABLE-THE GEOTECHNICAL REPORT INDICATED THAT THERE WAS NO GROUNDWATER ENCOUNTERED AT THE EXCAVATION DEPTHS. IF GROUND WATER IS ENCOUNTERED WATER TIGHT STORM WATER PIPES AND CLAY CHECK DAMS USED IN SANITARY SEWER TRENCHING.  
 FROST PROTECTION-AVOID WINTER GRADING

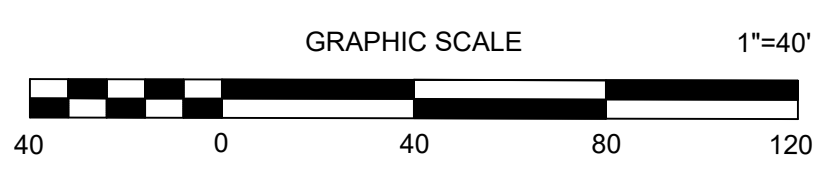


- PROJECT NOTES**
- SHOULD ANY TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED BE IRREPARABLY DAMAGED DURING CONSTRUCTION AND DIE WITHIN EIGHTEEN (18) MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES WILL BE REQUIRED TO BE REPLACED.
  - GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENUDE DURING THIS TIME PERIOD.
  - ROOF DRAIN COLLECTION PIPING SHALL BE 6" PVC @ 0.02 FT/FT MIN. CLEANOUTS SHALL BE PROVIDED AT ALL CHANGES IN GRADE AND/OR DIRECTION.
  - THE MAXIMUM TIME OF EXPOSURE FOR BARE SOIL AREAS SHALL BE TWENTY (20) DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.
  - ROUTINE END-OF-DAY CHECKS AND FOLLOWING STORMS SHALL BE REQUIRED DURING THE CONSTRUCTION TO ENSURE THE MEASURES ARE WORKING PROPERLY.
  - NEWLY GRADED SLOPES OF OVER 25% MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.
  - UTILITY LINES PER ONE CALL INFORMATION HAVE BEEN SHOWN. CONTRACTOR MUST VERIFY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - HIGH DURABILITY PAVEMENT MARKING MATERIAL SHALL BE USED FOR ALL PAVEMENT STRIPPING.
  - THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE SEEPAGE BED AND STORM PIPING SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.



- PLAN LEGEND**
- SUPPLEMENTAL CONTOUR (2' INTERVAL)
  - INDEX CONTOUR (10' INTERVAL)
  - ST EXISTING STORM SEWER PIPING
  - S EXISTING SANITARY SEWER PIPING
  - G EXISTING GAS MAIN
  - W EXISTING WATER MAIN / SERVICE
  - T EXISTING UNDERGROUND TELEPHONE
  - W EXISTING EDGE OF WOODS
  - W EXISTING EDGE OF PAVEMENT
  - X EXISTING CURB
  - X EXISTING FENCE LINE
  - X EXISTING STORMWATER INLET
  - PROPERTY LINE
  - BUILDING SETBACK LINE
  - PROPOSED CONTOUR
  - PROPOSED STORM WATER
  - PROPOSED CURB
  - PROPOSED STORMWATER INLET
- HALF TONE EXISTING  
 FULL TONE PROPOSED

- PROPOSED BUILDINGS
- PROPOSED ASPHALT
- PROPOSED WALKWAY



1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20
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:  
**HAMILTON PROPERTIES**

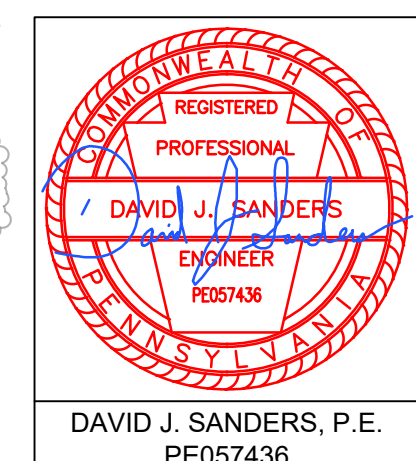
EAGLE ROAD  
 WAYNE, PA 19087

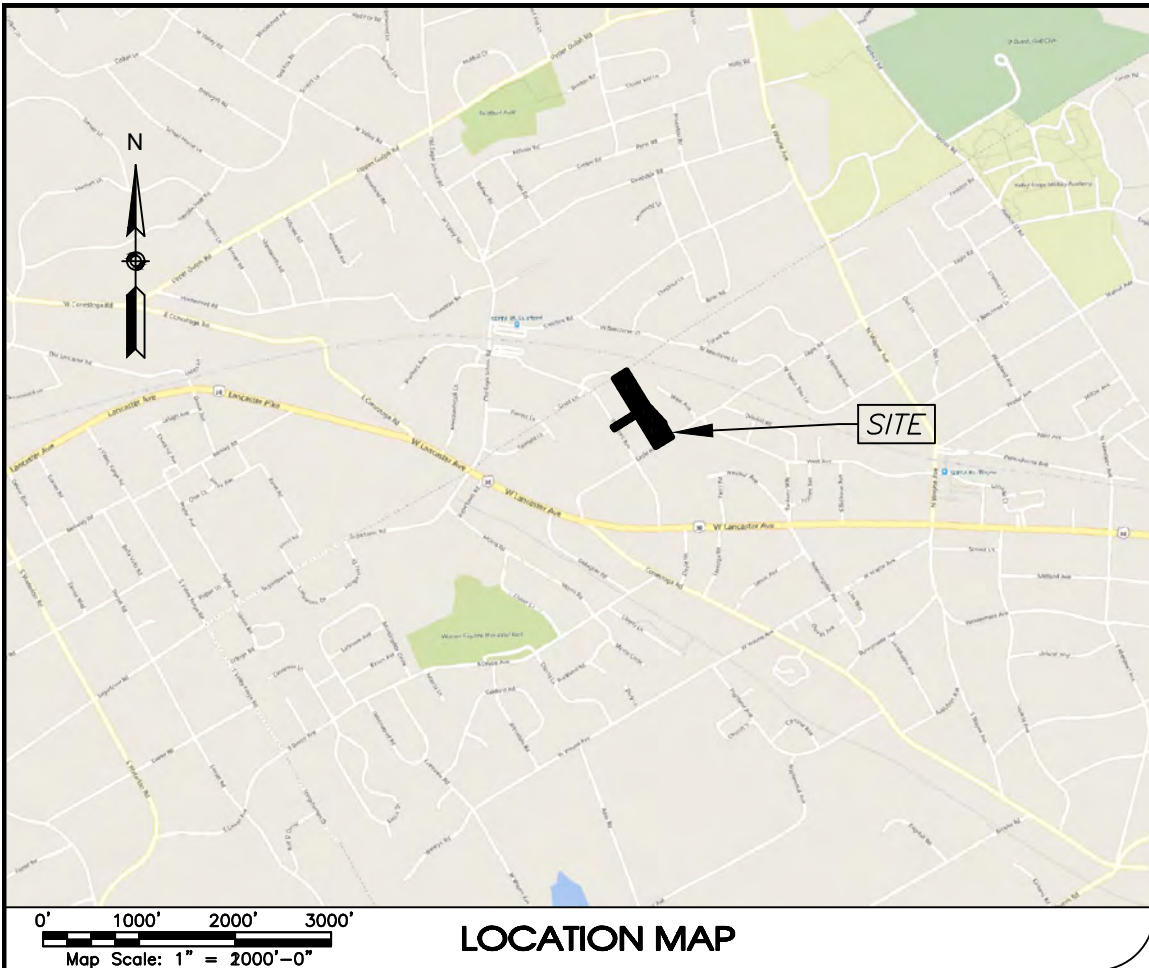
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
 DATE: AUGUST 27, 2020

**POST CONSTRUCTION STORMWATER PLAN**

**SHEET 5 of 15**

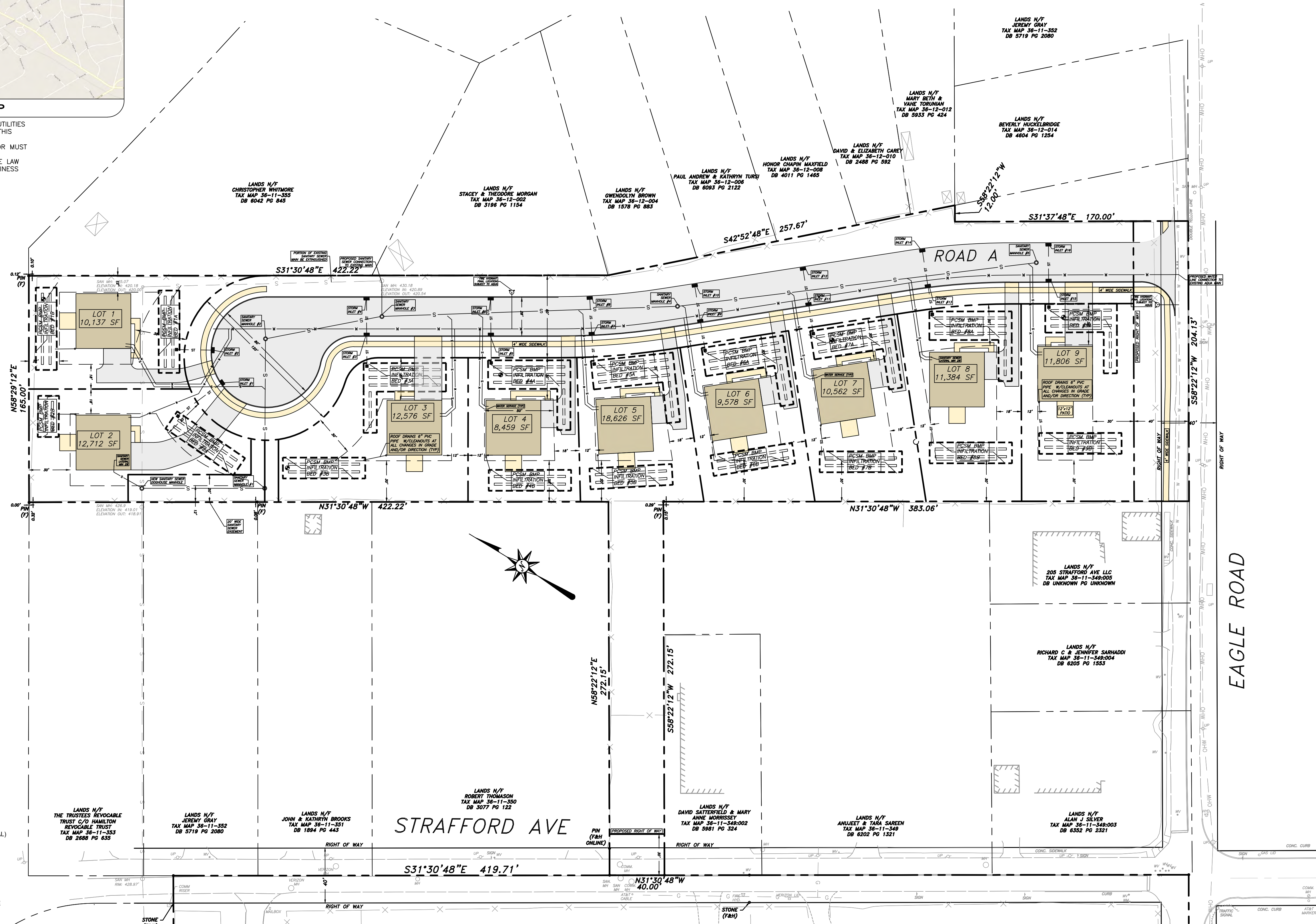
SCALE: 1" = 40'





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DESIGN S/N: 20190750324 & 20190750325



**PLAN LEGEND**

- SUPPLEMENTAL CONTOUR (2' INTERVAL)
- INDEX CONTOUR (10' INTERVAL)
- ST --- EXISTING STORM SEWER PIPING
- S --- EXISTING SANITARY SEWER PIPING
- G --- EXISTING GAS MAIN
- W --- EXISTING WATER MAIN / SERVICE
- T --- EXISTING UNDERGROUND TELEPHONE
- EXISTING EDGE OF WOODS
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING FENCE LINE
- EXISTING STORMWATER INLET
- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED STORM WATER
- PROPOSED CURB
- PROPOSED STORMWATER INLET
- HALF TONE EXISTING
- FULL TONE PROPOSED

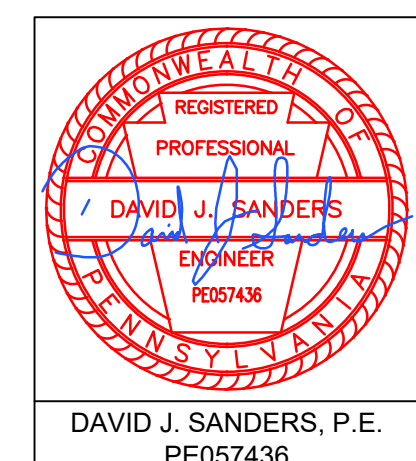
- PROPOSED BUILDINGS
- PROPOSED ASPHALT
- PROPOSED WALKWAY

1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20
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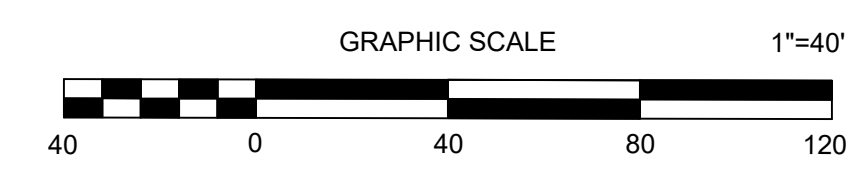
PLAN PREPARED BY:  
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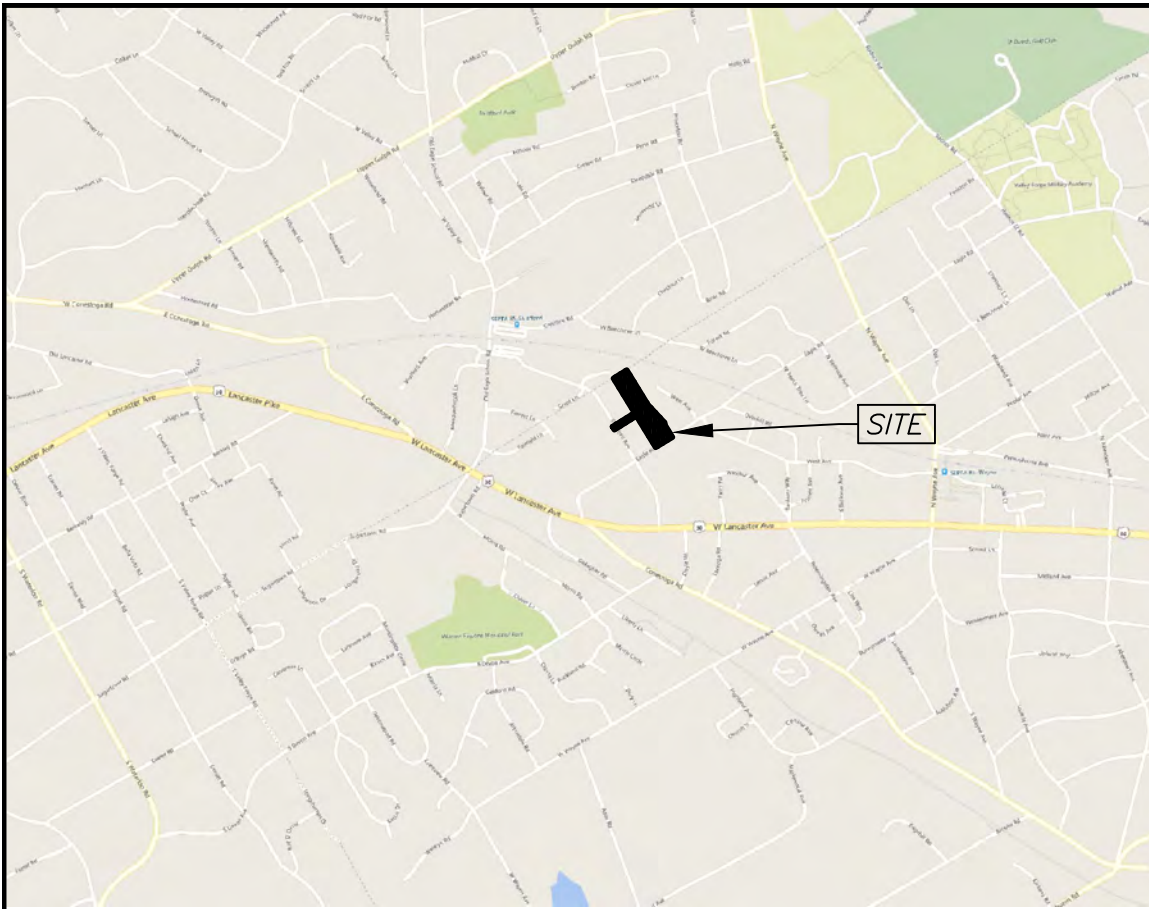
PLAN PREPARED FOR:  
**HAMILTON PROPERTIES**  
 EAGLE ROAD  
 WAYNE, PA 19087  
 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
 DATE: AUGUST 27, 2020

**UTILITY PLAN**  
**SHEET 6 of 15**  
 SCALE: 1" = 40'



DAVID J. SANDERS, P.E.  
 PE057436





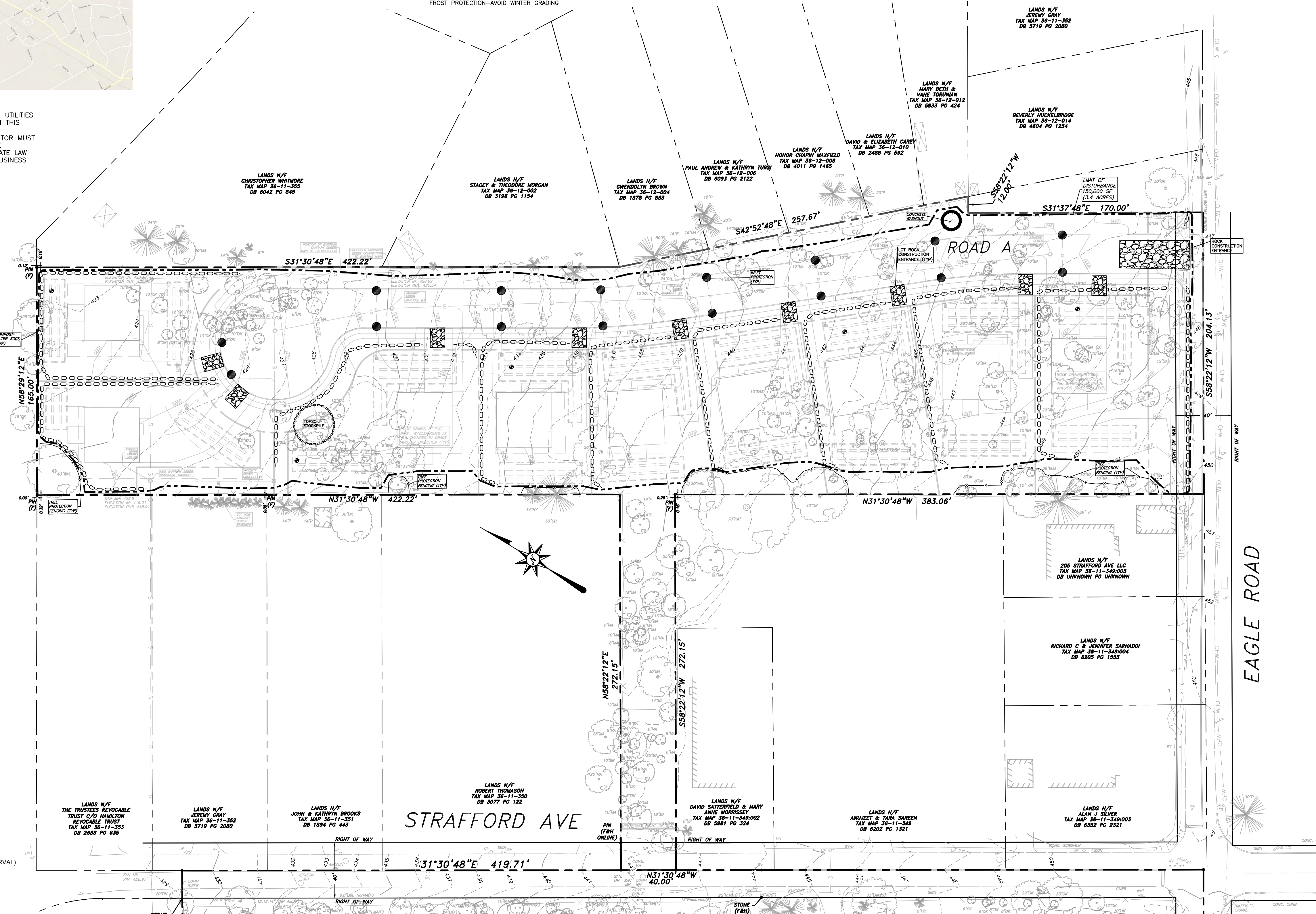
**SOIL DATA**  
 ENTIRE PROJECT AREA COMPOSED OF URBAN SOILS ACCORDING TO THE PENN STATE SOIL MAP WEBSITE.  
 URBAN - URBAN LAND-GLENELG COMPLEX  
 0 TO 8 PERCENT SLOPES  
 DEPTH TO SEASONAL HIGH WATER TABLE: MORE THAN 80"  
 DEPTH TO BEDROCK: 60" TO 120"  
 HYDROLOGICAL CLASSIFICATION TYPE B

TABLE E.1 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS (ABSENCE OF AN X DOES NOT MEAN "NO POTENTIAL LIMITATION")												
SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	EASILY ERODIBLE	FLOODING CAPABILITY	ZONE (SEASONAL HIGH WATER TABLE)	CORROSIVE TO STEEL	SWAY PRECIPITATION	PHOSPHORUS	POSS. SOURCE OF POLLUTION	PERGEE ACTION	SHRINK SWELL	SHRINK SWELL (SINGLE CYCLES)
URBAN					X							

**SOIL RESOLUTIONS**  
 HIGH WATER TABLE—THE GEOTECHNICAL REPORT INDICATED THAT THERE WAS NO GROUNDWATER ENCOUNTERED AT THE EXCAVATION DEPTHS. IF GROUND WATER IS ENCOUNTERED WATER TIGHT STORM WATER PIPES AND CLAY CHECK DAMS USED IN SANITARY SEWER TRENCHING.  
 FROST PROTECTION-AVOID WINTER GRADING

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.

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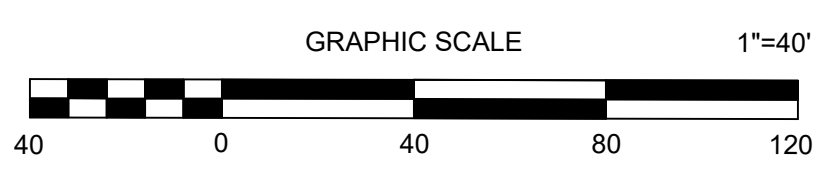
- CONSTRUCTION STAGING**
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
  - AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS FOR AN ON-SITE PRE-CONSTRUCTION MEETING.
  - NOTE: ALL MATERIALS ASSOCIATED WITH SEDIMENT REMOVAL MUST BE ON-SITE PRIOR TO EARTH DISTURBANCE.
  - STAGE 1. INSTALL TREE PROTECTION FENCING, SILT FENCE, INLET PROTECTION AND ROCK CONSTRUCTION ENTRANCE. ONCE INSTALLATION OF THESE ITEMS ARE COMPLETE, THE TOWNSHIP ENGINEER SHALL BE NOTIFIED PRIOR TO ANY DEMOLITION OR OTHER EARTH DISTURBANCE.
  - STAGE 2. ONCE AUTHORIZATION FROM THE TOWNSHIP ENGINEER IS GIVEN, STRIP TOPSOIL TOPSOIL STOCKPILES ARE TO BE LIMITED TO 35 FEET WITH A MAXIMUM SIDE SLOPE OF 2:1. IMMEDIATELY STABILIZE STOCKPILE.
  - STAGE 3. CONSTRUCT UTILITY MAINS.
  - STAGE 4. CONSTRUCT ROAD
  - STAGE 5. EXCAVATE FOR BUILDING CONSTRUCTION.
  - STAGE 6. CONSTRUCT BUILDING.
  - STAGE 7. NOTIFY TOWNSHIP ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF THE INFILTRATION BASIN.
  - STAGE 8. CRITICAL STAGE - INSTALL INFILTRATION BASIN, COLLECTION AND CONVEYANCE SYSTEM. INSTALL INLET PROTECTION ON NEW INLETS. MUST REMAIN UNTIL AREA STABILIZED. SEEPAGE BED SHALL NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY AREA HAS BEEN STABILIZED.
  - STAGE 9. CONSTRUCT WALK IMPROVEMENTS.
  - STAGE 10. SPREAD TOPSOIL, FINE GRADE, STABILIZE.
  - STAGE 11. UPON THE COMPLETION OF GRADING IN ANY AREA, IMMEDIATELY STABILIZE DORMANT DISTURBED AREAS WITH THE PERMANENT SEED MIXTURE. MULCH AT 3 TONS PER ACRE, AND LIME AS PRESCRIBED.
  - STAGE 12. REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES ONCE TRIBUTARY AREAS ARE FULLY STABILIZED. IMMEDIATELY STABILIZE ANY REMAINING DISTURBED AREAS AND AREAS DISTURBED BY THE REMOVAL OF EROSION CONTROL FACILITIES WITH THE PERMANENT SEED MIXTURE, MULCH AT 3 TONS/ACRE, AND LIME AS PRESCRIBED.

**PLAN LEGEND**

- SUPPLEMENTAL CONTOUR (2' INTERVAL)
- INDEX CONTOUR (10' INTERVAL)
- ST --- EXISTING STORM SEWER PIPING
- S --- EXISTING SANITARY SEWER PIPING
- G --- EXISTING GAS MAIN
- W --- EXISTING WATER MAIN / SERVICE
- T --- EXISTING UNDERGROUND TELEPHONE
- X --- EXISTING EDGE OF WOODS
- X --- EXISTING EDGE OF PAVEMENT
- X --- EXISTING CURB
- X --- EXISTING FENCE LINE
- --- PROPERTY LINE
- --- BUILDING SETBACK LINE
- 392' --- PROPOSED CONTOUR
- sf --- PROPOSED STORM WATER
- --- PROPOSED CURB
- --- PROPOSED STORMWATER INLET

**EROSION AND SEDIMENTATION CONTROL LEGEND**

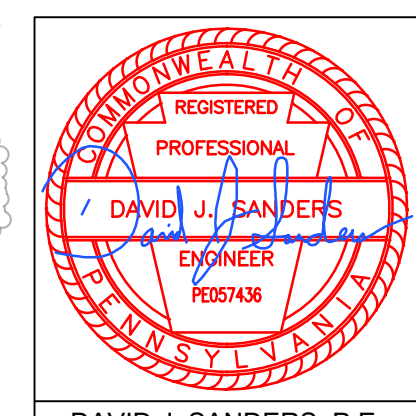
- 24" COMPOST FILTER SOCK
- TREE PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE/NPDES BOUNDARY
- INLET PROTECTION WITH FILTER BAG
- EROSION CONTROL BLANKET



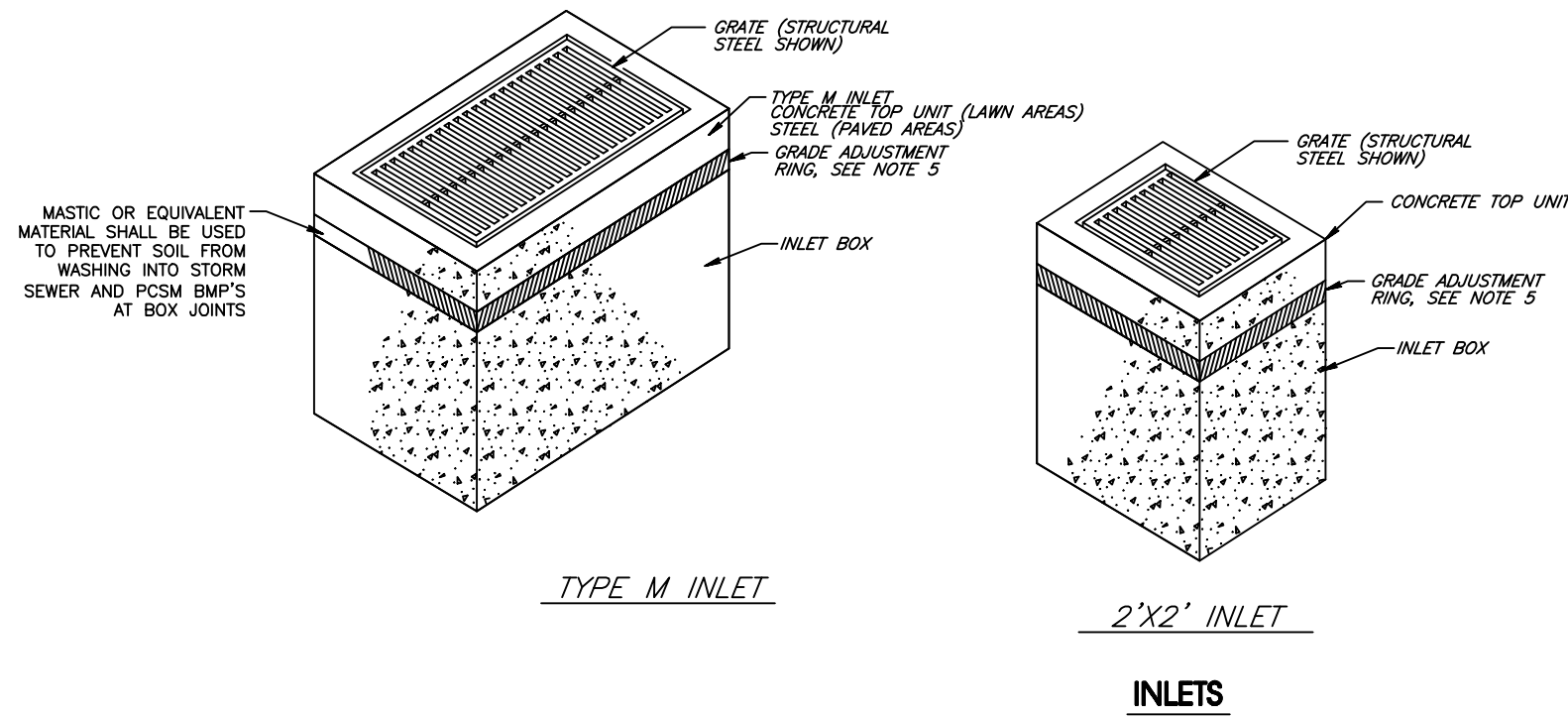
NUM.	DATE	REVISION
1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20

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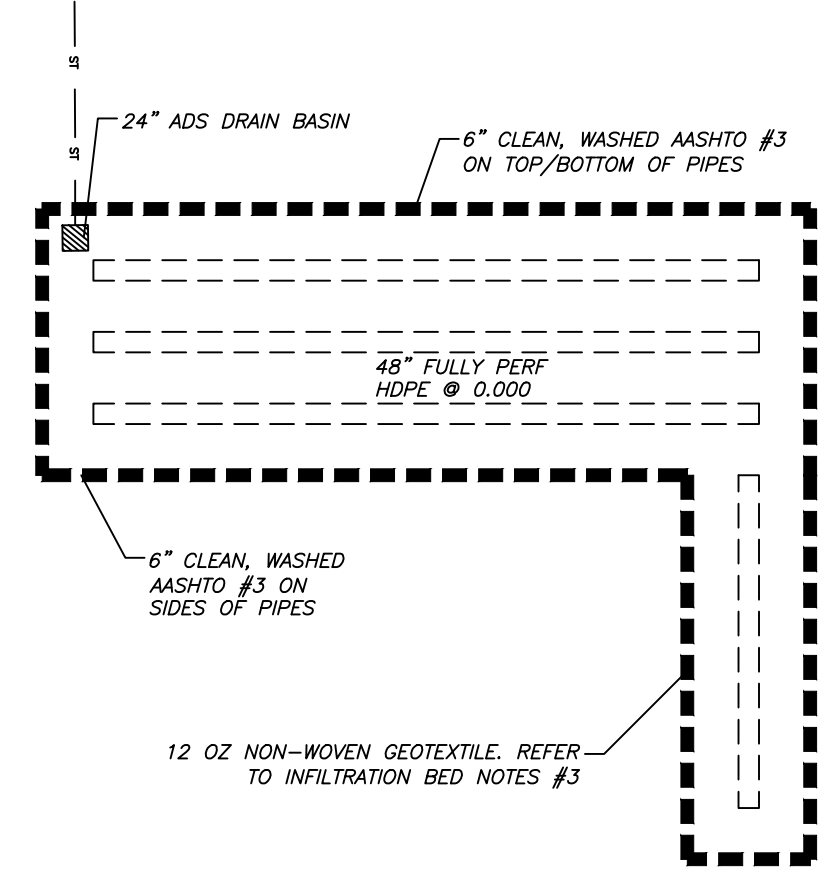
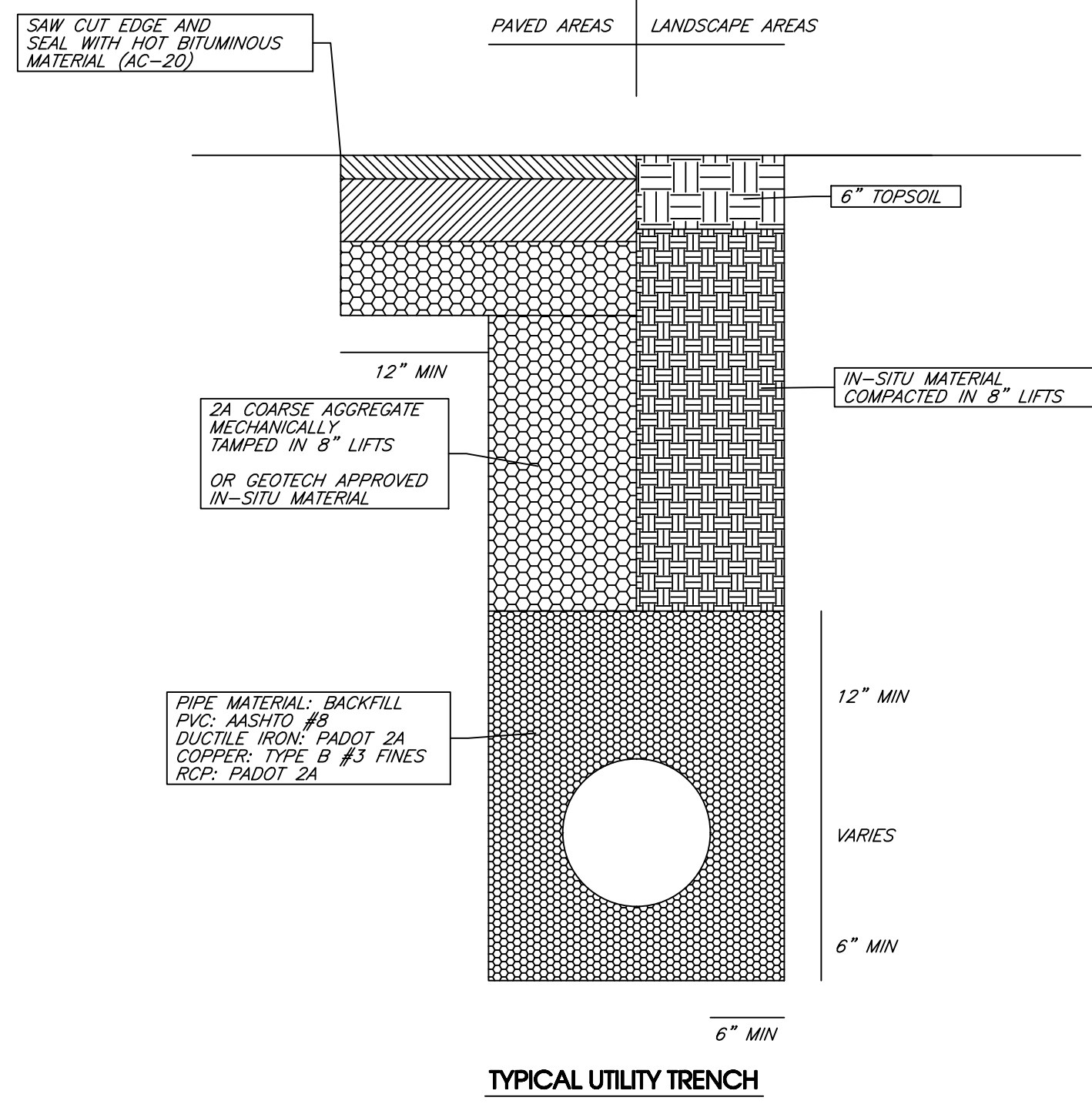
PLAN PREPARED FOR:  
**HAMILTON PROPERTIES**  
 EAGLE ROAD  
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 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
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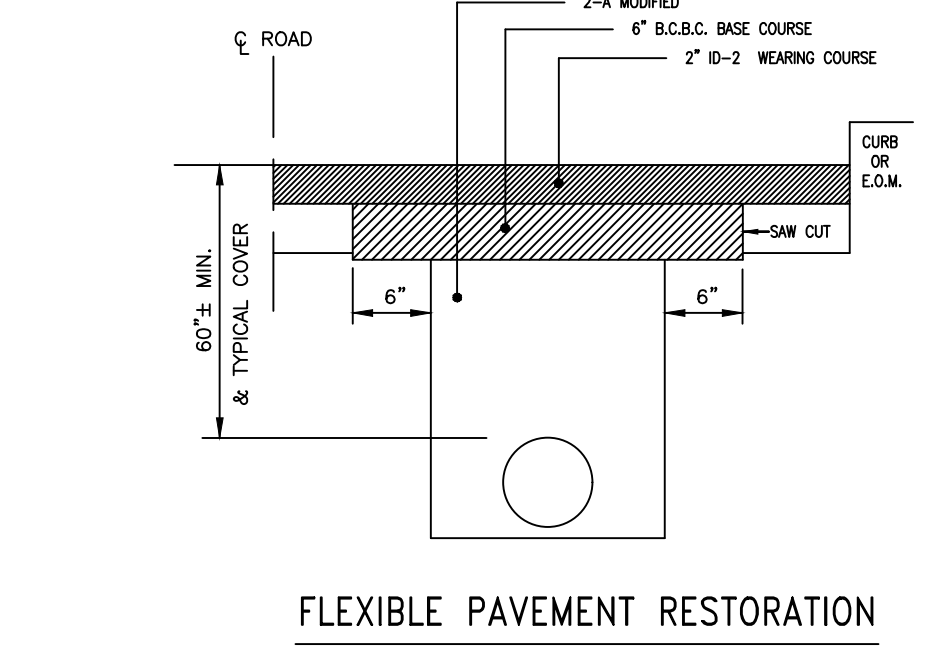
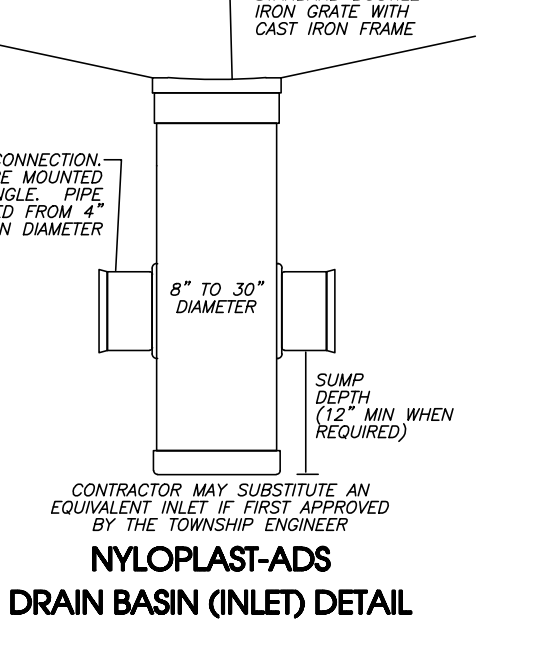
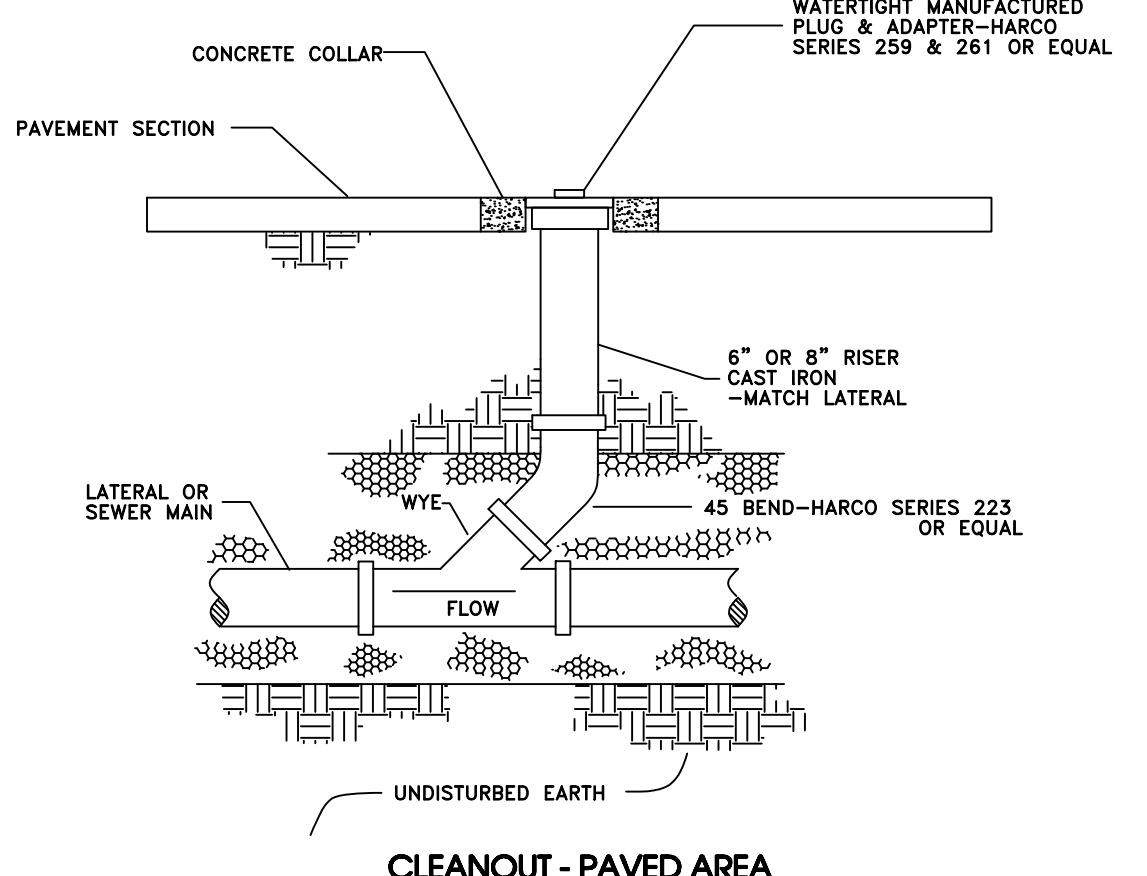
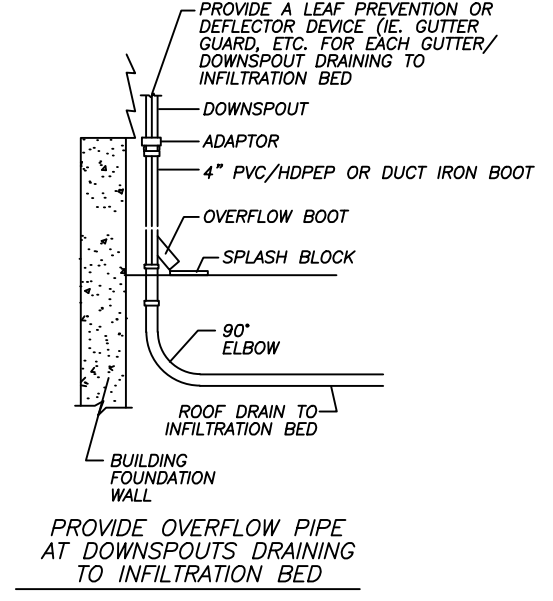
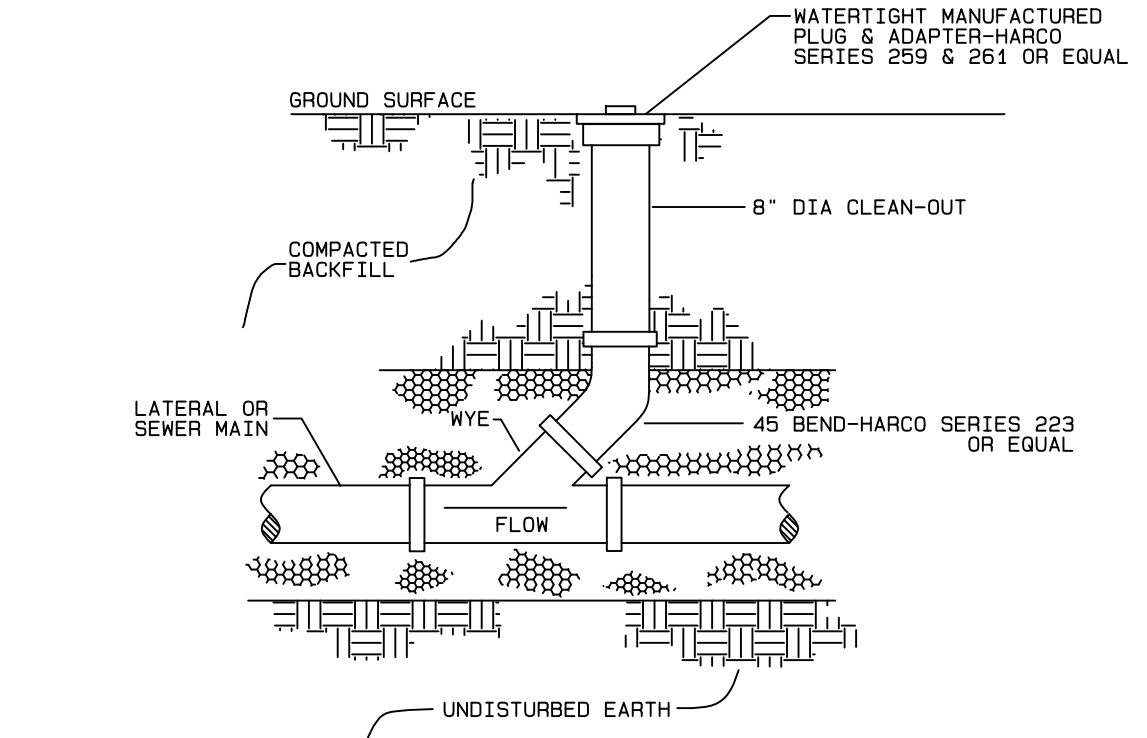
**EROSION AND SEDIMENTATION CONTROL PLAN**  
 SHEET 7 of 15  
 40'



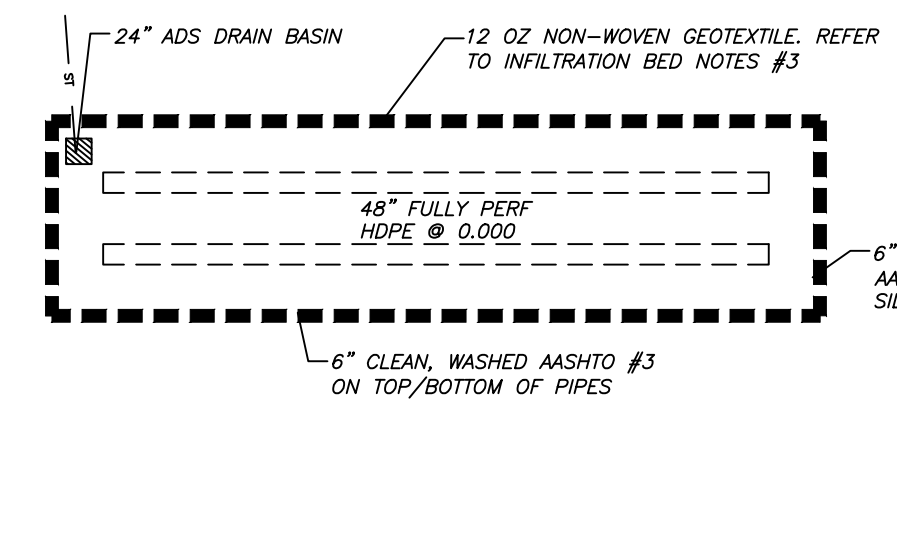
- NOTES**
- CONSTRUCTION REQUIREMENTS**
- CONSTRUCT IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTIONS 605, 606, 714, AND AS MODIFIED HEREIN.
  - MINIMUM CONCRETE CLASS: CAST-IN-PLACE CLASS A PRECAST CLASS A4
  - PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC. 709. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 P.S.I.
  - CLEAR COVER FOR STEEL:
    - WALLS: CAST-IN PLACE 2" PRECAST 1 1/2" (TOP BARS)
    - FOOTINGS: CAST-IN PLACE 2 1/4" (TOP BARS) 2" (SIDE COVER) PRECAST 2" (TOP BARS) 1 1/2" (BOTTOM BARS) 1 1/4" (SIDE COVER)
    - SLABS: CAST-IN PLACE 2" (TOP & BOTTOM BARS)
2. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY.
3. USE PRECAST CONCRETE OR STEEL GRADE ADJUSTMENT RINGS WHEN REQUIRED. (REHABILITATION PROJECTS)
4. FOR WALL REINFORCEMENT, BOTH DIRECTIONS, USE 0.12 IN/FT MIN. EACH WAY, EACH FACE.
5. FOR FOOTING REINFORCEMENT, TOP AND BOTTOM, USE #4 BARS AT 12" CENTERS EACH WAY OR 0.20 IN./FT. W.W.F. (6" MAX. SPACING).



ROOF DRAINS 6" PVC PIPE W/CLEANOUTS AT ALL CHANGES IN GRADE AND/OR DIRECTION (TYP)



- INFILTRATION BED NOTES**
- SCARIFY BOTTOM AND SIDES OF BASIN, TAKING CARE NOT TO COMPACT SOIL.
  - PIPE MUST HAVE PERFORATIONS NO LESS THAN 5/16" DIAMETER AND PROVIDE AN OPEN AREA OF NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE. THE FOLLOWING FORMULA DETERMINES THE # OF HOLES/LINEAR FOOT OF PIPE: [13.24 \* (DIA OF PIPE IN FEET)] / [HOLE SIZE IN INCHES]<sup>2</sup>. SO FOR A 6" DIA PIPE THERE MUST BE AT LEAST 90 HOLES / LINEAR FOOT
  - ENTIRE BED, SIDES TOP AND BOTTOM, SHALL BE WRAPPED IN SYNTHETIC INDUSTRIES NON-WOVEN #1201 OR ENGINEER APPROVED EQUAL. PROVIDE A MINIMUM 1" OVERLAP AT ALL SEAMS AND JOINTS. WHERE PROTRUSIONS OR PENETRATIONS OCCUR, GEOTEXTILE SHALL BE PERMANENTLY AFFIXED TO OBJECT.
  - CARE SHOULD BE TAKEN IN THE PLACING OF STONE ATOP THE GEOTEXTILE SO AS TO AVOID TEARING OR RIPPING OF THE FABRIC. STONE SHOULD NOT BE DUMPED UNTIL A 6" LAYER OF STONE IS IN PLACE.
  - PIPES CONNECTING INTO BEDS AT POINTS OTHER THAN DRAIN BASINS SHALL HAVE A STUB CONNECTION.

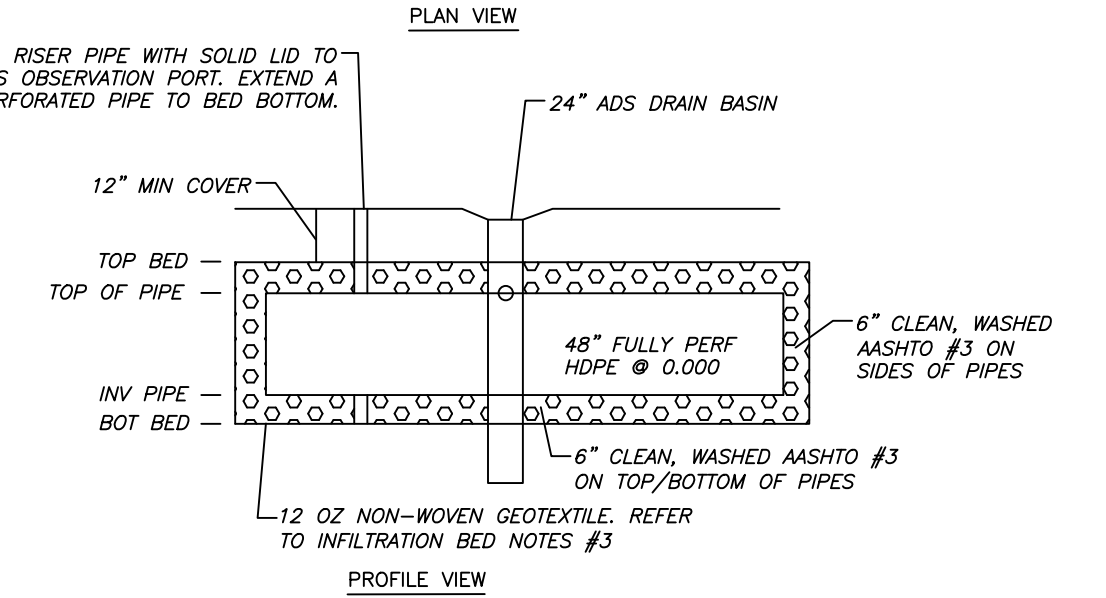


**STORMWATER INFILTRATION BED DETAIL**

- PIPE STORAGE CONSTRUCTION SEQUENCE**
- EXCAVATE AREA TO PROPOSED UNCOMPACTED SUBGRADE.
  - PLACE LINER PER MANUFACTURER SPECIFICATIONS ON ALL SIDES OF BED.
  - CAREFULLY PLACE STONE BEDDING TO NOT DAMAGE LINER.
  - CONSTRUCT PIPE SYSTEM AND OUTLET STRUCTURES.
  - PLACE REMAINING STONE AROUND PIPES.
  - PLACE TOP PORTION OF LINER.

- SHORT TERM/ROUTINE MAINTENANCE OF PIPE STORAGE:**
- MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HRS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH).
  - KEEPING ALL DEBRIS, INCLUDING GRASS CLIPPINGS, LEAVES, AND MOTOR OIL CLEAR OF INLET AND OUTLET STRUCTURES.
  - REMOVING ANY ACCUMULATED DEBRIS.
  - IF STORM WATER FACILITIES DO NOT DRAIN WITHIN 48 HOURS AFTER THE LAST STORM EVENT, THEY SHALL BE INSPECTED AND THEN FIXED OR REPLACED AS DETERMINED NECESSARY.

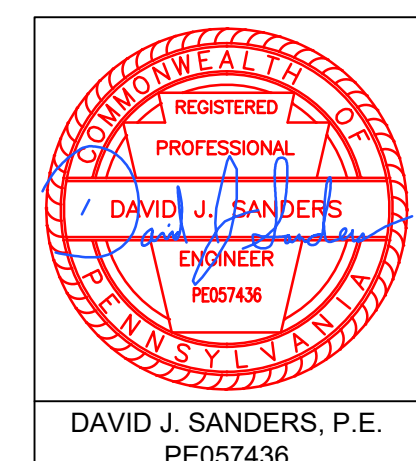
- LONG TERM/NON-ROUTINE MAINTENANCE OF PIPE STORAGE:**
- INSECTS AND/OR ODOR BECOME PROBLEMS
  - STANDING WATER LASTING LONGER THAN 72 HRS
  - VISIBLE SIGNS OF SEDIMENT ACCUMULATION
- CLEAR INLETS/PIPES/STONE/PAVING OF DEBRIS, VACUUM, RECONSTRUCT AS NECESSARY.
  - REMOVE ACCUMULATED SEDIMENT/POLLUTANTS.
  - RECONSTRUCT.
  - PROVIDE FOR COMPLETION OF A WRITTEN REPORT DOCUMENTATION EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITY.
  - CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER SIGNIFICANT STORM EVENTS.
  - IF STORM WATER FACILITIES DO NOT DRAIN AFTER STORM EVENTS, THEY SHALL BE INSPECTED AND THEN FIXED OR REPLACED AS DETERMINED NECESSARY. IN THE EVENT THE PIPE STORAGE FAILS THE SYSTEM WILL NEED TO BE COMPLETELY REMOVED AND REPLACED.



NUM.	DATE	REVISION
1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
 P.O. BOX 1992  
 SOUTHEASTON, PA 19399  
 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

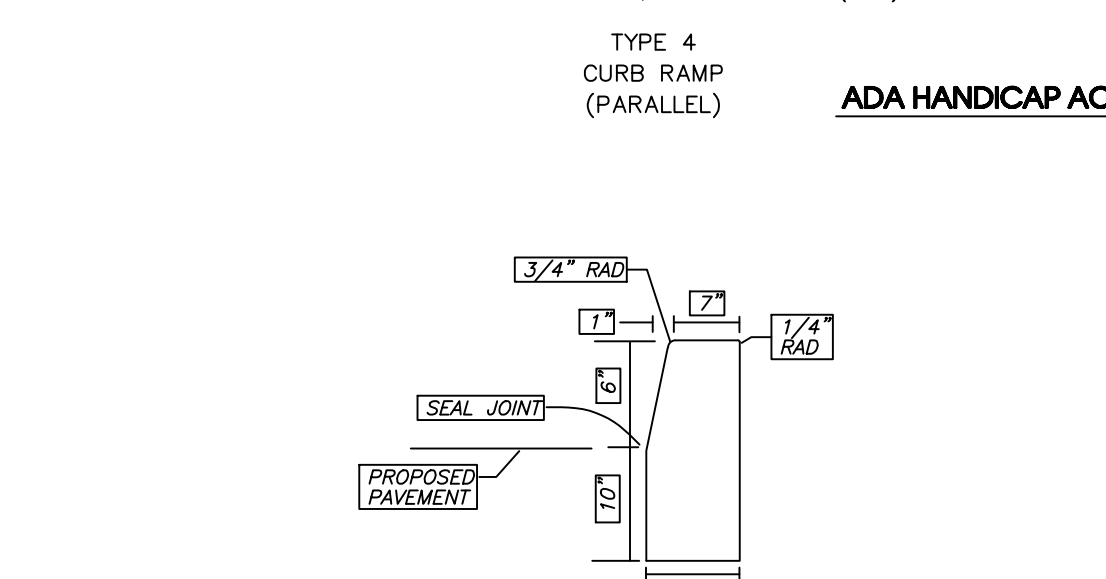
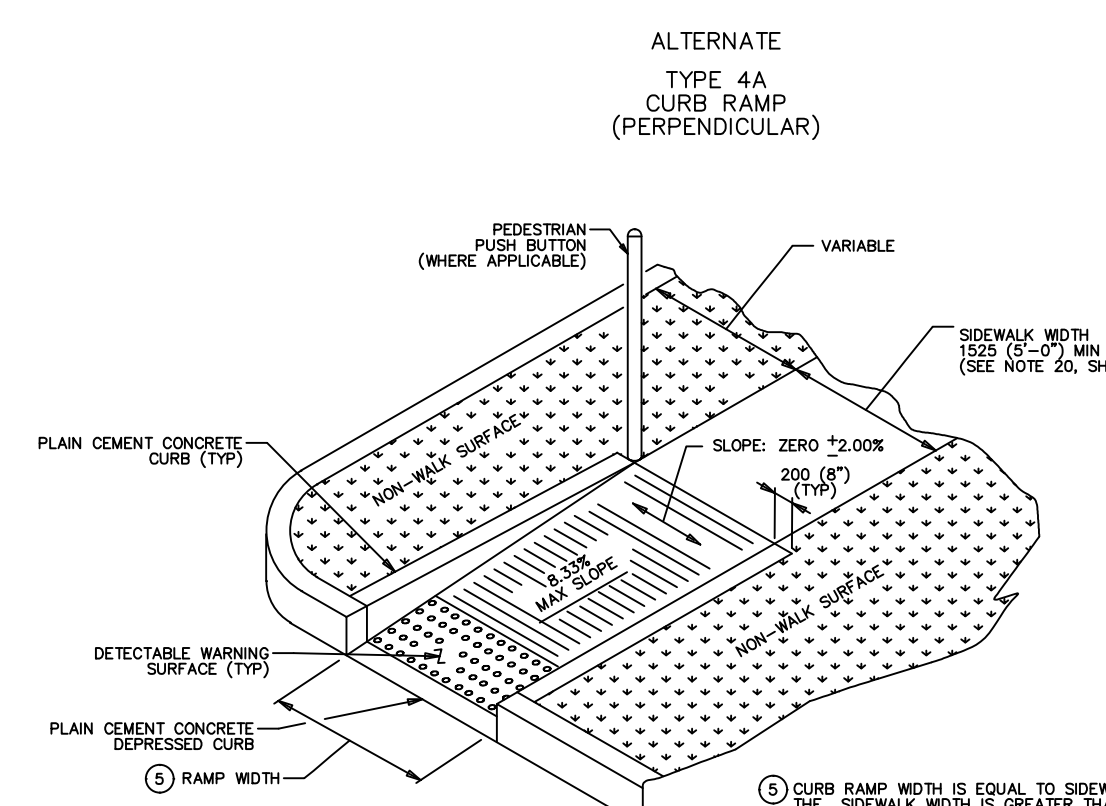
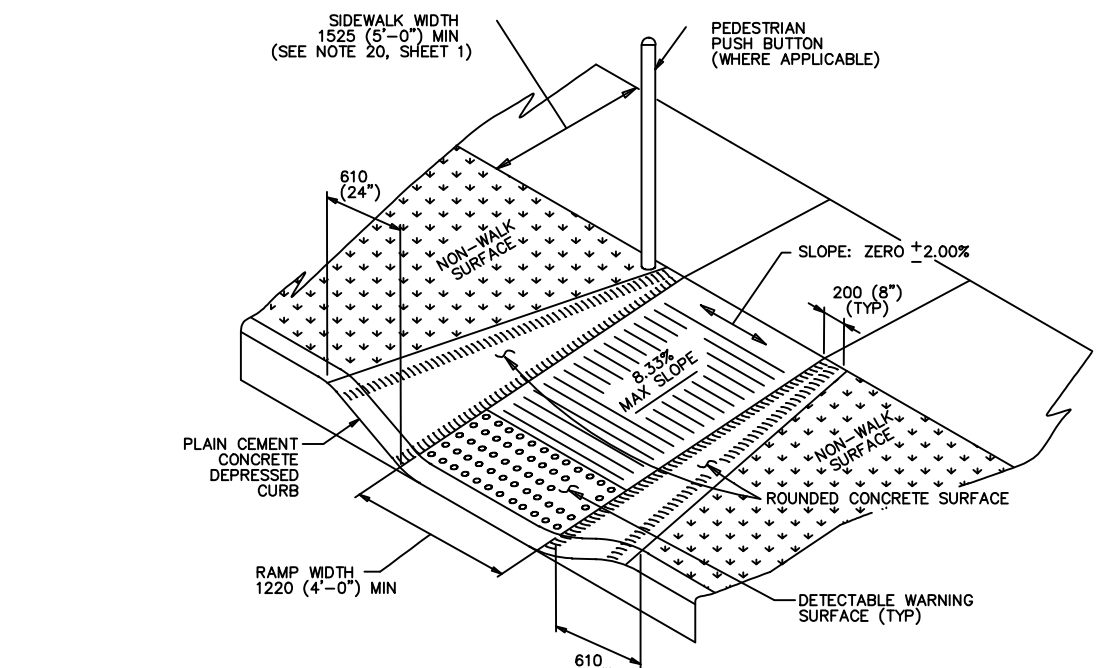
PLAN PREPARED FOR:  
**HAMILTON PROPERTIES**  
 EAGLE ROAD  
 WAYNE, PA 19087  
 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
 DATE: AUGUST 27, 2020



**POST CONSTRUCTION STORMWATER DETAILS**

**SHEET 8 of 15**

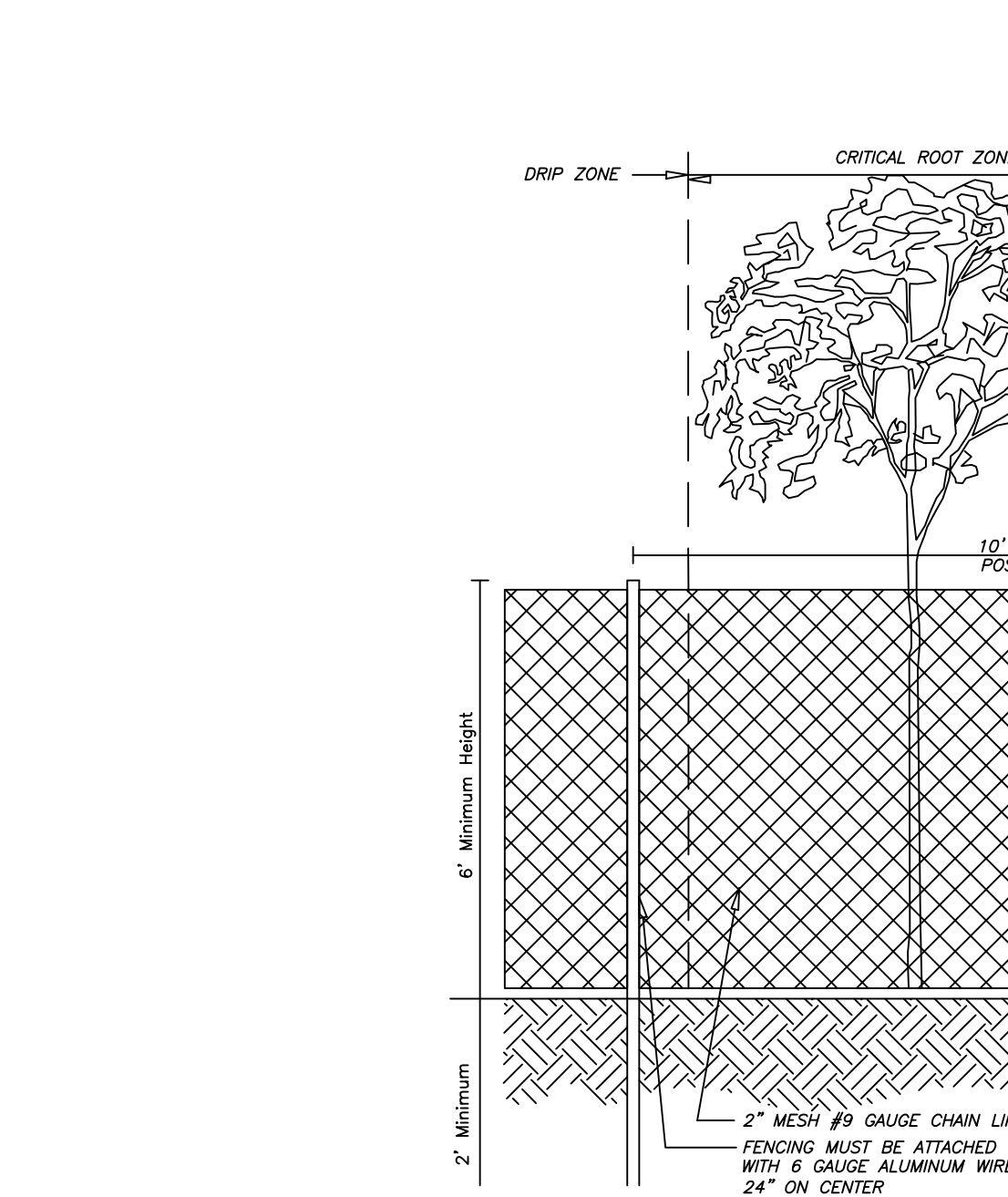
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**ADA HANDICAP ACCESSIBLE RAMPS**

CLASS A CONCRETE CURB  
 1. MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI  
 2. CONTAIN 6% AIR-ENTRAPMENT BY VOLUME

**TYPICAL CURB DETAIL**  
 Not To Scale



**TREE PROTECTION FENCING**

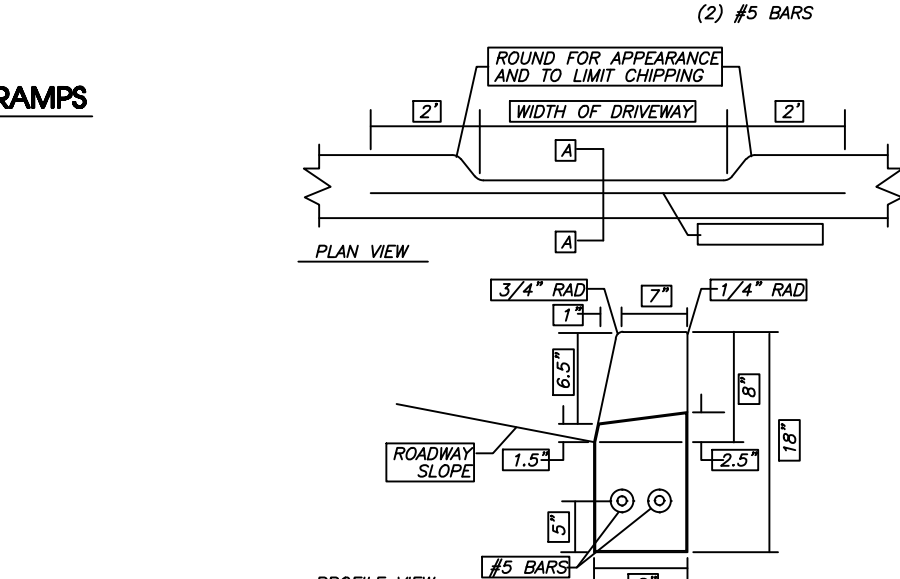
1. A 4" LAYER OF COURSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIFLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUNK.

II. A PROTECTIVE BARRIER OF 6" CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIFLINE OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE DRIFLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOT 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).

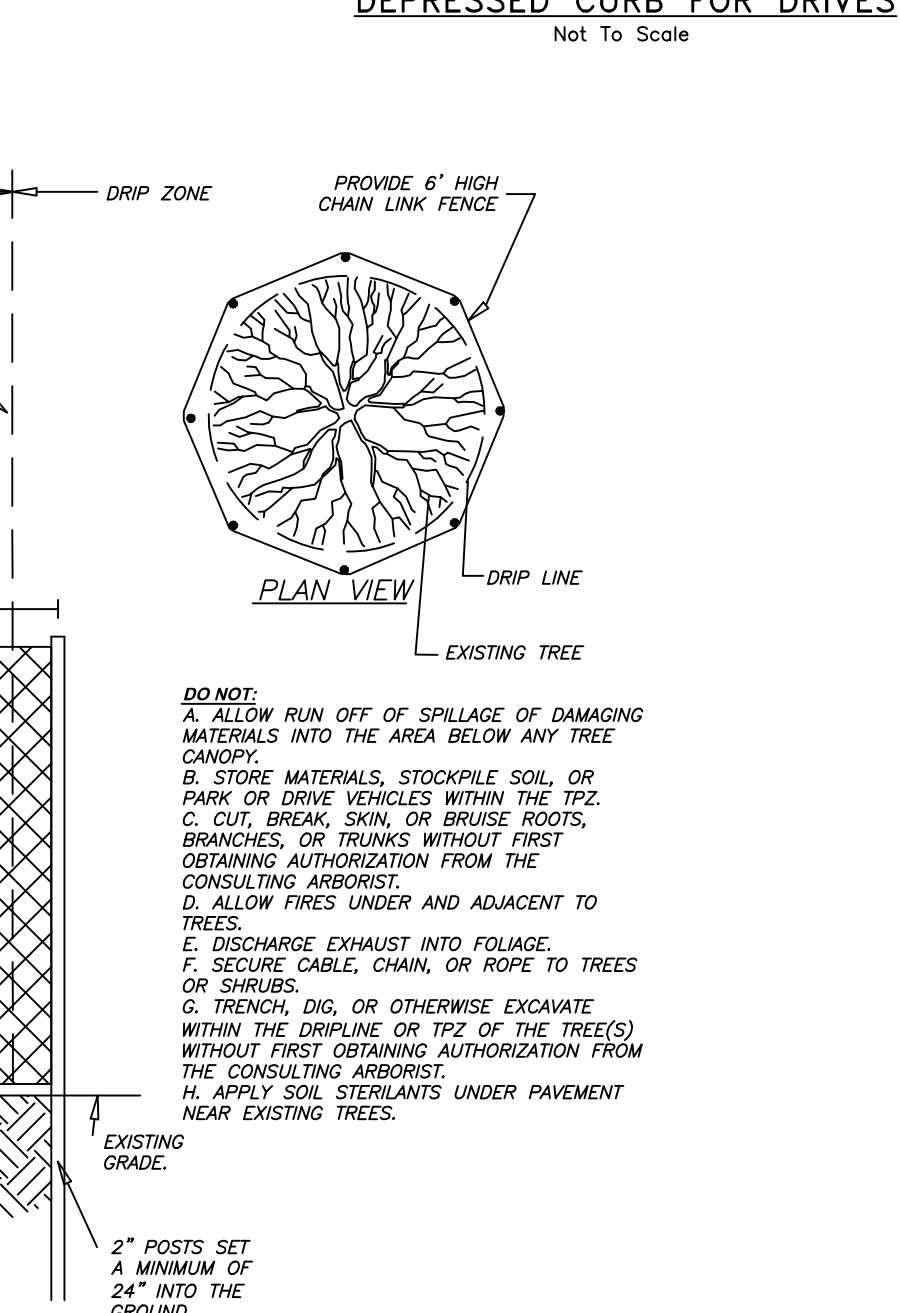
III. MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREES THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.

IV. WHERE THE CONSULTING ARBORIST HAS 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 TRUNK. A SINGLE LAYER 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 MIDDLE MAY BE USED AS A TRUNK MIDDLE BY CORDING THE MIDDLE 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 MIDDLE.

- NOTES**
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION HAS, SECTIONS 305, 408, 430, 676 AND 694.
  2. PROVIDE EXPANSION JOINT MATERIAL 1/2" (1/2") THICK WHERE CURB RAMP ADJOINS ANY ROAD PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF.
  3. CONSTRUCT DIAGONAL CURB RAMPS WITH A 1220 (4'-0") CLEARSPACE OUTSIDE OR TRANSVERSE AT THE BOTTOM OF THE RAMP. A DIAGONAL CURB RAMP IS LOCATED WITHIN THE MARKINGS AND OUTSIDE OF THE TRAVEL LANES.
  4. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
  5. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD.
  6. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON.
  7. IT MAY BE NECESSARY TO LIMIT THE RUN OF A PARALLEL OR PERPENDICULAR CURB RAMP IN ORDER TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB RAMP LENGTH NOT TO EXCEED 4000 (13'-7"). ADJUST RAMP SLOPE AS NEEDED TO PROVIDE TO THE MAXIMUM EXTENT POSSIBLE.
  8. THE DETAILS DEPICT PEDESTRIAN PUSH BUTTON POLES TO ILLUSTRATE THE PREFERRED PLACEMENT OF PEDESTRIAN PUSH BUTTONS. PEDESTRIAN PUSH BUTTONS ARE TO BE INSTALLED WHERE APPLICABLE.
  9. CONSTRUCT BUILT-UP CURB RAMP OF BITUMINOUS MATERIAL AS INDICATED.
  10. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. US CUSTOMARY UNITS IN ( ) PARENTHESES.
  11. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
  12. PROVIDE DETECTABLE WARNING SURFACES (DWS) 610 (24") MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS THE FULL WIDTH OF THE CURB RAMP NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES. OTHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
  13. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR ACCESSIBLE ROUTE.
  14. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAXIMUM ALLOWABLE SLOPES. ALL SLOPES INDICATED IN THE DETAILS OR CONTRACT DOCUMENTS AS APPLICABLE, SHALL NOT BE EXCEEDED AND WILL BE REDUCED/STRUCTURED.
  15. THE IMMEDIATE ADJOINING SURFACE AT THE BOTTOM AND TOP OF CURB RAMPS IS NOT TO EXCEED ROADWAY PROFILE SLOPE WHEN LOCATED ADJACENT TO THE ROADWAY. IN AREAS WHERE THE ADJOINING SURFACE IS NOT ADJACENT TO THE ROADWAY, THE 2.00% CROSS SLOPE FOR LOCATIONS THAT REQUIRE A TURNING MANEUVER, THE MAXIMUM SLOPE IS 2.00% FOR ALL TRAVELING IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF FLOOR, SEE SHEET 8 FOR DETAILS.
  16. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
  17. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 100 (4'-0") CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 100 (3'-0") FOR A 12:1 (1:12) SLOPE.
  18. SIDEWALK WIDTH MAY BE REDUCED TO 1220 (4'-0") WHEN PASSING AREAS 1525 X 1525 (5'-0" X 5'-0") ARE PROVIDED EVERY 61 METERS (200').
  19. SIDEWALK WIDTH IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
  20. DEPRESSURED CURB FOR CURB RAMPS MUST BE FLUSH TO ADJACENT ROADWAY. TOP OF ROAD ELEVATIONS AT THE FLUSH LINE SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING.



**DEPRESSED CURB FOR DRIVES**  
 Not To Scale



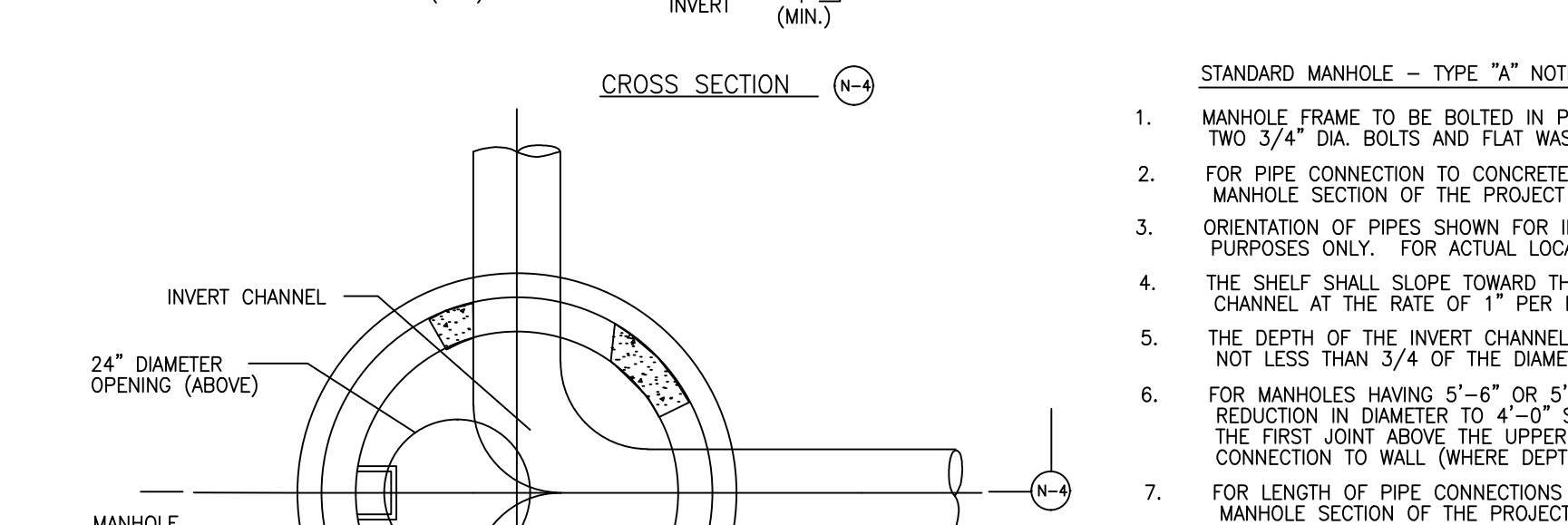
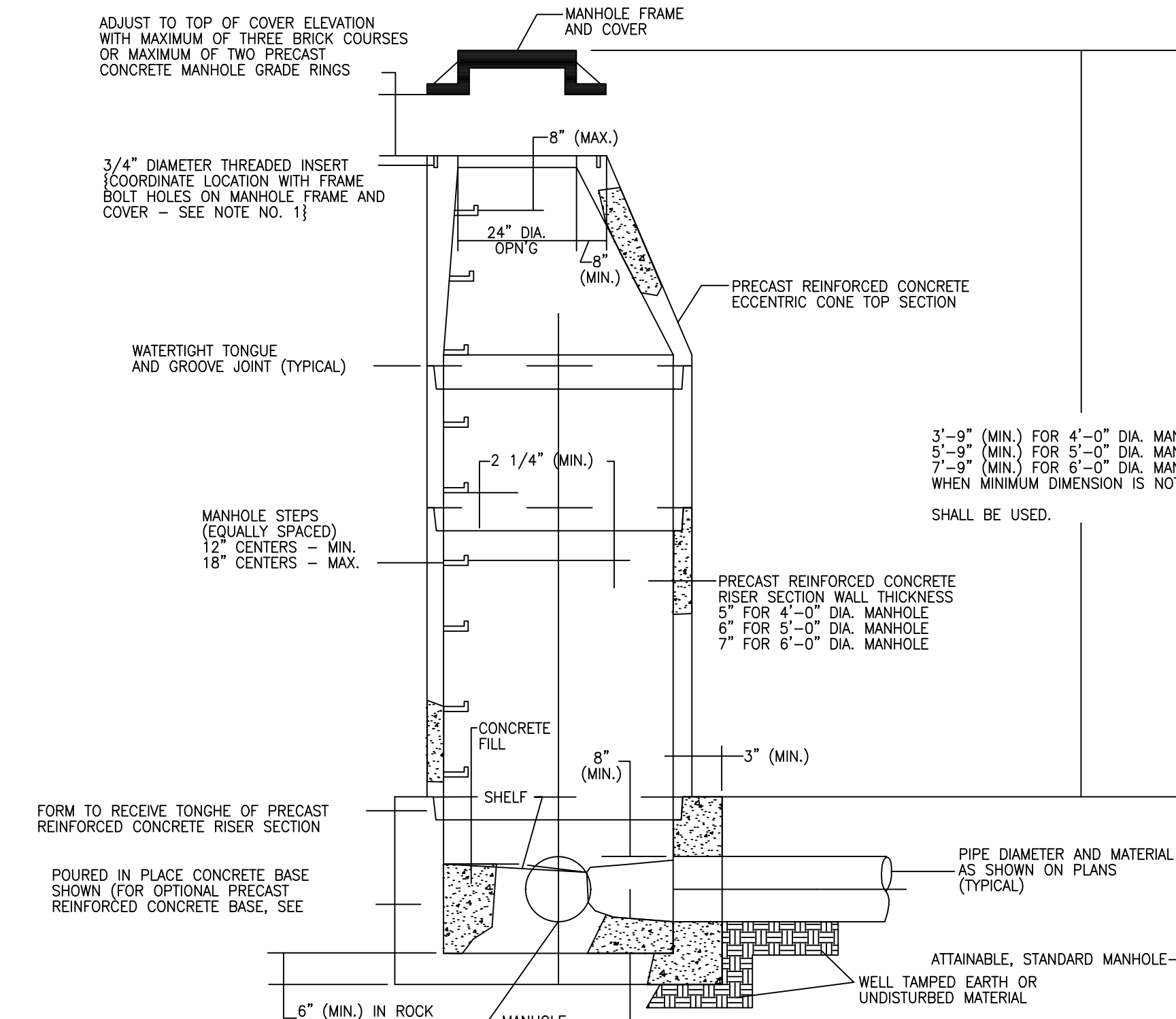
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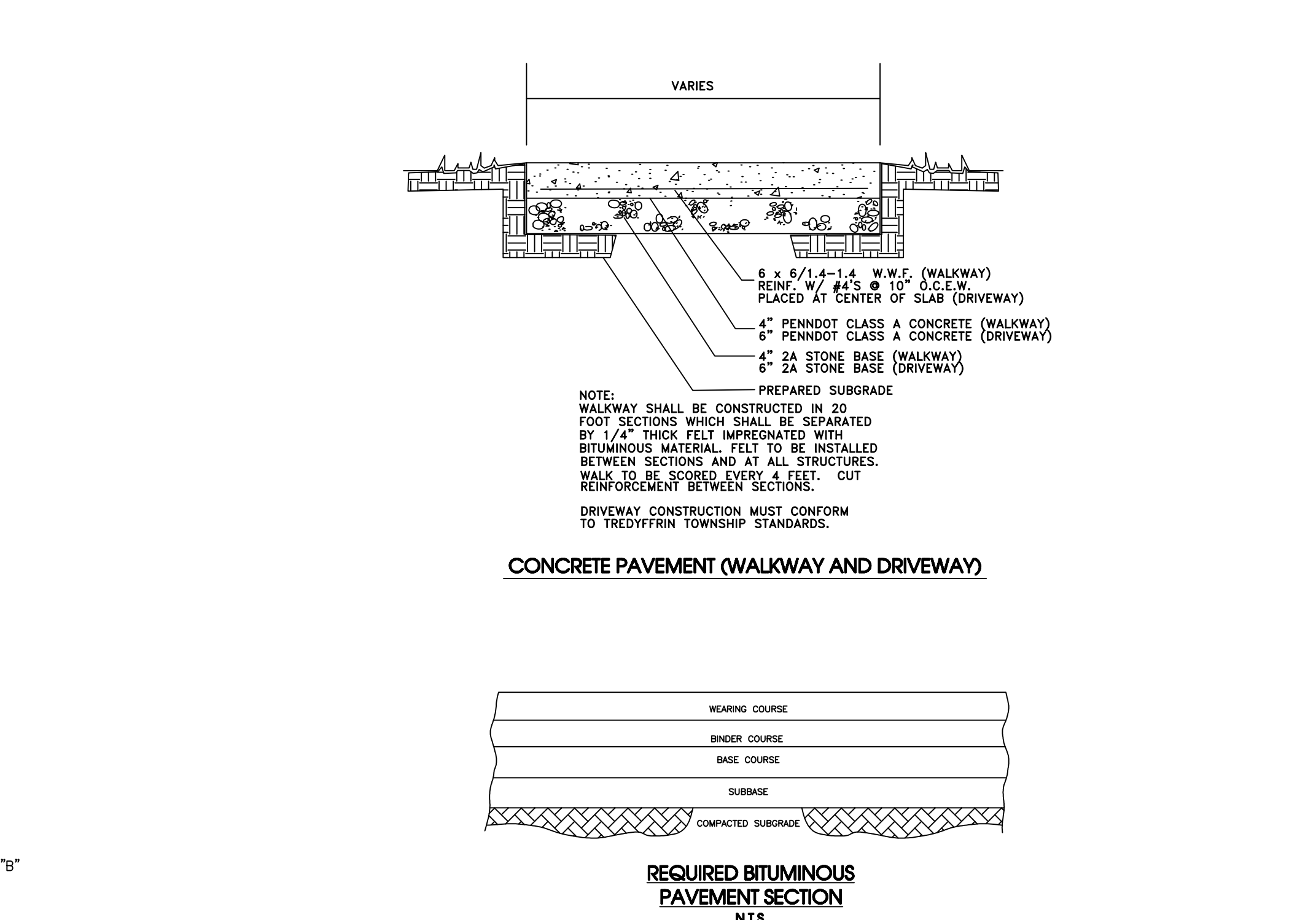
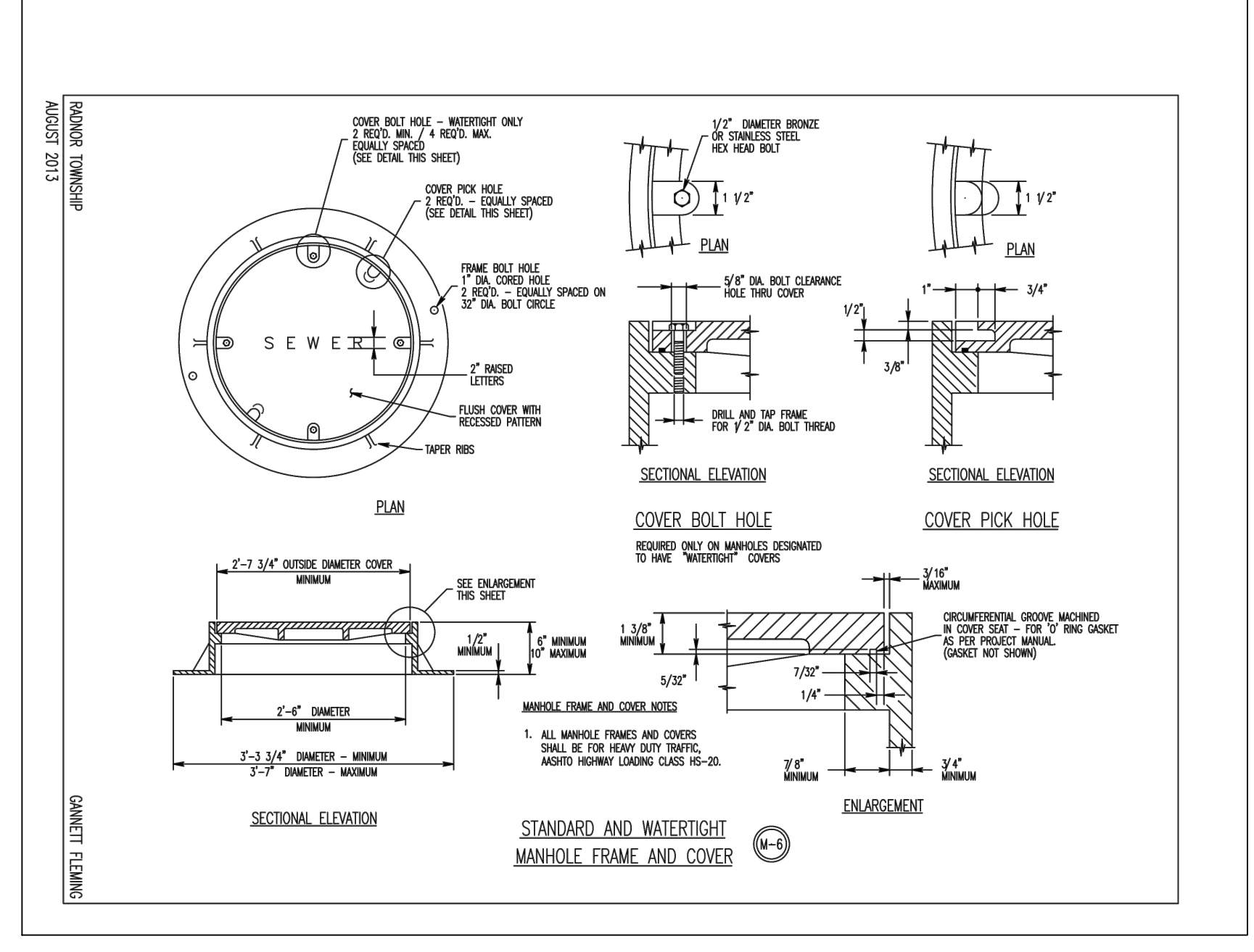
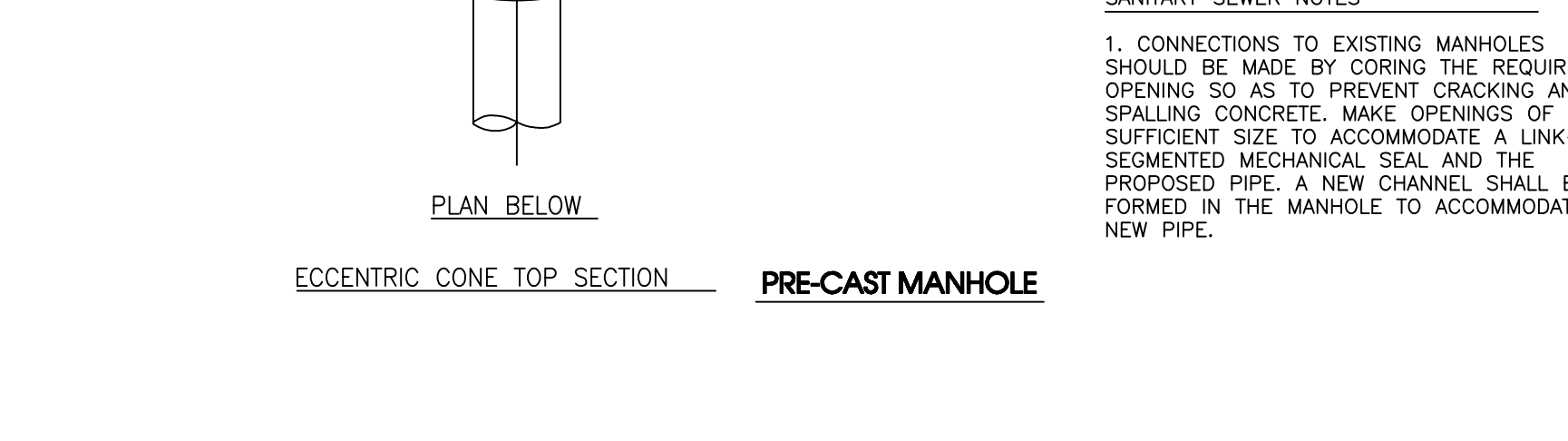
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**STANDARD MANHOLE - TYPE "A" NOTES**

1. MANHOLE FRAME TO BE BOLTED IN PLACE WITH TWO 3/4" DIA. BOLTS AND FLAT WASHERS.
2. FOR PIPE CONNECTION TO CONCRETE BASE, SEE MANHOLE SECTION OF THE PROJECT MANUAL.
3. ORIENTATION OF PIPES SHOWN FOR ILLUSTRATION PURPOSES ONLY. FOR ACTUAL LOCATIONS, SEE PLANS.
4. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT THE RATE OF 1" PER FOOT (MINIMUM).
5. THE DEPTH OF THE INVERT CHANNEL SHALL BE NOT LESS THAN 3/4" OF THE DIAMETER OF THE PIPE.
6. FOR MANHOLES HAVING 5'-6" OR 5'-8" DIAMETER BASE, REDUCTION IN DIAMETER TO 4'-0" SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL (WHERE DEPTH IS SUFFICIENT).
7. FOR LENGTH OF PIPE CONNECTIONS TO MANHOLES, SEE MANHOLE SECTION OF THE PROJECT MANUAL.
8. FINISHED GRADE SHALL BE FLUSH WITH TOP OF COVER ON MANHOLE FRAME AND COVER, UNLESS OTHERWISE NOTED.



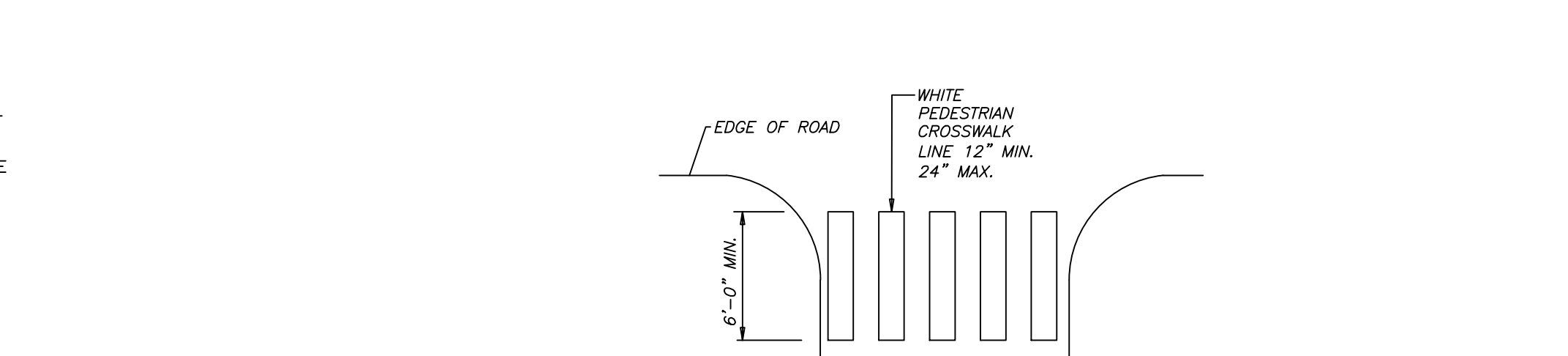
**REQUIRED BITUMINOUS PAVEMENT SECTION**  
 N.T.S.

DEPTH	LOCATION
WEARING COURSE	INDIVIDUAL DRIVEWAYS
BINDER COURSE	NONE
SUBBASE	8"

**BITUMINOUS PAVEMENT SPECIFICATIONS, ALL SECTIONS, APPLICABLE**

WEARING COURSE	SUPERPAVE, ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 3 TO <10 MILLION ESALS, 9.5 MM MIX, SRL-H
BINDER COURSE	SUPERPAVE, ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 10 TO <30 MILLION ESALS, 25.0 MM MIX, SRL-H

NOTE: CONSTRUCT COURSE AGGREGATE SUBBASE AND BITUMINOUS PAVEMENT IN ACCORDANCE WITH APPLICABLE SECTIONS OF PADOT PUB. 408.



**CROSSWALK DETAIL**

1. 11/23/20 REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20

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:  
**HAMILTON PROPERTIES**

EAGLE ROAD  
 WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

**CONSTRUCTION DETAILS**

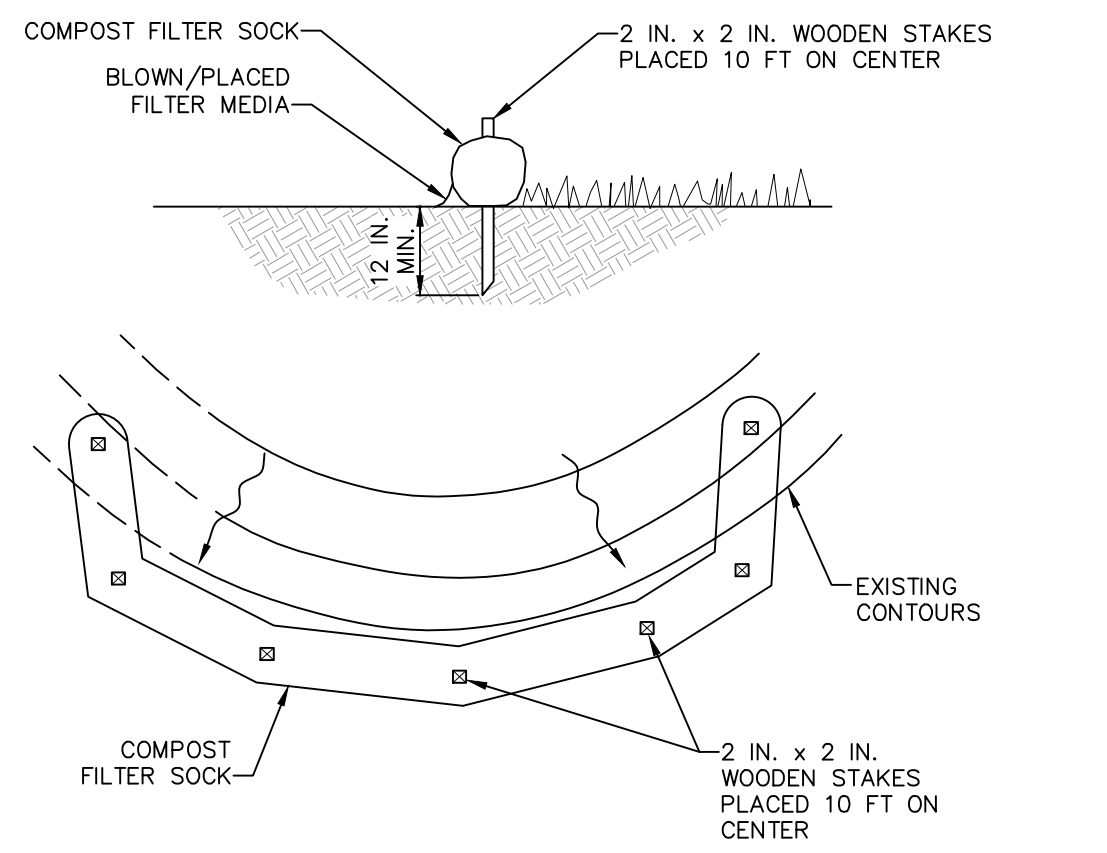
DATE: AUGUST 27, 2020

**SHEET 9 of 15**

NO SCALE

DAVID J. SANDERS, P.E.  
 PE057436

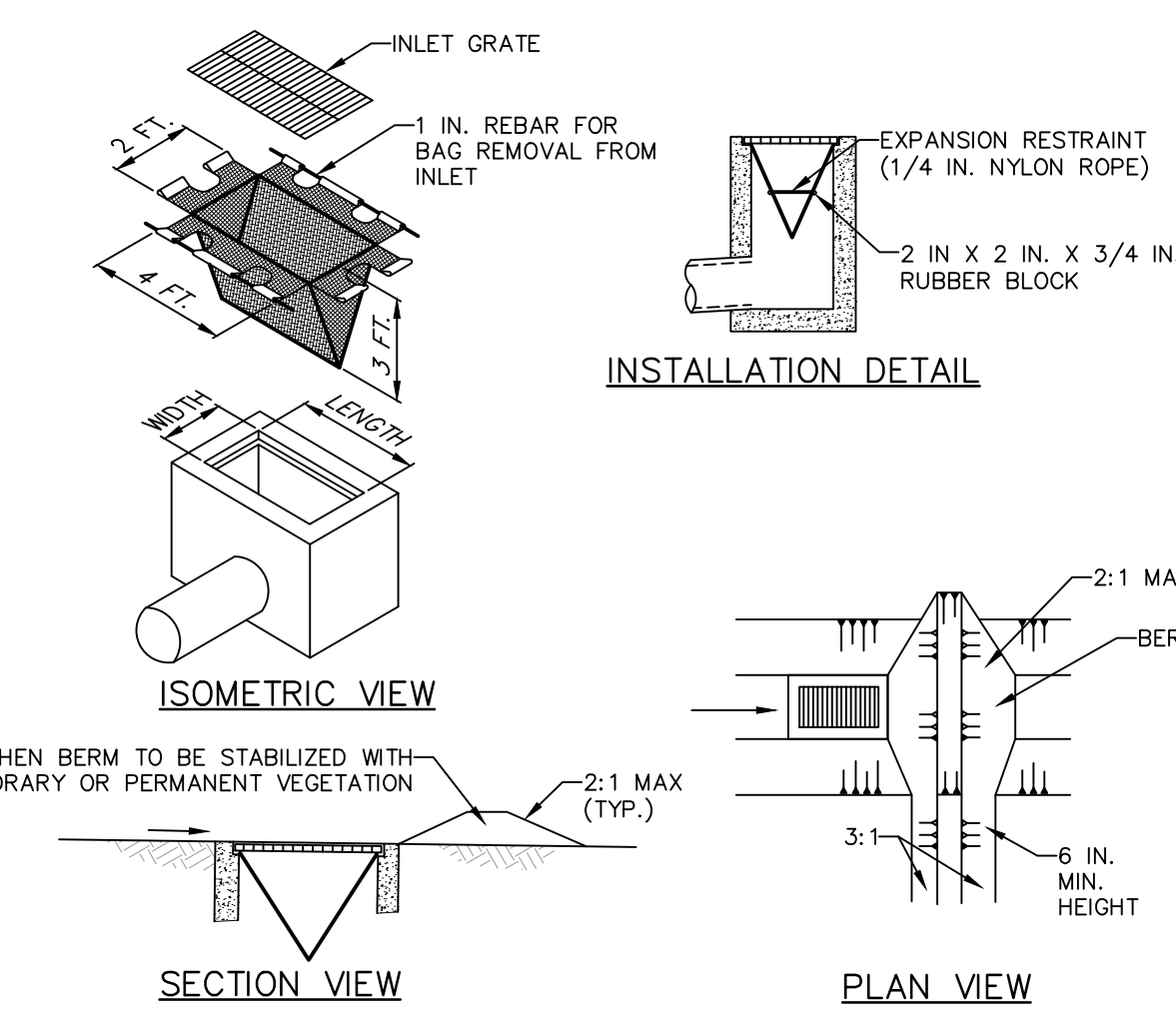




**NOTES:**  
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.  
 COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.  
 TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.  
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.  
 COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.  
 BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.  
 UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAPLES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1  
 COMPOST FILTER SOCK**

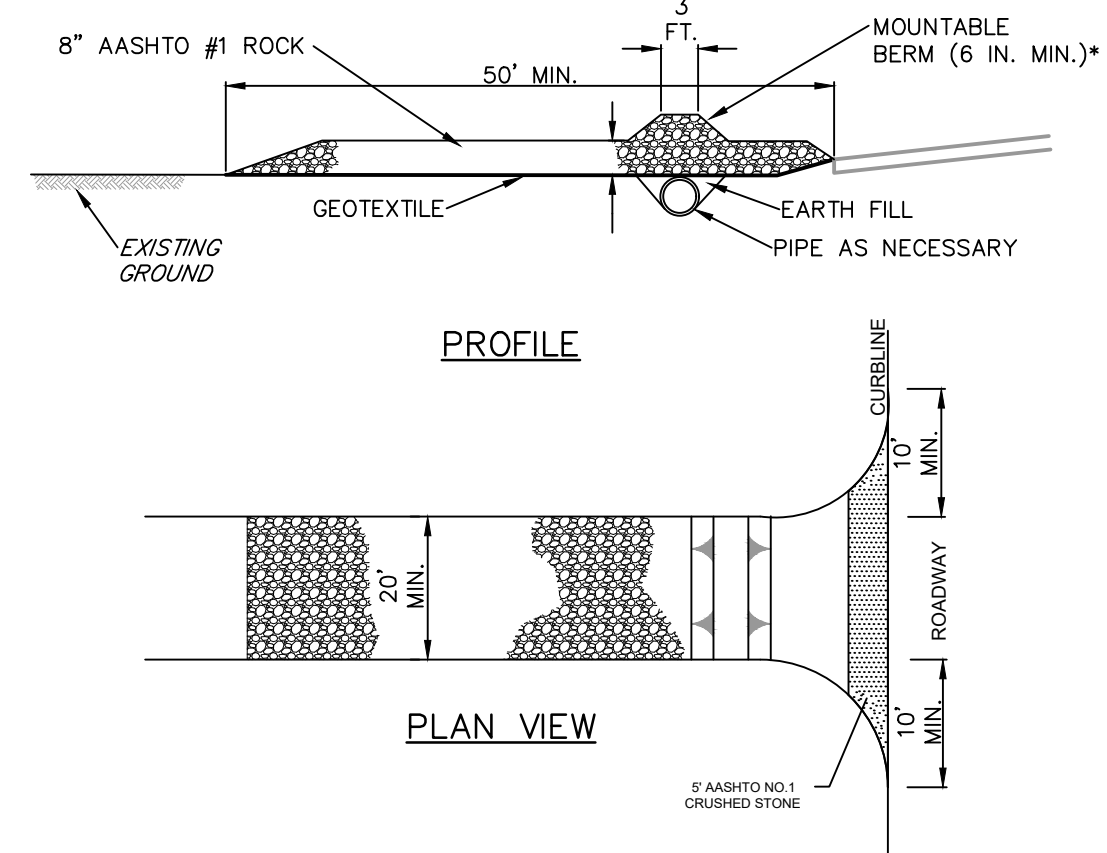
NOT TO SCALE



**NOTES:**  
 MAXIMUM DRAINAGE AREA = 1/2 ACRE.  
 INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.  
 ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS FULLED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.  
 AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.  
 INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.  
 DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-16  
 FILTER BAG INLET PROTECTION - TYPE M INLET**

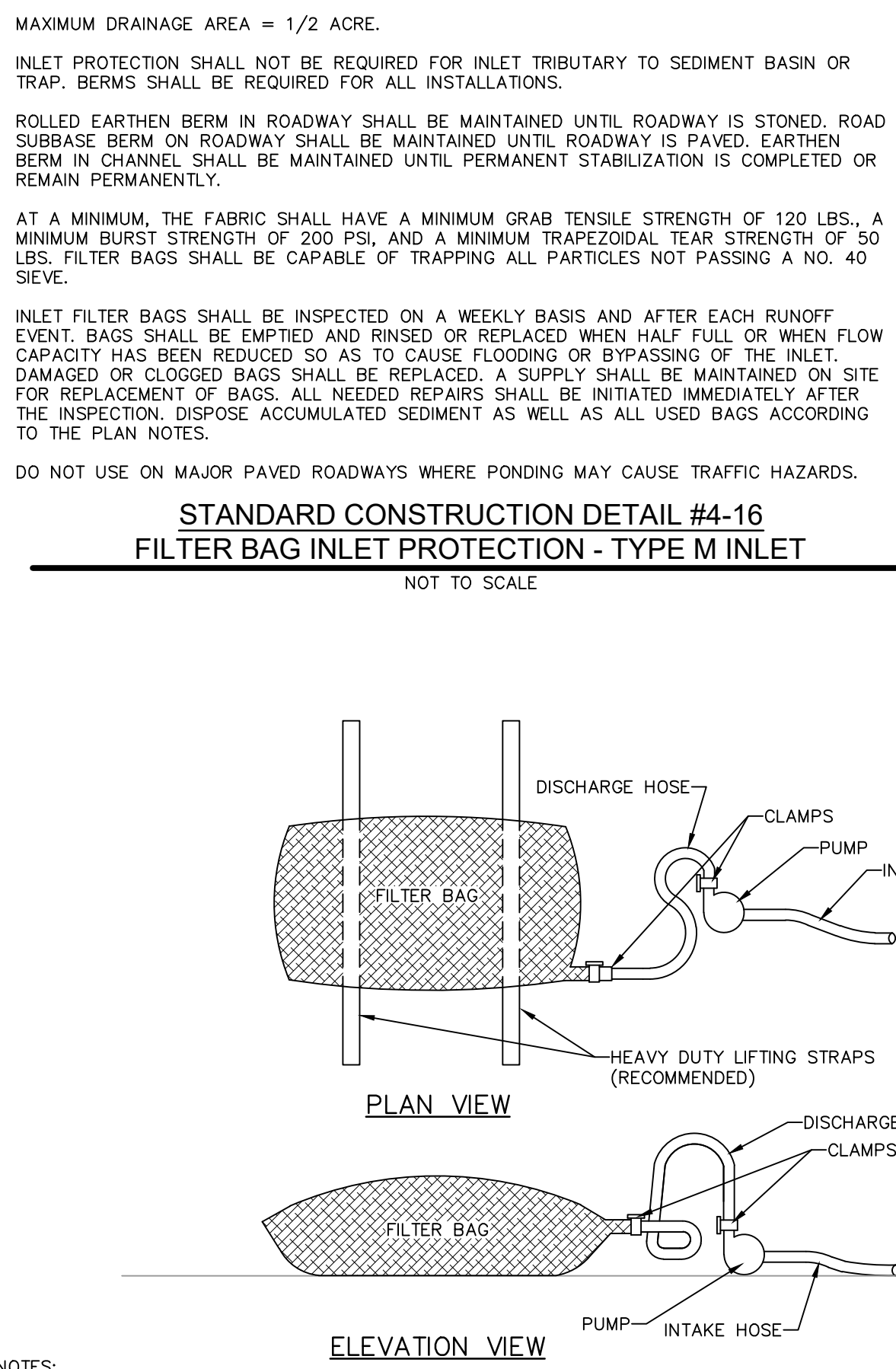
NOT TO SCALE



**NOTES:**  
 REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.  
 RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.  
 MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.  
 MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1  
 ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE



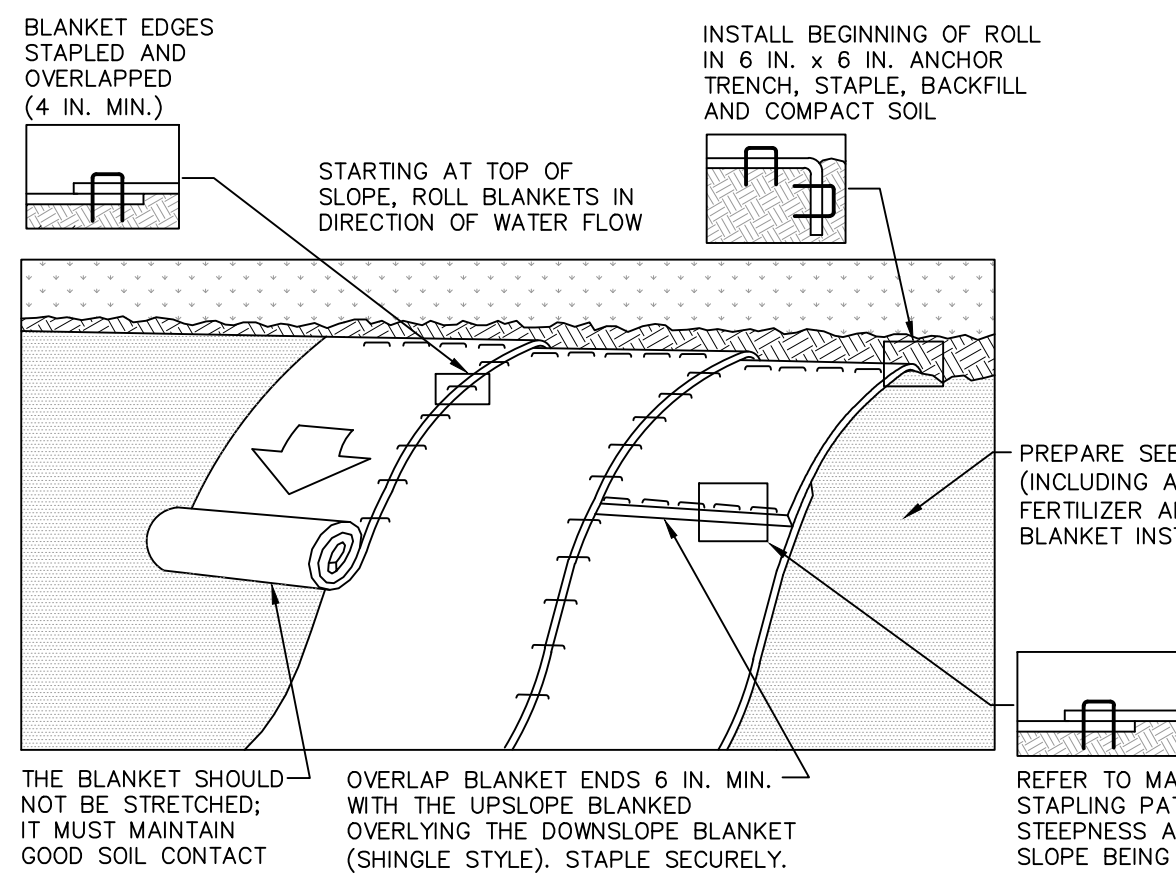
**NOTES:**  
 LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
LV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.  
 BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SOIL STRESSNESS.  
 NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.  
 THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.  
 THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.  
 FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**STANDARD CONSTRUCTION DETAIL #3-16  
 PUMPED WATER FILTER BAG**

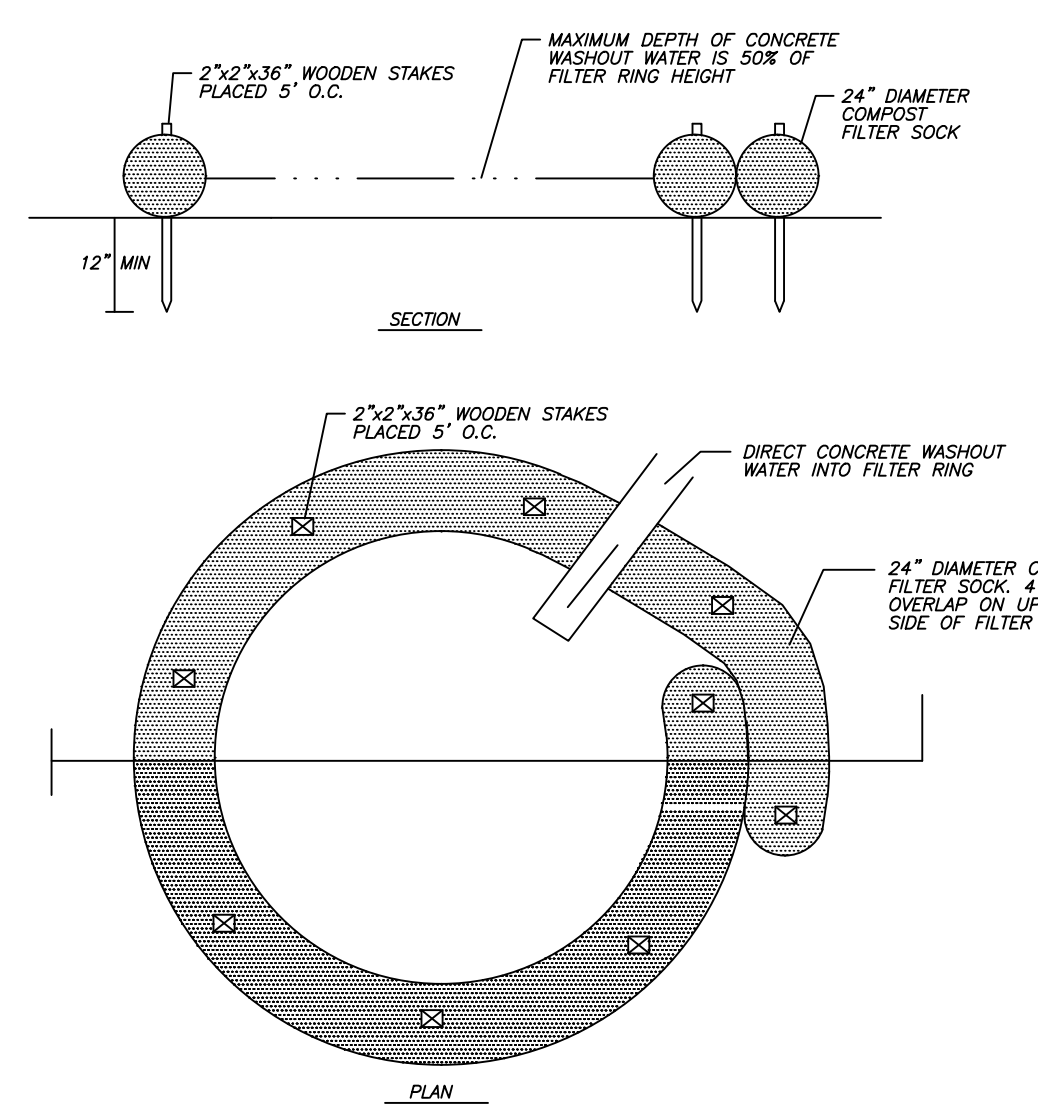
NOT TO SCALE



**NOTES:**  
 SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.  
 PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.  
 SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.  
 BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.  
 THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

**STANDARD CONSTRUCTION DETAIL #11-1  
 EROSION CONTROL BLANKET INSTALLATION**

NOT TO SCALE



**INSTALLATION NOTES:**  
 1. A SUITABLE IMPERVIOUS GEOTEXTILE BARRIER SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS. CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOTEXTILE AT ALL LOCATIONS.  
 2. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.  
 3. 18" DIAMETER FILTER SOCK MAY BE STOCKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.  
 4. FOR MORE INFORMATION CONTACT: WEBSITE: <http://www.paecoe.com>

**GENERAL NOTES:**  
 1. FOR ANY PROJECT ON WHICH CONCRETE WILL BE Poured OR OTHERWISE FORMED ON-SITE, A SUITABLE WASHOUT FACILITY SHOULD BE PROVIDED FOR WASHING OF CONCRETE MIXERS, AND HOPPERS FOR THE DELIVERY VEHICLES. ALL DELIVERY VEHICLES WILL BE CLEANED OFF-SITE.  
 2. CENTRAL WASHOUT FACILITIES SHOULD BE PROVIDED FOR WASHING OF CONCRETE MIXERS, HOPPERS, AND SURFACE FACILITIES MUST BE MORE THAN 50 FEET FROM STORM DRAINS, OPEN DITCHES, AND OTHER RECEIVING FACILITIES.  
 3. NOTIFICATION MUST BE PROVIDED TO DRIVERS SO THEY ARE AWARE OF THE WASHOUT FACILITIES.  
 4. NOTIFICATION MUST BE PROVIDED TO DRIVERS SO THEY ARE AWARE OF THE WASHOUT FACILITIES.

**MAINTENANCE NOTES:**  
 1. CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.  
 2. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.  
 3. PLASTIC LINGS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

**CONCRETE WASHOUT DETAIL (USING COMPOST SOCK)**

**SEEDING AND MULCHING SPECIFICATIONS**  
 TEMPORARY-CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION. TOPSOIL SHALL BE REPLACED IF NEEDED, REFER TO E&S NOTES FOR REQUIREMENTS.  
 - SEEDING SHALL BE COMMON RYE GRASS APPLIED AT 45 LBS. PER ACRE  
 - LIMING TO BE APPLIED AT 1 TON/ACRE  
 - 5-5-5 FERTILIZER TO BE APPLIED AT 1000 LBS/ACRE  
 - HAY OR STRAW MULCH TO BE APPLIED AT 3 TONS/ACRE

**PERMANENT**  
 - TOPSOIL REPLACEMENT  
 - SEEDING SHALL BE 15% KENTUCKY BLUEGRASS, 35% KENTUCKY 31 FESCUE, 25% CHEWINGS FESCUE, 15% PERENNIAL RYE GRASS AND 10% RECLEANED REDTOP AT A RATE OF 5 LBS PER 1000 SF  
 - LIMING TO BE APPLIED AT 3 TONS PER ACRE  
 - 10-20-20 FERTILIZER TO BE APPLIED AT 1000 LBS/ACRE  
 - HAY OR STRAW MULCH TO BE APPLIED AT 3 TONS/ACRE

THE NON-GERMINATING PERIODS ARE BETWEEN JUNE 15 THRU AUGUST 15 AND SEPTEMBER 30 THRU APRIL 15. AREAS DISTURBED DURING THESE PERIODS MUST BE LIMED, FERTILIZED, SEEDED AND MULCHED IMMEDIATELY.

**EROSION CONTROL MAINTENANCE PROGRAM**  
 TEMPORARY  
 TEMPORARY EROSION CONTROL FACILITIES MAINTENANCE WILL CONSIST OF INSPECTION, CLEANING, REPAIR/REPLACEMENT OF THE ON-SITE EROSION CONTROL FACILITIES THAT ARE SHOWN ON THESE EROSION AND SEDIMENTATION CONTROL PLANS. ALL EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE CHECKED BY THE CONTRACTOR'S SITE PROJECT MANAGER ON A WEEKLY BASIS AND AFTER EACH STORM EVENT. ALL SEDIMENT MATERIAL COLLECTED BY THE CONTROL FACILITIES WILL BE CLEANED AND REDISTRIBUTE ON-SITE. ANY FACILITIES FOUND TO BE DAMAGED OR MALFUNCTIONING SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

**EROSION AND SEDIMENTATION CONTROL NOTES**

1. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITH THE TRIBUTARY AREAS OF THOSE BMPs.
2. 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.
3. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXCEED WITHOUT TRAVELING A ROCK CONSTRUCTION ENTRANCE.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
5. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SEDIMENT TRAP FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMPs.
6. 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, RESEEDING, REGRADING, REMULCHING, AND REPLACEMENT OF BMPs, SHALL BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
7. ALL SLOPES 4:1 OR STEEPER MUST UTILIZE EROSION CONTROL BLANKET (ECB) AND SEED OR SOD FOR STABILIZATION.
8. UNTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, REGRADING, REMULCHING, AND REPLACEMENT OF BMPs, SHALL BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
9. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, REGRADING, REMULCHING, AND REPLACEMENT OF BMPs, SHALL BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
10. WHERE BMPs ARE FOUND TO FAIL TO ALLEVIATE EROSION AND SEDIMENT POLLUTION, THE OPERATOR SHALL REMOVE FROM THE PROJECT THE FOLLOWING INFORMATION:
  - A. THE LOCATION AND SEVERITY OF THE FAILURE AND ANY POLLUTION CAUSED BY THE FAILURE.
  - B. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURRENCE OF THE FAILURE.
  - C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE CORRECTIVE ACTION WILL BE COMPLETED.
11. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH AFFECT THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES, THE OPERATOR SHALL OBTAIN THE APPROVAL OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE EROSION AND SEDIMENTATION CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL MAINTAIN APPROPRIATE RECORDS TO DOCUMENT AND ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
12. ALL PUMPING OF SEDIMENT-LOADED WATER, OR POTENTIALLY SEDIMENT-LOADED WATER, SHALL BE THROUGH A SEDIMENT CONTROL DEVICE SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREA.
13. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPROPRIATE FEDERAL, STATE AND LOCAL REGULATIONS, THE 25, PART I, DEPARTMENT OF ENVIRONMENTAL PROTECTION, REGULATIONS, AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND MAINTAINANCE FOR ALL SOIL AND/OR ROCK BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
14. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, REGULATIONS, AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AS UTILITIES AND/OR ROCK BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
15. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT THE EROSION AND SEDIMENTATION CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL MAINTAIN APPROPRIATE RECORDS TO DOCUMENT AND ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
16. THE BOUNDARY IS EQUAL TO THE OUTER PERIMETER BOUNDARY OF THE SITE, AND ANY OFF-SITE AREAS WITHIN THE LIMITS OF THE PROJECT THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, INCLUDING OFF-SITE FACILITIES SUCH AS UTILITIES AND/OR ROCK BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
17. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER THE STABILIZATION ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. LONG-GERMINATING PERIODS, MULCH MUST BE APPLIED TO THE DISTURBED AREAS. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RECONSTRUCTED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECS.
18. TOPSOIL REMOVED BY GRADING OPERATIONS SHALL BE REDISTRIBUED AND STABILIZED AS QUICKLY AS POSSIBLE FOLLOWING THE COMPLETION OF THE PROJECT PHASE.
19. RUNOFF CROSSING TO THE ADJACENT PROPERTY DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE MINIMIZED SO THAT THE WATER QUALITY IMPACT IS MINIMIZED TO THE ADJACENT PROPERTY. DIVERSION BERMS, STONED STAGING AREAS, AND INLETS/PYING SHALL BE PROVIDED AS NEEDED TO INSURE ACCEPTABLE CONDITIONS DURING CONSTRUCTION.
20. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN A LANDSCAPE AREA OUTSIDE OF THE PROJECT AND THE FILL SHALL BE COMPACTED TO A MINIMUM OF 18 INCHES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
21. GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 15 WHEN VEGETATION IS EXPOSED. GROUND SURFACE IS DISTURBED. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENuded DURING CONSTRUCTION.
22. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN A LANDSCAPE AREA OUTSIDE OF THE PROJECT AND THE FILL SHALL BE COMPACTED TO A MINIMUM OF 18 INCHES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
23. GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 15 WHEN VEGETATION IS EXPOSED. GROUND SURFACE IS DISTURBED. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENuded DURING CONSTRUCTION.
24. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN A LANDSCAPE AREA OUTSIDE OF THE PROJECT AND THE FILL SHALL BE COMPACTED TO A MINIMUM OF 18 INCHES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
25. GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 15 WHEN VEGETATION IS EXPOSED. GROUND SURFACE IS DISTURBED. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENuded DURING CONSTRUCTION.
26. ALL graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.

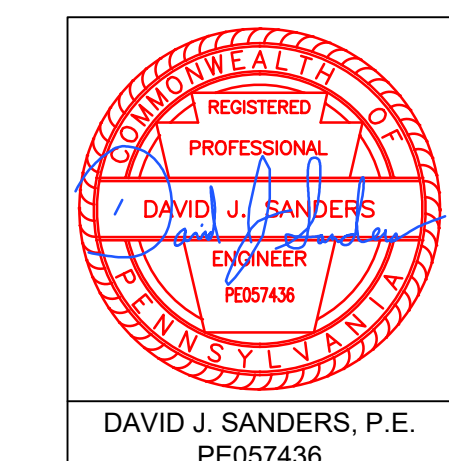
**APPENDIX C - STANDARD E&S PLAN NOTES**

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. Clearing, grubbing and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may neither enter directly nor exit directly from lots onto
15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall 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, reseeded, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each workday and disposed in the manner described in this plan. In no case shall the sediment be washed into any roadside ditch, storm sewer, or surface water.
18. All sediment removed from BMPs shall be disposed of in the manner described in the plan drawings.
19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
22. Fill materials shall be free of frozen particles, brash, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.

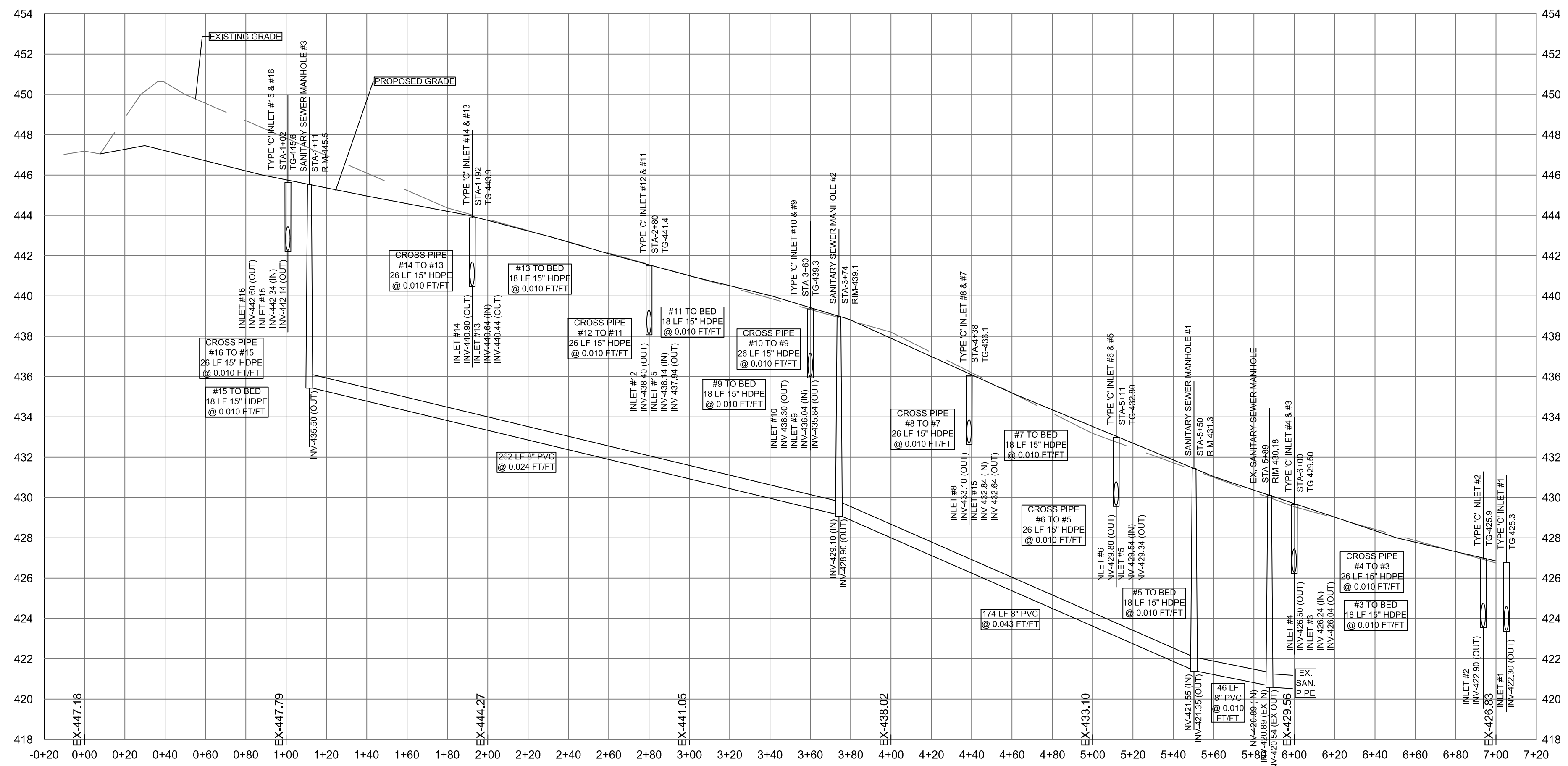
1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20
NUM.	DATE	REVISION

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
 P.O. BOX 1992  
 SOUTHEASTON, PA 19399  
 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:  
**HAMILTON PROPERTIES**  
 EAGLE ROAD  
 WAYNE, PA 19087  
 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
 DATE: AUGUST 27, 2020

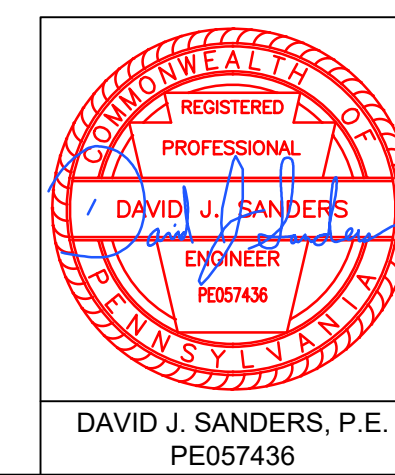


**EROSION AND SEDIMENTATION CONTROL DETAILS**  
 SHEET 10 of 15  
 NO SCALE



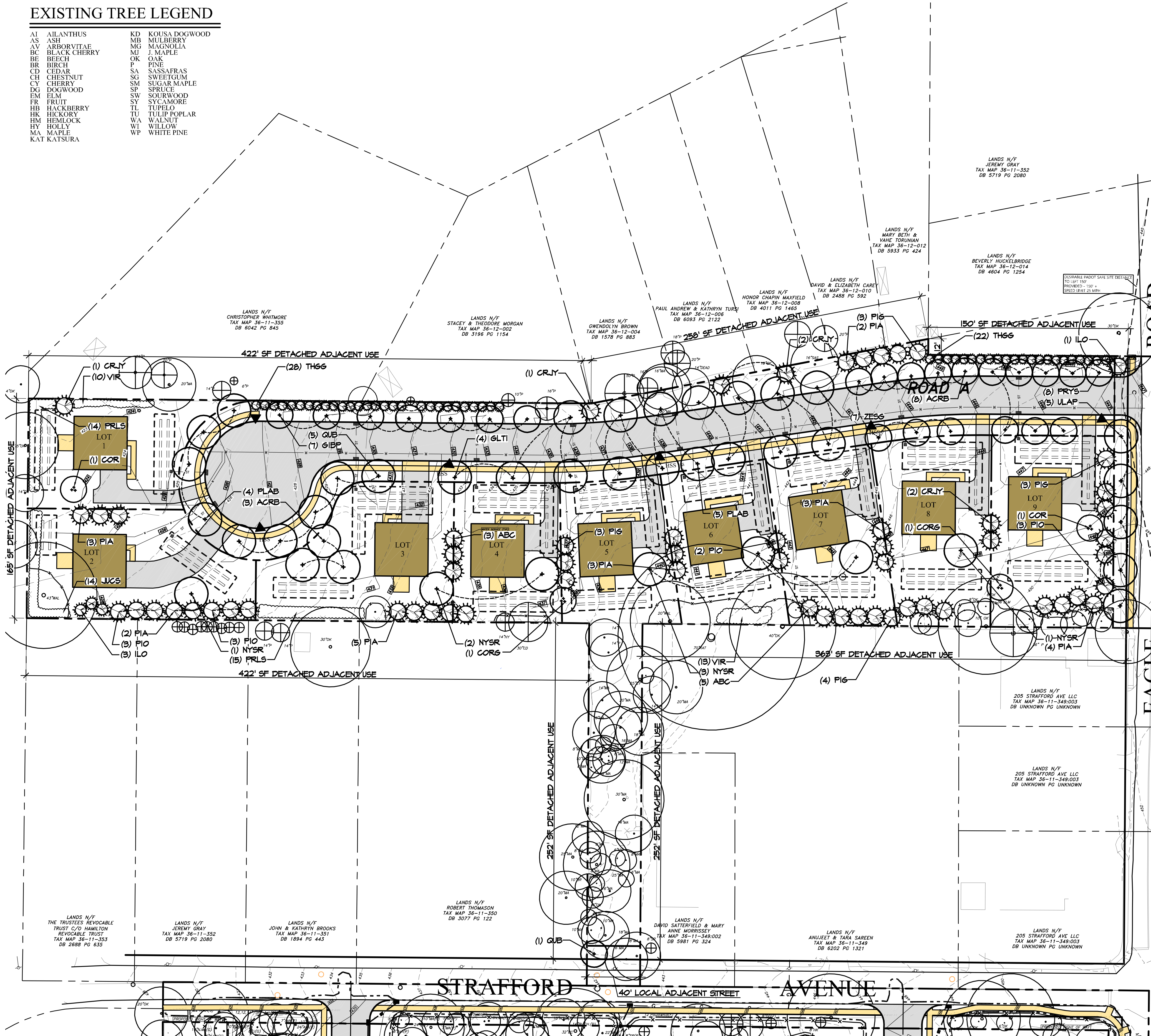
ROAD A PROFILE

1.	11/23/20	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/5/20
NUM.	DATE	REVISION
PLAN PREPARED BY: <b>SITE ENGINEERING CONCEPTS, LLC</b> P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM		
PLAN PREPARED FOR: <b>HAMILTON PROPERTIES</b> EAGLE ROAD WAYNE, PA 19087 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA		
<b>PROFILES</b>		<b>SHEET</b> 11 of 15 SCALE: 1" = 40'



**EXISTING TREE LEGEND**

AL	AILANTHUS	KD	KOUSA DOGWOOD
AS	ASH	MB	MULBERRY
AV	ARBORVITAE	MG	MAGNOLIA
BC	BLACK CHERRY	MJ	J. MAPLE
BE	BEECH	OK	OK
BR	BIRCH	P	PINE
CD	CEDAR	SA	SASSAFRAS
CH	CHESTNUT	SG	SWEETGUM
CY	CHERRY	SM	SUGAR MAPLE
DG	DOGWOOD	SP	SPRUCE
EM	ELM	SW	SOURWOOD
FR	FRUIT	SY	SYCAMORE
HB	HACKBERRY	TL	TUPELO
HK	HICKORY	TU	TULIP POPLAR
HM	HEMLOCK	WA	WALNUT
HY	HOLLY	WI	WILLOW
MA	MAPLE	WP	WHITE PINE
KAT	KATSURA		



**GENERAL NOTES:**

1. Base information including topography, grading, utilities, building and existing vegetation location prepared by Site Engineering Concepts, Inc. November 2019
2. This plan is for landscaping purposes only.
3. The Landscape Architect's seal applies only to the landscape portion of this plan.
4. All plant material is to be field adjusted as necessary to address existing site conditions, proposed unit landscaping, and to ensure that clear sight triangles and clear sight lines are maintained.
5. Proposed shade trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
6. Utilities are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
7. All trees shall be pruned as necessary to maintain required light levels.

**LEGEND:**

- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUBS
- TREE PROTECTION FENCE (See engineer's plan for details.)
- STREET LIGHT

**COMPLIANCE WITH SECTION 255-38 Subsection B**

SHADE TREES	REQUIRED	PROVIDED
Existing local street length: 40'	1	1
1 Street tree required at intervals not less than 30' on 1 side		
Proposed road length 1,308'	44	44
1 Street tree required at intervals not less than 30' on both sides		

**COMPLIANCE WITH SECTION 255-42 (Tables 1 and 2)**

BUFFER SCREENS	LENGTH	REQUIRED	PROVIDED
Buffer screen class 'A' required between proposed Single Family Detached use and Major Collector Street.	200'	5 canopy trees 7 evergreen trees	5 canopy trees 7 evergreen trees

**COMPLIANCE WITH SECTION 263-4**

TREE REPLACEMENT	# TREES REMOVED	REPLACEMENTS REQUIRED	REPLACEMENTS PROVIDED
1 Replacement tree required for every 6"-18" DBH tree removed	104	104	104
3 Replacement trees required for every 19"-29" DBH tree removed (2) being large canopy trees	7	21 (14 Canopy)	21 (14 Canopy)
6 Replacement trees required for every 30"+ DBH tree removed (4) being large canopy trees	0	0	0
	111	125 total (14 to be canopy trees)	125 total (14 to be canopy trees)

Notes:  
Replacement trees for hazardous and dead trees are not provided.

**PLANT LIST:**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>DECIDUOUS TREES</b>					
ACRB	11	Acer rubrum 'Bowhall'	Bowhall Red Maple	2"-2.5" cal.	B&B
COR	2	Cornus 'Rutcan'	Constellation Flowering Dogwood	2"-2.5" cal.	B&B
CORG	2	Cornus 'Rutgan'	Stellar Pink Flowering Dogwood	2"-2.5" cal.	B&B
GIBP	7	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2"-2.5" cal.	B&B
GLTI	4	Gleditsia triacanthos v. inermis 'Shademaster'	Shademaster Honeylocust	2"-2.5" cal.	B&B
NYSR	7	Nyssa sylvatica 'Red Rage'	Red Rage Black Gum	2"-2.5" cal.	B&B
PLAB	9	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2"-2.5" cal.	B&B
PRYS	8	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	2"-2.5" cal.	B&B
QUB	6	Quercus bicolor	Swamp White Oak	2"-2.5" cal.	B&B
ULAP	5	Ulmus americana 'Princeton'	Princeton Elm	2"-2.5" cal.	B&B
ZESG	7	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2"-2.5" cal.	B&B
<b>EVERGREEN TREES</b>					
ABC	8	Abies concolor	White Fir	8'-10' ht.	B&B
CRIV	6	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	8'-10' ht.	B&B
ILO	4	Ilex opaca	American Holly	8'-10' ht.	B&B
PIA	22	Picea abies	Norway Spruce	8'-10' ht.	B&B
PIG	13	Picea glauca	White Spruce	8'-10' ht.	B&B
PIO	11	Picea orientalis	Oriental Spruce	8'-10' ht.	B&B
THGG	50	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8'-10' ht.	B&B
<b>SHRUBS</b>					
JUCS	14	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	24"-30" ht.	Cont.
PRLS	29	Prunus laurocerasus 'Schipkaensis'	Skip Laurel	24"-30" ht.	Cont.
VIR	23	Viburnum rhytidophyllum	Leatherleaf Viburnum	24"-30" ht.	Cont.

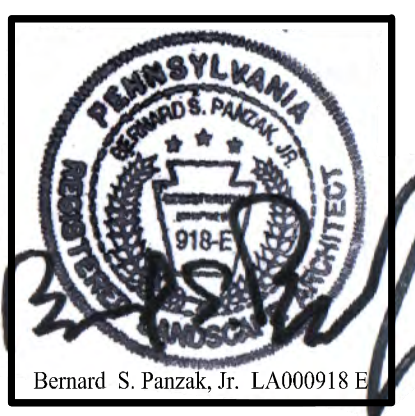
NOTE:  
1. Where there is a discrepancy between the plant list and plan, the plan shall prevail.

Serial Number:  
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Pennsylvania One Call System, Inc.  
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SCALE: 1" = 40'  
NORTH

**GLACKIN THOMAS PANZAK**  
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LANDSCAPE ARCHITECTURE

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Paoli, Pennsylvania 19301  
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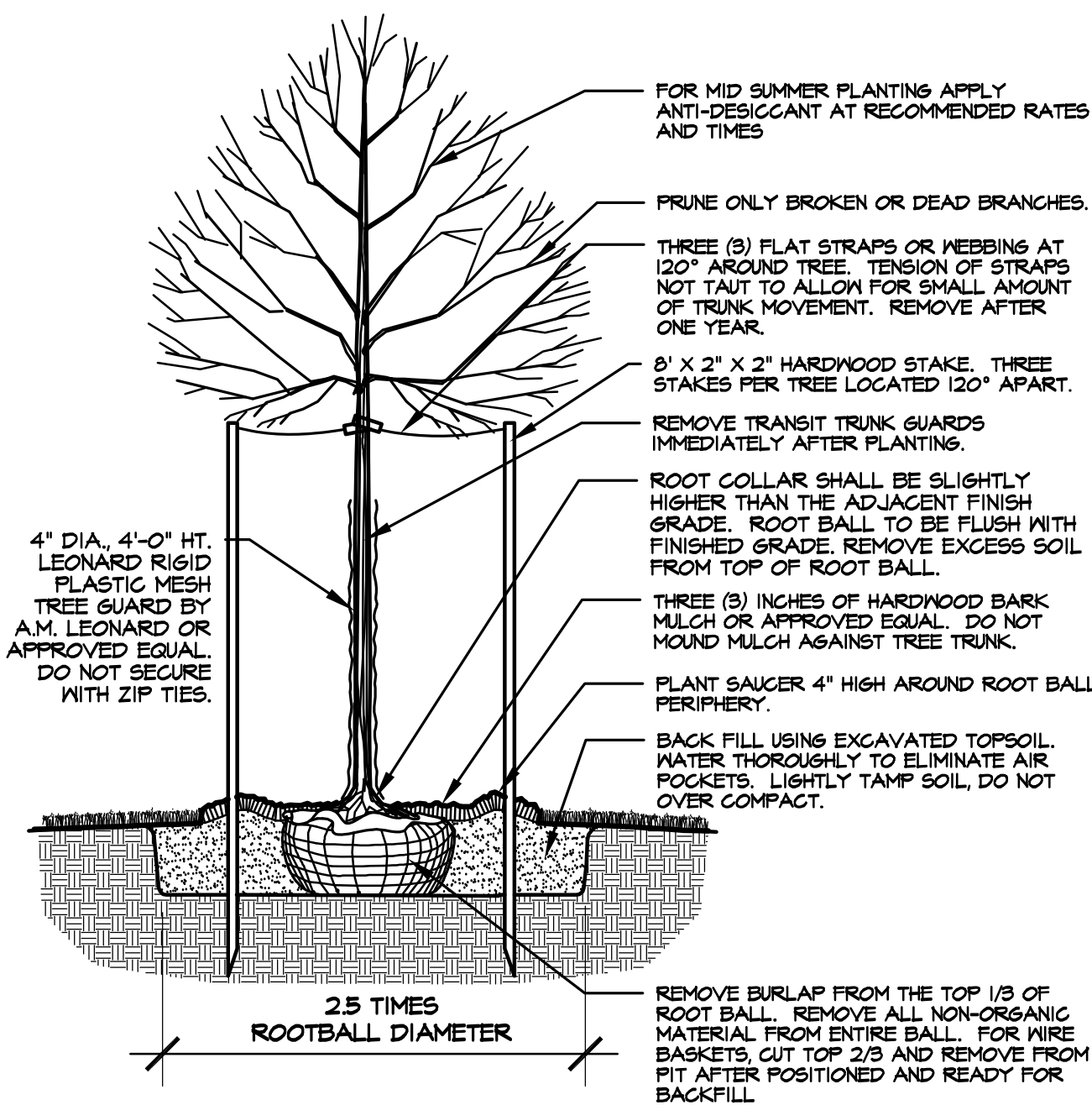
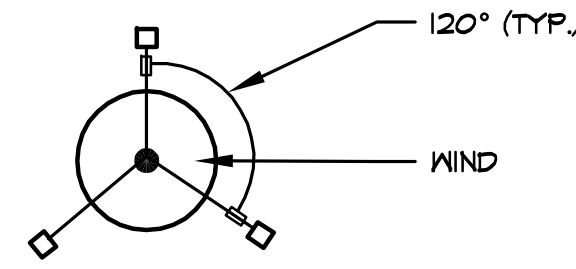
LANDSCAPE PLAN  
**Hamilton Property**  
 EAGLE ROAD  
 RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 19-033  
DATE: 08/27/2020 (jr)  
REV.:

SHEET:  
**LP-1**  
12 of 15

P:\08-2019\04-013 Haverford Properties - Hamilton Estate Job # 19-033 GTP CAD Township Plans\19-033\_Eagle Road\_SF\_Landscape\_08-27-2020.dwg, LPA, 08/21/2020 12:07:52 PM

GUY SPACING DIAGRAM

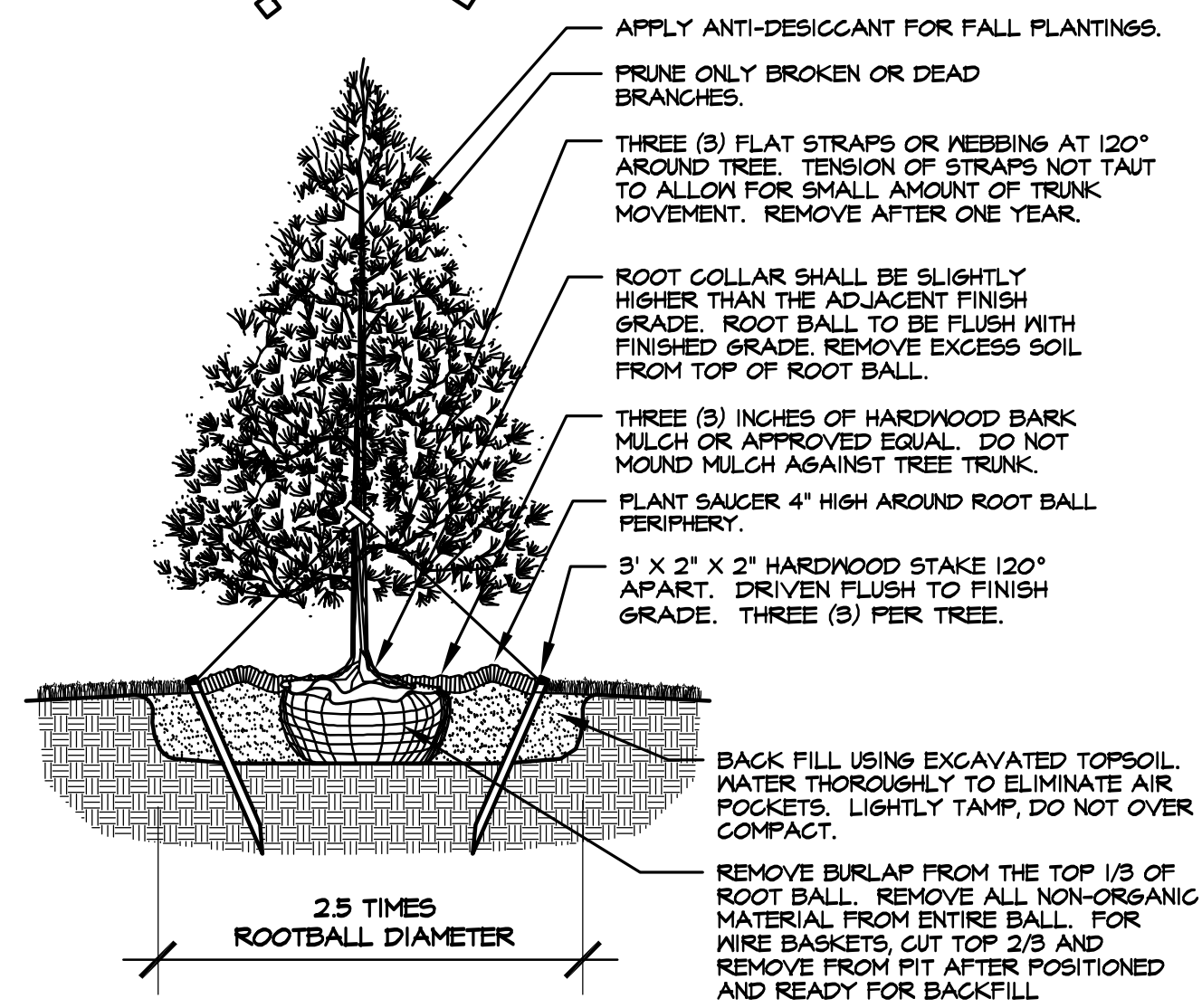
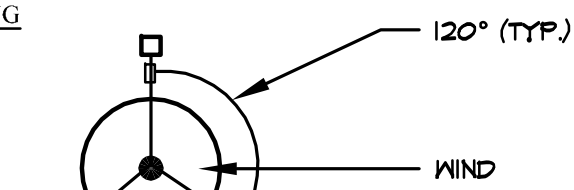


NOTES:

1. Trees with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
2. Trees with central leader broken or dead shall be rejected.
3. Trees that do not display the typical characteristics for their species shall be rejected.
4. Flood planting pit with water twice within 24 hours of planting.

1 DECIDUOUS TREE WITH STAKES DETAIL  
NTS

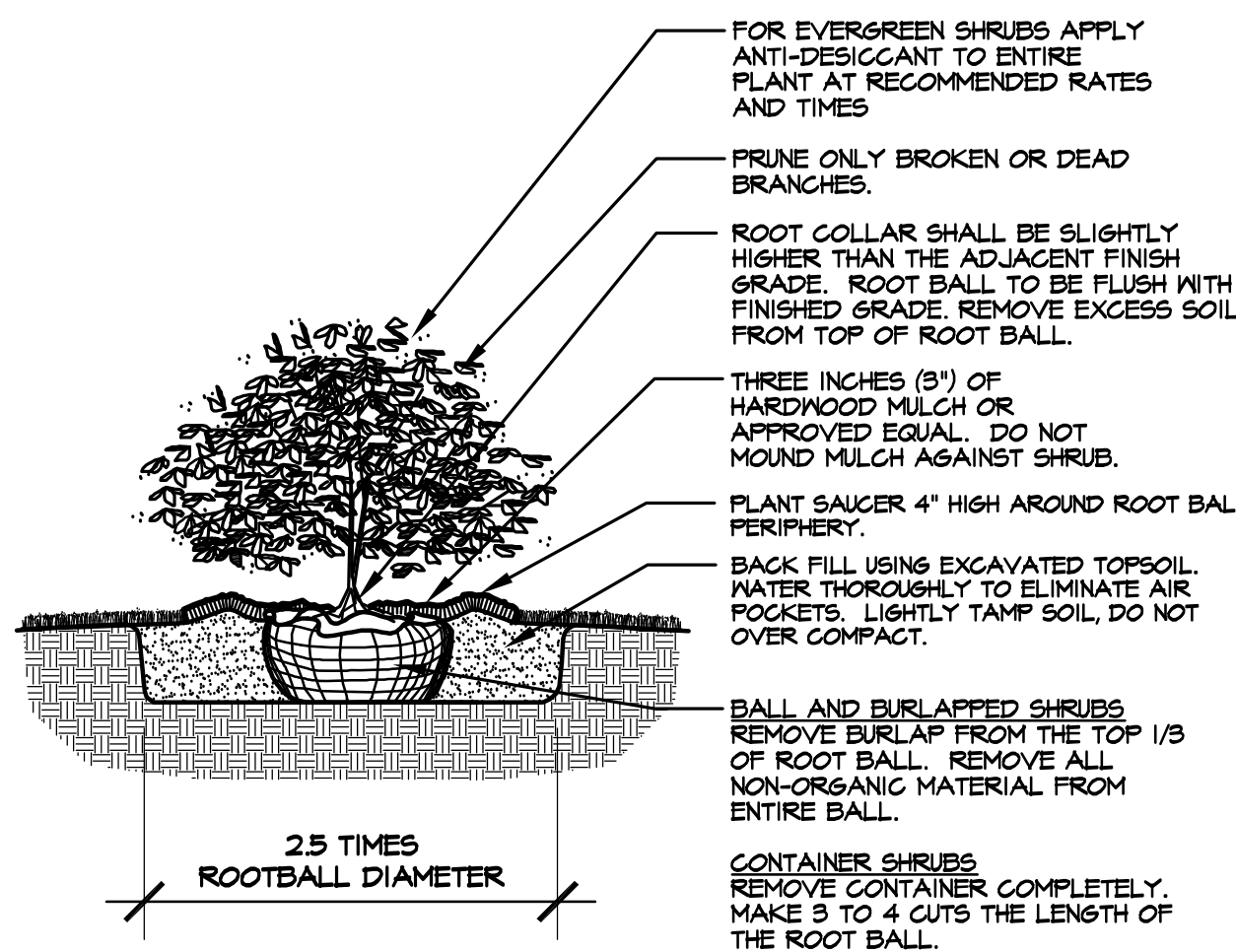
GUY SPACING DIAGRAM



NOTES:

1. Trees with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
2. Trees with central leader broken or dead shall be rejected.
3. Trees that do not display the typical characteristics for their species shall be rejected.
4. The owner shall be responsible for contacting the contractor, who shall right and secure any tree that leans out of plumb.
5. Flood planting pit with water twice within 24 hours of planting.

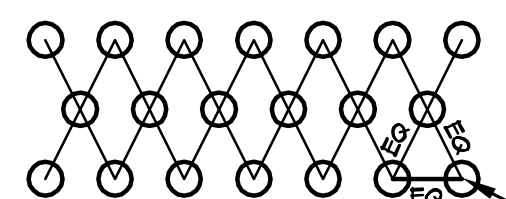
2 EVERGREEN TREE WITH STAKES DETAIL  
NTS



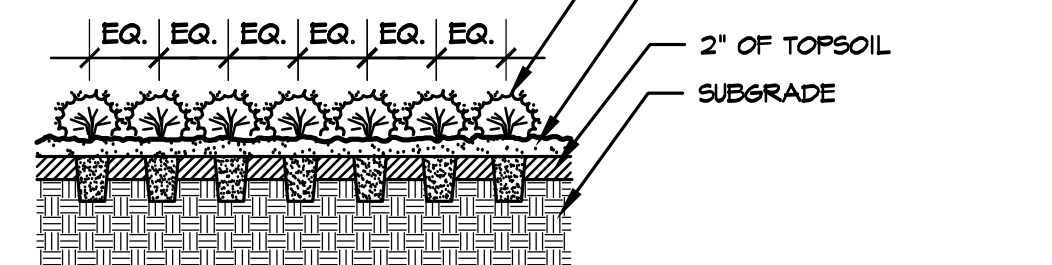
NOTE: FLOOD PLANTING PIT WITH WATER TWICE WITHIN 24 HOURS OF PLANTING.

3 SHRUB DETAIL  
NTS

PLAN



SECTION



NOTES:

1. Plants must be planted in bedding mix or topsoil not mulch.
2. See planting list for groundcover species, size, and spacing dimension.

4 PLANTING DETAIL  
NTS

PLANTING NOTES:

1. The contractor shall furnish and install all plants shown on the drawings, as specified, and in quantities indicated on the plant list.
2. All plants shall be nursery grown and freshly dug.
3. All plants shall be in accordance with The American Standard for Nursery Stock, latest edition.
4. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
5. Fall Digging Hazard: Any species listed below, if included on the plant list, must not be dug in the fall (October through December) because of risk to the tree's survival. Special exceptions may be granted if the owner is notified in writing and an extended warranty on these plants is agreed upon prior to digging. The following varieties should not be dug in fall: Betula, Carpinus, Celtis, Cercidiphyllum, Crataegus, Cryptomeria, Fagus, Halesia, Ilex (tree form varieties), Liquidambar, Liriodendron, Nyssa, Ostrya, Prunus, Pyrus, Quercus (except Quercus palustris), Salix weeping varieties, and Tilia tomentosa. Digging for Malus and Zelkova varieties should be avoided in fall only when in leaf.
6. All plants shall be typical of their species or variety and shall have a normal habit or growth. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be certified by appropriate State and Federal authorities to be free of disease and insect pests, eggs or larvae. They shall have healthy, well-developed root systems.
7. Plants that do not display typical characteristics for their species shall be rejected.
8. Substitutions: When plants of a specified kind or size are not available within a reasonable distance, substitutions may be made upon written request by the contractor, if approved by the owner and/or municipal authority.
9. Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, latest edition.
10. Size: All plants shall conform to the measurement specified on the plant list, unless authorized in writing by the Township Arborist and the owner.
11. Balled and burlapped plants shall be dug with firm natural balls of earth, of diameter and depth to include most of the fibrous roots. Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. No plants shall be loose in the container.
12. Trees with central leader broken or dead shall be rejected.
13. Plants with broken root balls or excessive damage to the crown shall be replaced prior to planting.
14. Plants with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
15. Root balls of all plants shall be adequately protected at all times from sun and drying winds or frost.
16. Conditions detrimental to plants: The contractor shall notify the project representative in writing of all soil or drainage conditions which the contractor considers detrimental to the growth of plants. The contractor shall state the conditions and submit a proposal for correcting the conditions, including any change in cost, for review and acceptance by the project representative.
17. The owner or the owner's representative shall be notified prior to beginning planting operations.
18. All planting shall be at the locations indicated on the drawings. The contractor shall be responsible for planting at the correct grades, alignment, and to the indicated layout of the planting beds.
19. Layout of planting: The contractor shall lay out with identifiable stakes the location of all planting beds as indicated on drawing. The layout of planting shall be approved by the project representative prior to any excavation of plant pits or plant beds.
20. Minor adjustments to plant locations may be necessary due to field conditions and final grading. The contractor shall notify the owner if major adjustments are required.
21. Install plant materials after final grades are established and prior to planting of lawns unless otherwise acceptable to the owner.
22. Do not install plants when ambient temperatures may drop below 35°F or above 90°F.
23. Do not install plants when wind velocity exceeds 30 mph.
24. Planting shall be done within the following dates - trees, shrubs, groundcover, and perennials shall be planted September 1 through December 1, or April 15 to May 31, and only when local climatic and soil conditions favor satisfactory planting operations. Planting may be done beyond these limits only if requested in writing and approved by the Landscape Architect.
25. Planting operations to commence only when preceding work within the area has been completed. Proceed with and complete planting as rapidly as portions of the site become available, working within seasonal limitations.
26. Planting soil shall be excavated native soil from the planting pit. Planting soil shall be thoroughly mixed, with all rocks, clods and roots removed.
27. All trees shall be staked and guyed according to accepted industry practice, and as noted on the planting details.
28. Each tree and shrub shall be pruned in accordance with The American Nursery and Landscape Association Standards to preserve the natural character of the plant. All dead wood or suckers and all broken or badly bruised branches shall be removed.
29. Mulch: Immediately after planting operations are completed, all trees and shrub planting pits shall be covered with a 3" (three inch) layer of double shredded hardwood bark mulch, or other material approved by the owner or the owner's representative. A granular pre-emergent weed control shall be spread prior to mulching. The limit of this mulch for deciduous trees and single evergreen trees shall be the area of the pit. For shrub and perennial beds and for evergreen tree clusters, a continuous, mulched bed shall be created.
30. Trees in leaf, including evergreens, when planted shall be treated with anti-desiccant such as Wil-Proff if planted during the months of June through September, November, and December.
31. Weed control: All planting areas shall be free from weeds prior to the beginning of planting operation. Contact herbicide sprays should only be used as required and all manufacturer's specifications followed.
32. Guarantee: All plant material shall be guaranteed by the contractor for twelve (12) months from the date of installation. The owner shall be responsible for maintenance unless otherwise agreed with contractor. It shall be the contractor's responsibility to monitor the project during the guarantee and notify the owner if problems develop with the plant material. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or there is 25% of the crown dead.
33. All debris resulting from landscape contracting operations shall be cleaned up and removed from the site on a weekly basis.
34. Watering: Landscape contractor is responsible for watering sufficiently at the time of planting and until the job is completed, accepted and turned over to the owner.

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Glackin Thomas Panzak, Inc.

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Fax: 610.408.9477  
E-mail: plans@glackinplan.com



LANDSCAPE PLAN  
**Hamilton Property**  
EAGLE ROAD  
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 19-033  
DATE: 08/27/2020 (jr)  
REV.:

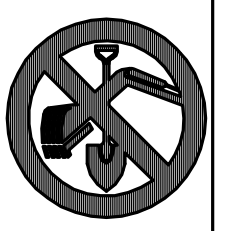
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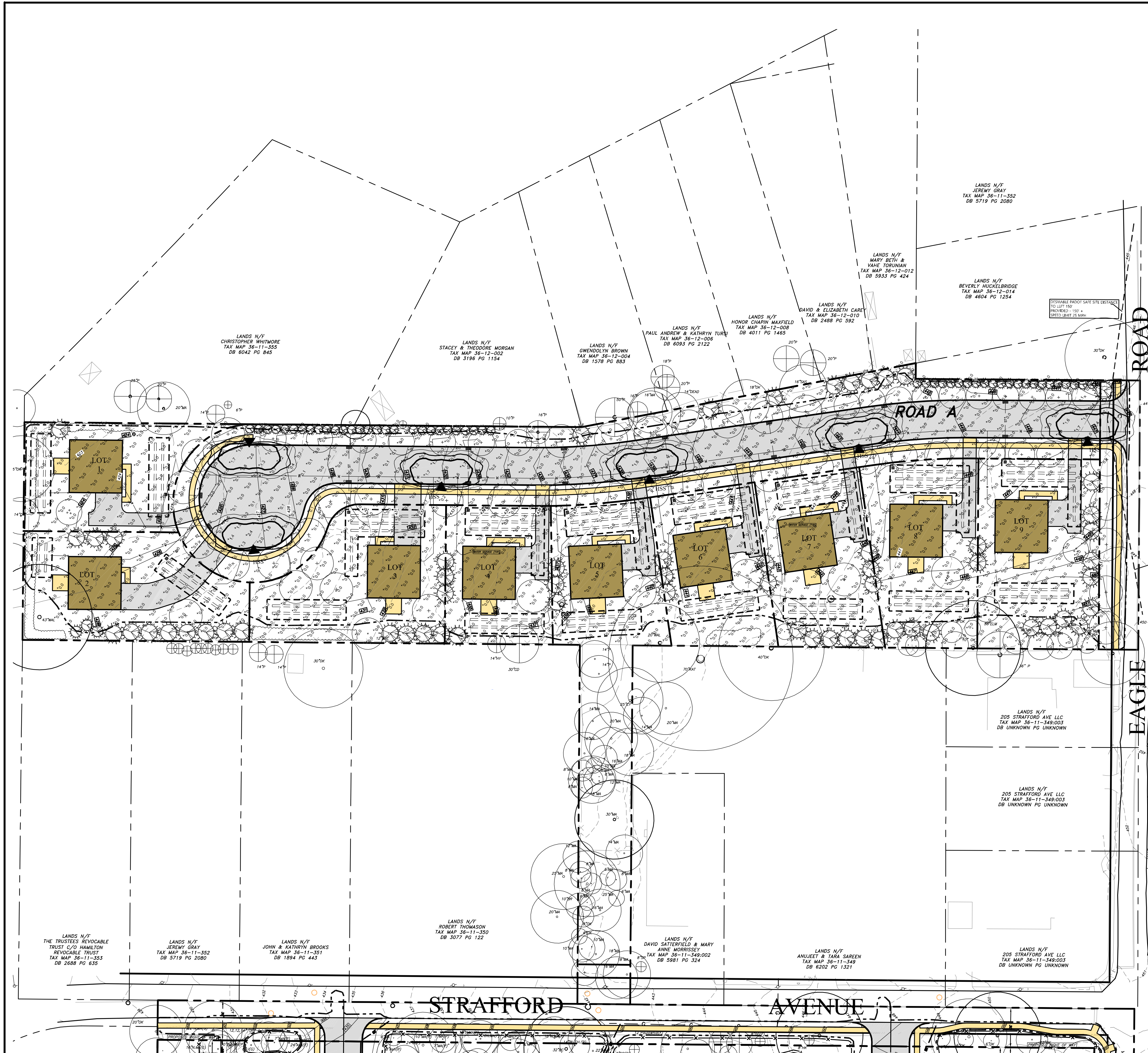
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Serial Number:

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3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776





**GENERAL NOTES:**

1. Base information including topography, grading, utilities, building and existing vegetation location prepared by Site Engineering Concepts, Inc. November 2019
2. This plan is for lighting purposes only.
3. The Landscape Architect's seal applies only to the lighting portion of this plan.

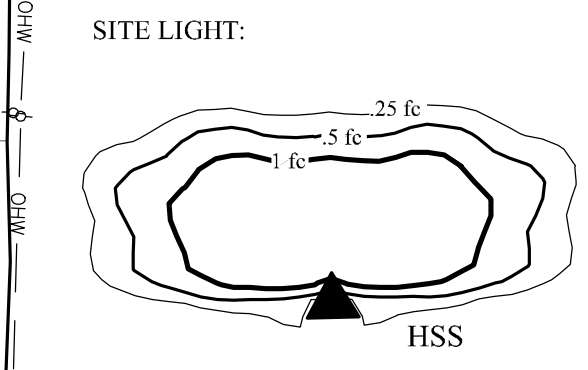
**LIGHTING NOTES:**

1. Lighting to be installed to meet all appropriate national and local codes.
2. All light fixtures to be approved by Owner or Owner's representative.
3. All circuits to be installed by a licensed electrician.
4. All cable to be run in conduit unless approved in writing by the owner.
5. Contractor to provide sufficient nighttime adjustment to all lighting to satisfy Township requirements and Owner or Owner's representative. Fixture on/off control by circuit.
6. All lighting to be installed according to manufacturer's recommendations.
7. All electrical conduits shall be sch 40 pvc and all bends shall be "sweep" type for pulling wire. Conduit to extend beyond edge of hardscape element by 12" min. Conduit to be temporarily capped and location staked prior to backfilling.
8. While extending conduits under existing structures the contractor shall be responsible for damage to existing structures such as, but not limited to, paving, irrigation, pool piping, masonry piers and underground drainage pipe etc.
9. All lighting fixtures to be controlled by photo-cells.
10. All final light locations to be approved by Owner or Owner's representative.
11. All final light locations to be field adjusted, "aimed" as necessary so as to avoid shining of light into windows and doors.  
Contractor to arrange a pre-construction meeting with the owner and owners representatives including masons, and other individuals familiar with any underground facilities. As-built drawing should be requested of all such facilities.
12. Contractor shall spray paint trench layout prior to commencement. Owner or Owner's representative shall approve layout.
13. Electrical contractor to prepare a plan of all as-built underground electric runs.
14. Project electrical engineer to provide power plan, and ComCheck calculations as required.
15. In the event that the contractor proposes light fixture substitutions, requests must be received by the Landscape Architect for review (14) fourteen days prior to bid date. Failure to submit within that deadline renders all substitution requests void, and originally specified fixture(s) will be supplied. The contractor shall submit the following:
  - A. Township required copies of all mandatory submittals for both the originally specified fixture(s) and the proposed substitution(s).
  - B. Contractor's written certification that the proposed substitution(s) conforms to all requirements of the contract documents in every respect and is appropriate for the applications indicated in the documents.
  - C. Contractor's written statement indicating the effect of the substitution(s) on the construction schedule compared to the schedule with the originally specified fixture(s).
  - D. Contractor-net unit price for the originally specified fixture(s) and for the proposed substitute fixture(s).
  - E. One sample of the proposed substitution fixture(s) with specified lamps and cord and plug connection for 277 volt operation.
  - F. Contractor's written certification that any alterations that may result from the proposed lighting fixture substitution(s) will be designed and constructed at the contractor's expense.
  - G. Reimbursement to the landscape Architect for all time associated with review of fixture substitution(s). Payment shall be made in advance of the review, based on the Landscape Architect's hourly rates for the personal involved in the review.
  - H. Contractor's written waiver of rights to additional payment and/or time that may become necessary should the proposed substitution(s) fail to perform in a manner that is equivalent to the originally specified fixture(s).
16. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Township for review and approval.

**LIGHTING LEGEND:**

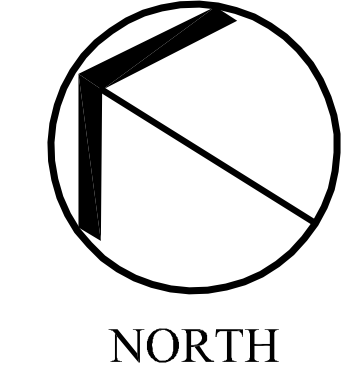
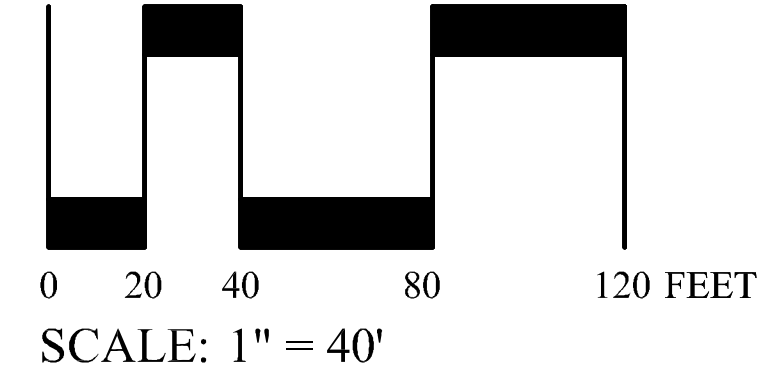
SYM.	LIGHT TYPE	QTY.	MFG.	MODEL #	REMARKS
▲	STREET LIGHT	6	AAL	PROV2-36L-325-3K7-3-BL-HS	AAL Providence Medium, LED, Type III Optics, 3K color temperature, photocell control by circuit, 14' height, mounted on 4" AAL POLE MODEL #DB6, Fixture and Pole Finish: Black

**ISO FOOTCANDLE DIAGRAM :**



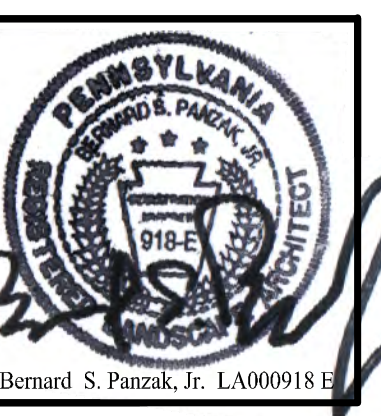
Typical footcandle distribution values are indicated in diagram. The same values, 0.25 fc, 0.50 fc and 1.00 fc, are indicated on all proposed light fixtures.

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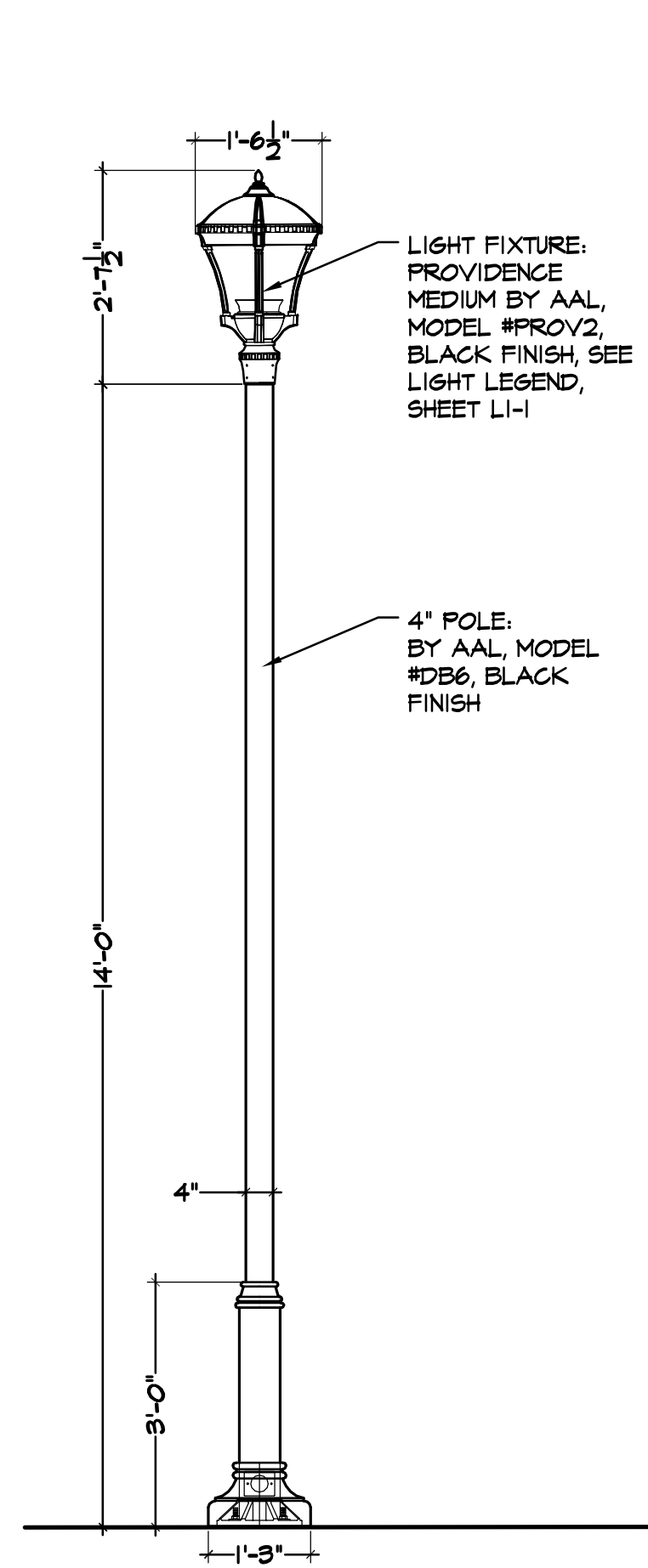


LIGHTING PLAN  
**Hamilton Property**  
 EAGLE ROAD  
 RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

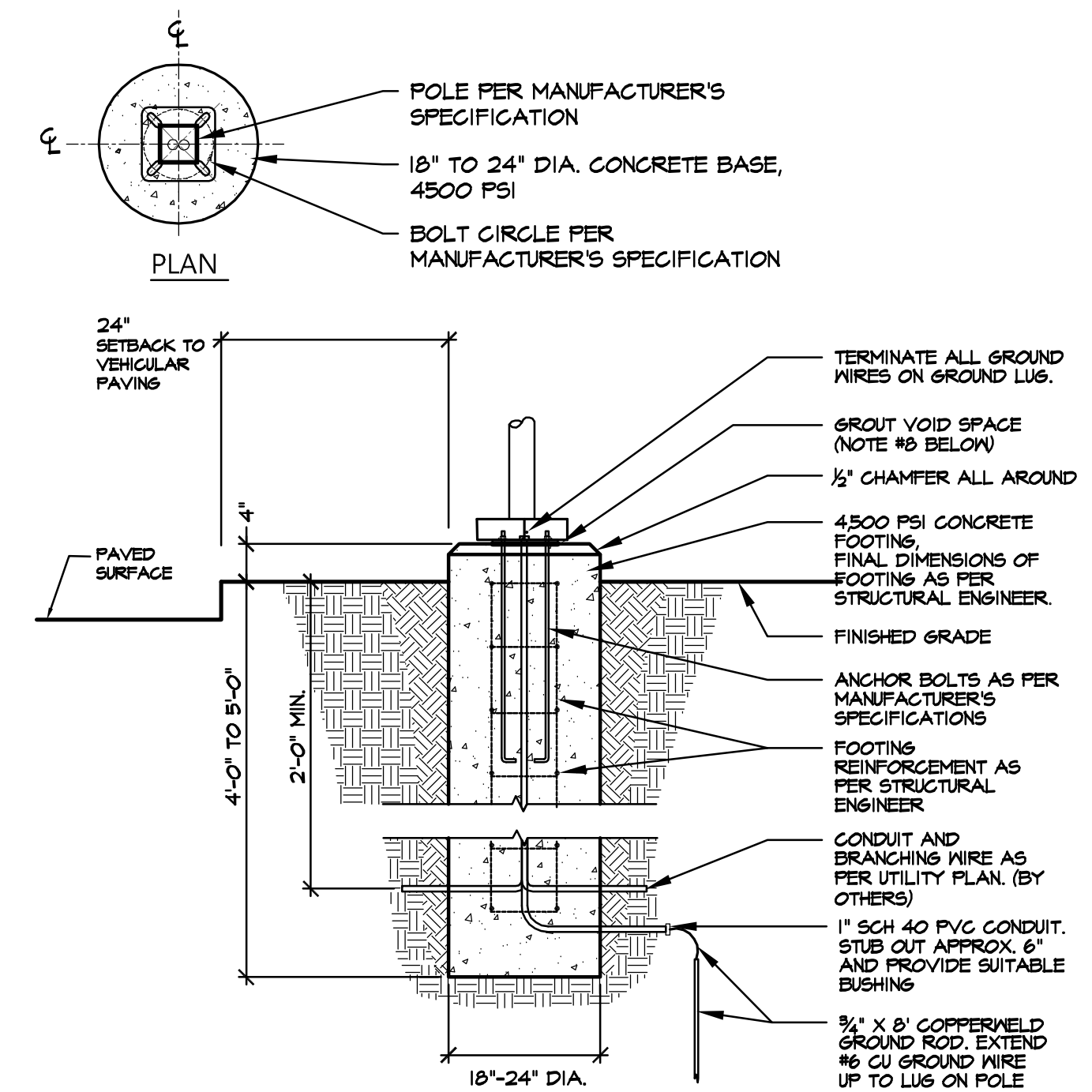
PROJECT #: 19-033  
 DATE: 08/27/2020 (jr)  
 REV.:

SHEET:  
**LI-1**  
 14 of 15

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**1** STREET LIGHT DETAIL  
Scale: 1/2"=1'-0"



- NOTES:**
- THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY.
  - CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.
    - THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
    - SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
  - ACTUAL DIAMETER AND DEPTH OF FOOTING SHALL BE DETERMINED BY THE STRUCTURAL ENGINEER.
  - ALL REBAR SHALL BE MAINTAINED AT A 3" MIN. CLEARANCE FROM SURFACES.
  - FIXTURE MUST BE GROUNDED IN ACCORDANCE WITH LOCAL CODES OR THE NATIONAL ELECTRICAL CODE. FAILURE TO DO SO MAY RESULT IN SERIOUS PERSONAL INJURY.
  - POLES SHOULD NEVER BE ERECTED WITHOUT THE LUMINAIRE INSTALLED. WARRANTY IS VOIDED IF THE POLE IS ERECTED WITHOUT THE LUMINAIRE.
  - THE WARRANTY IS VOIDED IF THE POLE IS NOT GROUNDED UNDER THE ENTIRE BASE AFTER INSTALLATION.

**2** TYPICAL LIGHT POLE FOOTING DETAIL  
Scale: 1/2"=1'-0"

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

Example: PROV2\_36L\_32S\_327-4W-BL\_3LAD10R-HS-4DS-LIN

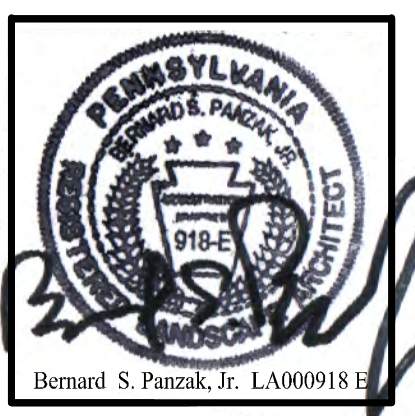
HOUSING	PROV2	LED Quantity	Lumen Output	CCT/CRI	Distribution	Finish
PROV2	36L	30 LED	295	4000K, 70 CRI	1	AGN Arctic Green
			225	5000K, 70 CRI	2	BL Black
			510	5000K, 70 CRI	3	BEL Matte-Black
			525	5000K, 70 CRI	4	CRB Carbon
			525	5000K, 70 CRI	5	DB Dark Bronze
			525	5000K, 70 CRI	6	DGN Dark Green
			525	5000K, 70 CRI	7	GT Graphite
			525	5000K, 70 CRI	8	LG Light Grey
			525	5000K, 70 CRI	9	MAL Matte-Aluminum
			525	5000K, 70 CRI	10	MDB Metallic Bronze
			525	5000K, 70 CRI	11	MT Medium Gray
			525	5000K, 70 CRI	12	TR Titanium
			525	5000K, 70 CRI	13	VBV Venetian Blue
			525	5000K, 70 CRI	14	WB White
			525	5000K, 70 CRI	15	EC Classic Ivory

Mounting	Options	Options	Options	Options	Options
Peak Mount	Standard Mount	DL	DL	DL	DL
PF20	PF20	PF20	PF20	PF20	PF20
PF2	PF2	PF2	PF2	PF2	PF2
PF4	PF4	PF4	PF4	PF4	PF4
PF6	PF6	PF6	PF6	PF6	PF6
PF8	PF8	PF8	PF8	PF8	PF8
PF10	PF10	PF10	PF10	PF10	PF10
PF12	PF12	PF12	PF12	PF12	PF12
PF14	PF14	PF14	PF14	PF14	PF14
PF16	PF16	PF16	PF16	PF16	PF16
PF18	PF18	PF18	PF18	PF18	PF18
PF20	PF20	PF20	PF20	PF20	PF20
PF22	PF22	PF22	PF22	PF22	PF22
PF24	PF24	PF24	PF24	PF24	PF24
PF26	PF26	PF26	PF26	PF26	PF26
PF28	PF28	PF28	PF28	PF28	PF28
PF30	PF30	PF30	PF30	PF30	PF30
PF32	PF32	PF32	PF32	PF32	PF32
PF34	PF34	PF34	PF34	PF34	PF34
PF36	PF36	PF36	PF36	PF36	PF36
PF38	PF38	PF38	PF38	PF38	PF38
PF40	PF40	PF40	PF40	PF40	PF40
PF42	PF42	PF42	PF42	PF42	PF42
PF44	PF44	PF44	PF44	PF44	PF44
PF46	PF46	PF46	PF46	PF46	PF46
PF48	PF48	PF48	PF48	PF48	PF48
PF50	PF50	PF50	PF50	PF50	PF50
PF52	PF52	PF52	PF52	PF52	PF52
PF54	PF54	PF54	PF54	PF54	PF54
PF56	PF56	PF56	PF56	PF56	PF56
PF58	PF58	PF58	PF58	PF58	PF58
PF60	PF60	PF60	PF60	PF60	PF60
PF62	PF62	PF62	PF62	PF62	PF62
PF64	PF64	PF64	PF64	PF64	PF64
PF66	PF66	PF66	PF66	PF66	PF66
PF68	PF68	PF68	PF68	PF68	PF68
PF70	PF70	PF70	PF70	PF70	PF70
PF72	PF72	PF72	PF72	PF72	PF72
PF74	PF74	PF74	PF74	PF74	PF74
PF76	PF76	PF76	PF76	PF76	PF76
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PF84	PF84	PF84	PF84	PF84	PF84
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PF88	PF88	PF88	PF88	PF88	PF88
PF90	PF90	PF90	PF90	PF90	PF90
PF92	PF92	PF92	PF92	PF92	PF92
PF94	PF94	PF94	PF94	PF94	PF94
PF96	PF96	PF96	PF96	PF96	PF96
PF98	PF98	PF98	PF98	PF98	PF98
PF100	PF100	PF100	PF100	PF100	PF100

**DIMENSIONS**

**3** STREET LIGHT CUT SHEET  
NTS

Glackin Thomas Panzak, Inc.  
Paoli Executive Green I  
Suite 300  
41 Leopard Road  
Paoli, Pennsylvania 19301  
610.408.9011  
Fax: 610.408.9477  
E-mail: plans@glackinplan.com



LIGHTING PLAN  
**Hamilton Property**  
EAGLE ROAD  
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 19-033  
DATE: 08/27/2020 (jr)  
REV.:

SHEET:  
**LI-2**  
15 of 15

Serial Number:  
**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776

J:\Jobs\2019\19-033\Hamilton Property - Hamilton Estate.kit # 19-033\GTP-CAD\Township Plans\Preliminary Plans\19-033\_Eagle Road\_SF\_Lighting\_08-25-20.dwg, JL2, 8/27/2020 10:47:56 AM

# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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## Memorandum

To: Radnor Township Zoning Hearing Board

From: Stephen F. Norcini, PE, Township Engineer *Stephen F. Norcini*

CC: William M. White, Township Manager  
Kevin Kochanski, Director of Community Development

Date: April 6, 2021

---

**Re: Radnor Township Planning Commission: Review of APPEAL #3088**

The Applicant, BDN 250 King of Prussia 1, LP, property located at 250 King of Prussia Road and zoned PLO Planned Laboratory Office. The Applicant is seeking a variance from Section 280-64.C to permit (i) a setback of 43.39 feet (+/-) opposite King of Prussia Road to and (ii) a setback of 17.17 feet (+/-) opposite Radnor Chester Road; a variance from Section 280-64.B to allow a building/structure area of 42.4% (+/-); a variance from Section 280-64.B to allow a landscape area of 27.8%; and any other relief deemed necessary for the project.

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The Radnor Township Planning Commission convened on April 5<sup>th</sup>, 2021. The Planning Commission reviewed the above referenced Appeal as presented by the applicant. *The Planning Commission voted 5-1 recommending that the Zoning Hearing Board approve Appeal #3088.*

**RESOLUTION NO. 2021-42**

**A RESOLUTION OF RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING THE ENGINEERING DEPARTMENT  
TO RECEIVE SEALED BIDS FOR THE  
NORTH WAYNE AVENUE – FROM EAGLE ROAD TO WOODSWORTH COURT –  
SIDEWALK PEDESTRIAN IMPROVEMENT PROJECT**

**WHEREAS**, Radnor Townships wishes to improve the safety conditions along North Wayne Avenue from Eagle Road to Woodsworth Court; and

**WHEREAS**, These conditions will be improved through the installation of the sidewalk on the north side of North Wayne Avenue and through the improvements to the intersections of North Wayne Avenue and Eagle Road and of North Wayne Avenue and Woodsworth Court, to the traffic signal at the intersection of North Wayne Avenue and Eagle Road and to ADA accessibility.

**NOW, THEREFORE**, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby Authorize the Engineering Department to Receive Sealed Bids for the North Wayne Avenue – from Eagle Road to Woodsworth Court – Sidewalk Pedestrian Improvement Project.

**SO RESOLVED** this 12<sup>th</sup> day of April, A.D., 2021.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jack Larkin  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Manager/Secretary



# Radnor Township

## PROPOSED LEGISLATION

DATE: April 6, 2021  
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 No. 2020-42: Authorizing the Engineering Department to Receive Sealed Bids for the North Wayne Avenue – from Eagle Road to Woodsworth Court – Sidewalk Pedestrian Improvement Project**

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**LEGISLATIVE HISTORY:** The Board of Commissioners awarded the design of the North Wayne Avenue – from Eagle Road to Woodsworth Court – Sidewalk Pedestrian Improvement Project at its June 24, 2019 meeting (Resolution No. 2019-59).

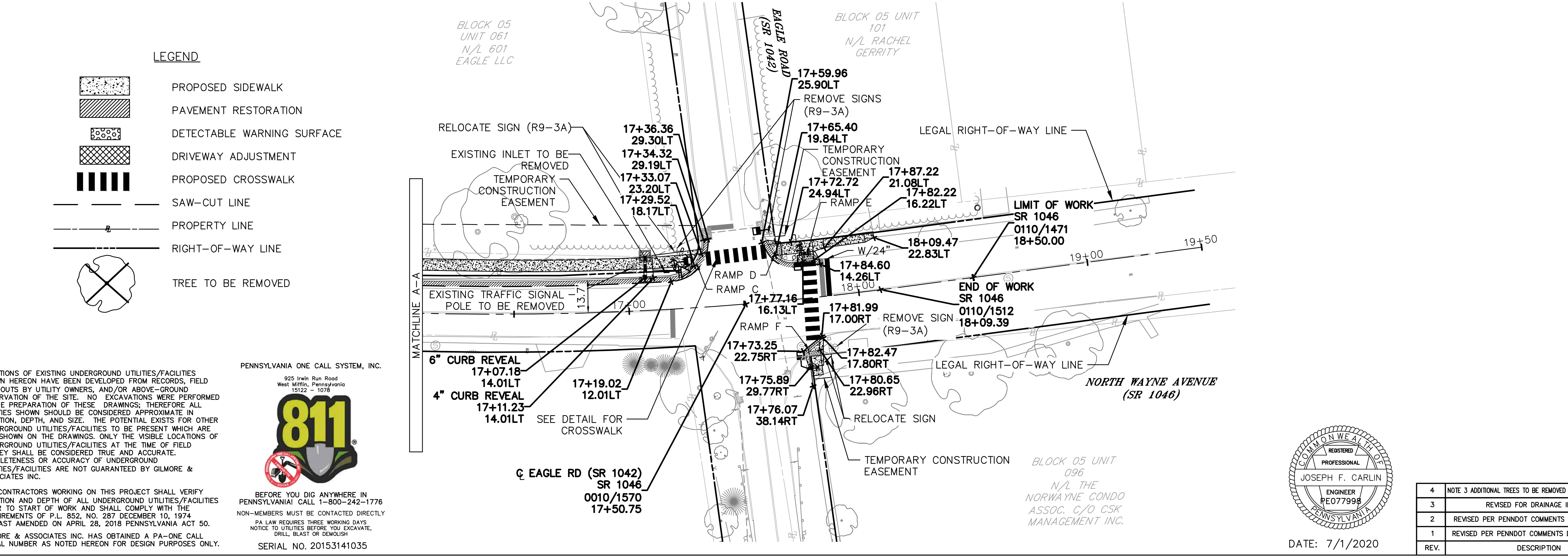
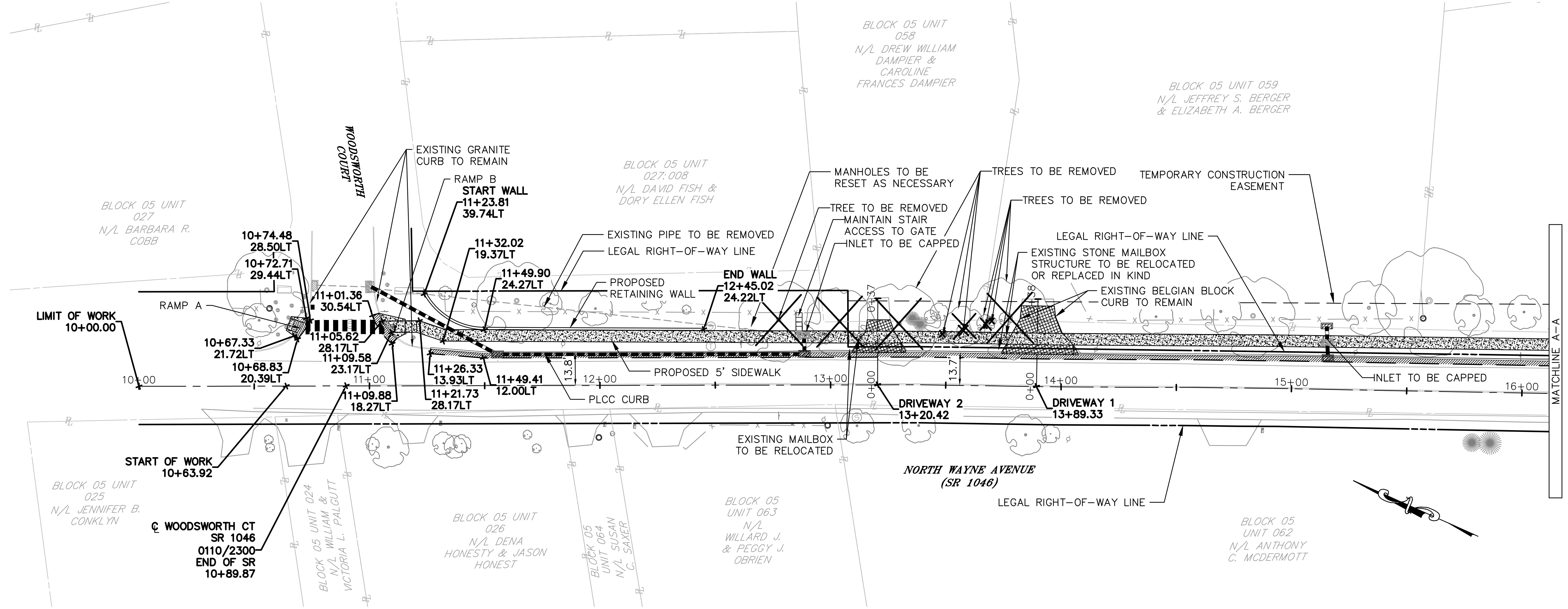
**PURPOSE AND EXPLANATION:** The design has undergone some modifications and, most recently, was approved by the Shade Tree Commission at its March 17, 2021 meeting. Six trees will be removed, and eight trees will be replaced at later date at a location to be determined by the STC. In addition to the installation of the sidewalk on the eastside of North Wayne Avenue, this project will include improvements to the intersections of North Wayne Avenue and Eagle Road and of North Wayne Avenue and Woodsworth Court as well as traffic signal improvements at the intersection of North Wayne Avenue and Eagle Road. These improvements will also include those for ADA accessibility. The plans for this project are attached. This project will improve the pedestrian safety conditions in this area.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners' approval, the project will be advertised for sealed bids. A subsequent contract award recommendation will be presented to the Board of Commissioners.

**FISCAL IMPACT:** The estimated construction cost for this project is \$520,000 to be funded through 2019 General Obligation Bond proceeds of \$270,000 and a Pennsylvania Department of Community & Economic Development grant of \$250,000. The GOB proceeds also include \$52,000 for contingency and \$10,000 for inspection.

**RECOMMENDED ACTION:** *Staff respectfully requests the Board of Commissioners of Radnor Township to authorize the Engineering Department to Receive Sealed Bids for the North Wayne Avenue – from Eagle Road to Woodsworth Court – Sidewalk Pedestrian Improvement Project.*

G:\MUNICIPAL\2015-10020-RT\_N.Wayne Ave.-Eagle Rd Ped Improvements MIF\Design\CAD\PRODUCTION DRAWINGS\CONSTRUCTION PLAN.dwg Layout: CONSTRUCTION PLAN Plotted By: Isidury, on Thu Mar 04, 2021 at 1:31pm



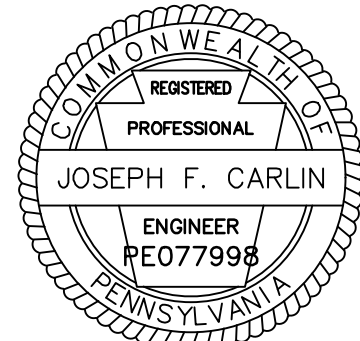
**LEGEND**

- PROPOSED SIDEWALK
- PAVEMENT RESTORATION
- DETECTABLE WARNING SURFACE
- DRIVEWAY ADJUSTMENT
- PROPOSED CROSSWALK
- SAW-CUT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- TREE TO BE REMOVED

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

PENNSYLVANIA ONE CALL SYSTEM, INC.  
 925 Irish Run Road  
 West Mifflin, Pennsylvania  
 15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776  
 NON-MEMBERS MUST BE CONTACTED DIRECTLY  
 PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH  
 SERIAL NO. 20153141035

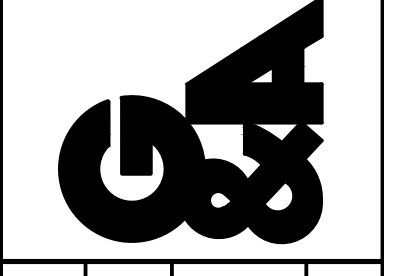


DATE: 7/1/2020

REV.	DESCRIPTION	DATE	BY
4	NOTE 3 ADDITIONAL TREES TO BE REMOVED ON NORTH WAYNE AVE	3/04/2021	LAS
3	REVISED FOR DRAINAGE IMPACTS	6/15/2020	LAS
2	REVISED PER PENNDOT COMMENTS DATED 2/7/2020	4/15/2020	LAS
1	REVISED PER PENNDOT COMMENTS DATED 9/23/2019	1/10/2020	LAS

**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES  
 CORPORATE HEADQUARTERS  
 85 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 19101 • (215) 345-1330 • www.gilmore-associates.com

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JOB NO.: 2015-10020	TAX MAP PARCEL NO.: XX
MUNICIPAL FILE NO.: 25	CHECKED BY: JFC
DESIGNED BY: LAS	DRAWN BY: LAS
SCALE: 1"=25'	

OWNER: RADNOR TOWNSHIP 301 IVEN AVENUE WAYNE, PA 19087 610-668-9600	TOTAL LOTS: XX
SCALE: 1"=25'	CHECKED BY: JFC
DATE: 8/23/19	

HIGHWAY OCCUPANCY PERMIT PLAN  
 CONSTRUCTION PLAN

**WAYNE AVENUE & EAGLE ROAD PEDESTRIAN IMPROVEMENTS**

RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

SHEET NO.: 5 OF 11

**RESOLUTION NO. 2021-43**

**A RESOLUTION OF RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING THE PAYMENT OF CHANGE ORDERS #2 AND #3,  
FOR THE HARFORD TRAIL PROJECT, TO G & B CONSTRUCTION GROUP, INC.:  
#2 ADDITIONAL EXCAVATION AND GRADING - \$3,500.00,  
#3 ADDITIONAL BACKFILL - \$7,224.50,  
FOR A TOTAL OF \$10,724.50**

*WHEREAS*, Radnor Township awarded the construction contract for the Harford Trail project to G & B Construction Group, Inc. (Resolution No. 2020-99);

*WHEREAS*, the Engineering Department wishes to mitigate the issue of a private backyard being in prominent view of trail patrons;

*WHEREAS*, it is necessary to add additional backfill material to replace unsuitable soil; and

*WHEREAS*, the associated changes and costs are described as follows:

<b>CO #</b>	<b>Description</b>	<b>Cost</b>
2	Additional excavation and grading	\$ 3,500.00
3	Additional backfill material	7,224.50
TOTAL COST OF CHANGE ORDERS		\$10,724.50

*NOW, THEREFORE*, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby Authorize the Payment of Change Orders #2 and #3, for the Harford Trail Project to G & B Construction Group, Inc.: #2 Additional excavation and grading - \$3,500.00, #3 Additional backfill - \$7,224.50, for a total of \$10,724.50.

**SO RESOLVED** this 12<sup>th</sup> day of April, A.D., 2021.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jack Larkin  
Title: President

ATTEST:

\_\_\_\_\_  
William M. White  
Manager/Secretary

# Radnor Township

## PROPOSED LEGISLATION

DATE: April 6, 2021  
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 No. 2021-43: Authorizing the Payment of Change Orders #2 and #3, for the Harford Trail Project to G & B Construction Group, Inc.: #2 Additional excavation and grading - \$3,500.00, #3 Additional backfill - \$7,224.50, for a total of \$10,724.50**

**LEGISLATIVE HISTORY:** The Board of Commissioners awarded the construction contract for the Harford Trail project to G & B Construction Group, Inc. at its September 14, 2020 meeting (Resolution No. 2020-99). The Commissioners approved change order #1 for the addition of fencing at its January 4, 2021 meeting (Resolution No. 2021-07). The change orders under consideration at this meeting have not been before the Commissioners previously.

**PURPOSE AND EXPLANATION:** G & B Construction was the low, qualified bidder for the Harford Trail project (Contract #B-20-005) at a price of \$348,008.77. The contract was awarded on September 18, 2020, and the notice to proceed was issued on October 9, 2020. The project consists of the installation of a trail from the Radnor Elementary School to Harford Park and a parallel storm sewer to manage the runoff. Construction has proceeded adequately with some delays due to weather.

During construction, it became clear that a private backyard was in prominent view of trail patrons. The first step in mitigating this matter was the approval of change order #1 for the fencing. That change order has not yet been implemented. The next step was the excavation and grading of the portion of the trail near the backyard to lower the trail and reduce the line of sight to the backyard.

Also, during construction, it was determined that there was an insufficient amount of excavated soil to provide backfill for the storm sewer.

Copies of the change orders are attached. A summary of the change orders currently under consideration follows:

CO #	Description/Explanation	Cost
2	Additional excavation and grading/Required to lower the trail and reduce the line of sight to the backyard.	\$ 3,500.00
3	Additional backfill material/Required to replace unsuitable soil.	7,224.50
TOTAL COST OF CHANGE ORDERS		\$10,724.50

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, the Change Orders will be approved and a requisition will be entered into the financial system.

**FISCAL IMPACT:** This project is funded through proceeds from the 2019 General Obligation Bond, which included an estimate of \$280,000 for construction, and the remaining funds from the 2015 GOB, originally at \$125,000 for this project.

**RECOMMENDED ACTION:** *Staff respectfully requests the Board of Commissioners of Radnor Township to authorize the Payment of Change Orders #2 and #3, for the Harford Trail Project to G & B Construction Group, Inc.: #2 Additional excavation and grading - \$3,500.00, #3 Additional backfill - \$7,224.50, for a total of \$10,724.50.*

# RADNOR TOWNSHIP CHANGE ORDER



<b>OWNER:</b> RADNOR TOWNSHIP 301 IVEN AVENUE WAYNE, PA 19087
<b>PROJECT:</b> Harford Trail
<b>CONTRACT NO.:</b> B-20-005
<b>NOTICE TO PROCEED DATE:</b> 10-9-20

<b>ENGINEER:</b> Meliora Design Phoenixville, PA
<b>CONTRACTOR:</b> G&B Construction Willow Grove, PA 19090

<b>CHANGE ORDER NO.:</b> 2
<b>DATE:</b> 3-23-21

**ORIGINAL CONTRACT AMOUNT:** \$ 348,008.77

**ORIGINAL CONTRACT COMPLETION TIME (CALENDAR DAYS/DATE):** 1-7-21

This change order, which represents a revision to the above approved contract, documents and constitutes authority to proceed with the revision, as described below.

<b>DESCRIPTION OF CHANGE (attach details, back-up &amp; unit prices as needed):</b> Additional excavation & grading of 1' of dirt/soil. \$87.50 X 40 CY = \$3,500.00
<b>JUSTIFICATION:</b> Need to lower the the trail and reduce the line of sight to a private backyard.

Contract price prior to this Change Order	\$ 348,008.77
Net change in price resulting from this Change Orde	\$ 3,500.00
Current contract price including this Change Order	\$ 351,508.77
Contract completion time (calendar days/date) prior to this Change Order	4-5-21(inspection 3-31)
Net change in completion time (calendar days/date resulting from this Change Order)	No change
Current contract time (calendar days/date) including this Change Order	4-5-21

Contractor will not be entitled to any additional impact or costs that may result beyond that generated by the performance of the specific work identified in this Change Order, including, but not limited to, acceleration or delay of any of the project work, labor costs, material costs or costs related to inefficiency, financing, subcontractors or vendors, weather, schedule adjustment, sequense of work, lost opportunity and consequential damages.

NOT VALID UNTIL SIGNED BY THE ENGINEER, CONTRACTOR AND RADNOR TOWNSHIP

THE ABOVE CHANGES ARE RECOMMENDED BY: **QUALITY CONTROL INSPECTION, INC.**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE APPROVED BY: **ENGINEER**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE APPROVED BY: **RADNOR TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE ACCEPTED BY: **CONTRACTOR**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

# RADNOR TOWNSHIP CHANGE ORDER



<b>OWNER:</b> RADNOR TOWNSHIP 301 IVEN AVENUE WAYNE, PA 19087
<b>PROJECT:</b> Harford Trail
<b>CONTRACT NO.:</b> B-20-005
<b>NOTICE TO PROCEED DATE:</b> 10-9-20

<b>ENGINEER:</b> Meliora Design Phoenixville, PA
<b>CONTRACTOR:</b> G&B Construction Willow Grove, PA 19090

<b>CHANGE ORDER NO.:</b> 3
<b>DATE:</b> 3-23-21

**ORIGINAL CONTRACT AMOUNT:** \$ 348,008.77  
**ORIGINAL CONTRACT COMPLETION TIME (CALENDAR DAYS/DATE):** 1-7-21

This change order, which represents a revision to the above approved contract, documents and constitutes authority to proceed with the revision, as described below.

<b>DESCRIPTION OF CHANGE (attach details, back-up &amp; unit prices as needed):</b> Additional backfill material. 288.98 tons X \$25 = \$7,224.50
<b>JUSTIFICATION:</b> Needed due to the fact that the existing soil/dirt could not be reused as it was not adequate quality.

Contract price prior to this Change Order	\$ 351,508.77
Net change in price resulting from this Change Orde	\$ 7,224.50
Current contract price including this Change Order	\$ 358,733.27
Contract completion time (calendar days/date) prior to this Change Order	4-5-21
Net change in completion time (calendar days/date resulting from this Change Order)	No change
Current contract time (calendar days/date) including this Change Order	4-5-21

Contractor will not be entitled to any additional impact or costs that may result beyond that generated by the performance of the specific work identified in this Change Order, including, but not limited to, acceleration or delay of any of the project work, labor costs, material costs or costs related to inefficiency, financing, subcontractors or vendors, weather, schedule adjustment, sequense of work, lost opportunity and consequential damages.

NOT VALID UNTIL SIGNED BY THE ENGINEER, CONTRACTOR AND RADNOR TOWNSHIP

THE ABOVE CHANGES ARE RECOMMENDED BY: **QUALITY CONTROL INSPECTION, INC.**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE APPROVED BY: **ENGINEER**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE APPROVED BY: **RADNOR TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE ACCEPTED BY: **CONTRACTOR**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

**RESOLUTION NO. 2021-38**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA,  
APPROVING THE PURCHASE OF PROTECTIVE BALLISTIC HELMETS FOR OFFICERS  
IN THE RADNOR TOWNSHIP POLICE DEPARTMENT**

*WHEREAS*, the Radnor Township Police Department is seeking to purchase ballistic helmets which will provide all Radnor Police Officers with protective equipment; and

*WHEREAS*, the equipment will provide safety and necessary defensive gear which will allow Officers to address any possible civil unrest situations, mass gatherings, or active shooter incidents; and

*WHEREAS*, the requested equipment will be purchased through the 2021 Capital Budget for \$24,354.00.

*NOW, THEREFORE*, be it *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the purchase of protective ballistic helmets not to exceed \$24,354.00.

*SO RESOLVED*, this 12<sup>th</sup> day of April, 2021.

RADNOR TOWNSHIP

By: \_\_\_\_\_

Name: Jack Larkin

Title: President

ATTEST: \_\_\_\_\_

William White, Township Manager/Secretary

**Radnor Township**  
**PROPOSED LEGISLATION**

**DATE:** 04/12/21

**TO:** William White, Township Manager

**FROM:** Superintendent Christopher B. Flanagan

**LEGISLATION:** Resolution to purchase protective ballistic helmets for the Radnor Police Department from Atlantic Tactical

**LEGISLATIVE HISTORY:** Request for legislation/new

**PURPOSE AND EXPLANATION:** The Radnor Township Police Department requests to purchase forty-five (45) protective ballistic helmets from Atlantic Tactical. This will help the Radnor Township Police Department maintain the highest levels of safety for their officers and make them better equipped to aid our community.

**FISCAL IMPACT:** \$24,354.00. The funds for this purchase will come from the 2021 Capital Budget.

**RECOMMENDED ACTION:** I recommend the Legislation be passed to purchase protective ballistic helmets from Atlantic Tactical to protect the community and Radnor Officers. These helmets, which include a ballistic face shield, will replace the current helmets that were obtained approximately twenty (20) years ago. These new helmets can be used in a variety of Police purposes. Atlantic Tactical is a PA COSTARS provider, #12-003.

**MOVEMENT OF LEGISLATION:** Adoption at the April 12, 2021 Board of Commissioners Meeting.



# Reports of Standing Committees

New Business

## Old Business

- Discussion – Adding a seat to Planning Commission to assess accessibility issued and/or asking Board of Health to consider an accessibility survey for Township (Commissioner Borowski)
- Keystone Communities Grant submission update (Commissioner Borowski)
- Stormwater project funding and project approvals - update from September and January presentation & discussion (Commissioner Borowski)

# Public Participation

Adjournment