

BOARD OF COMMISSIONERS

AGENDA

Monday, June 14, 2021 *Materials Updated 6/11/2021*

VIA ZOOM and Streamed LIVE on YouTube

Pledge of Allegiance

1. Public Participation

2. Consent Agenda

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioners Meetings, May 13, 2021, and May 24, 2021.
- c) HARB 2021-13-340 Louella, Wayne. Adding an addition to extend the carriage house; Shortening two windows at the side of elevation; Replacing side door; Revising the existing off-center garage.
- d) HARB 2021-14-45 Louella, Wayne. Build new kitchen and den.
- e) Resolution 2021-66 – Authorizing the Preparation and Execution of a Grant Application to the Pennsylvania Department of Transportation under the Automated Red Light Enforcement (ARLE) Program for the Lancaster Avenue Traffic Adaptive Project to Gilmore and Associates in the Amount of \$1,500
- f) Resolution 2021-67 - Authorizing the Preparation and Execution of a Grant Application to the Pennsylvania Department of Environmental Protection under the Growing Greener Plus Program for the West Wayne Preserve Stormwater Management and Wetlands Enhancement Project to Meliora Design in the Amount of \$1,759.50
- g) Resolution 2021-68 – Authorizing Gannett Fleming, Incorporated to Perform an Inspection and Load rating Analysis of the Hunt Road Bridge, in the Amount of \$15,000
- h) Resolution 2021-69 – Authorization for the repair to dump truck #53, in an amount not to exceed \$10,000.
- i) Resolution 2021-70 – Authorizing the payment for the emergency repairs to the Tub Grinder in the amount of \$25,300.
- j) Resolution 2021-71 – Authorizing the payment to Upper Merion Township for the disposal of yard waste for the months of April & May in the amount of \$10,080.
- k) Resolution 2021-72 - Authorizing the payment for the emergency repairs to Pump #1 at the King of Prussia Pump Station in the amount of \$8,468.32.
- l) Resolution 2021-73- Authorizing the emergency replacement to the Controller at the King of Prussia Pump Station in the amount of \$15,240.

3. Committee Reports

- A. Resolution 2021-75 – Support of LGTQ+ Pride Month
- B. Resolution 2021-76 - Support of Juneteenth National Freedom Day
- C. Willows Park Preserve – Presentation of Bi-Annual Report and Request to Extend Township Responsibility for Annual Utility and Maintenance Costs
- D. CARFAC Update on OPEB Project
- E. 235 Pembroke Avenue – Stormwater Management Groundwater Recharge Waiver Request

- F. 608 West Wayne Avenue – Stormwater Management Groundwater Recharge Waiver Request
 - G. 200 South Ithan Avenue – Preliminary Land Development Application – CAUCUS (pending the outcome of the June 7 PC meeting)
 - H. Resolution 2021-63 – Authorizing the Engineering Department to Receive Sealed Bids for the King of Prussia Rd/Eagle Rd/Pine Tree Rd intersection & Storm Sewer Project
 - I. Resolution 2021-64 – Authorizing the Engineering Department to Receive Sealed Bids for the 2021 Superpave Resurfacing Project
 - J. Resolution 2021-55 – Engaging McCarthy & Company CPA’s for Act 511 Business Tax Auditing Services
 - K. Resolution 2021-62 – Appointment of Deputy Tax Collector
 - L. Authorization to Solicit Capital Lease RFP’s to Purchase (x8) 1200 Vehicle Barrier System Units with Hydraulic Trailer
 - M. Ordinance 2021-05 (Introduction) – New Handicap Parking Space in front of 166 Meredith Avenue
 - N. Motion to Authorize the Petition Process for the West Wayne Cemetery (Commissioner Abel) *Continued from May 24, 2021*
 - O. Ordinance No. 2021-06 (Introduction) – Amending the Zoning Map of Radnor Township by Rezoning Delaware County Tax Parcel No. 36-05-03203-00 from R-1 Residence District to PI Planned Institutional District.
- 4. Reports of Standing Committees
 - 5. New Business
 - a. Historic Sites Preservation Ordinance (Commissioner Borowski)
 - b. SLF Pesticide Spraying
 - 6. Old Business
 - a. Wireless Facility Ordinance Review Guidance
 - 7. Public Participation
 - 8. Adjournment

Meeting Notice

There will be a Regular Board of Commissioners meeting held on Monday, June 14, 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_E0dbRbI3Qv6N0ru6-OjAbA and the meeting link will be sent to you for participation.

Public Participation

***RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
June 14, 2021***

The table below summarizes the accounts payable disbursements made since the last public meeting held on May 24, 2021. As approved by the Board, the Administration is now 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>

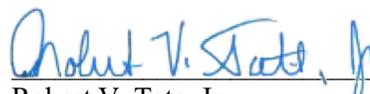
Fund (Fund Number)	2021-5C May 21, 2021	2021-5D May 28, 2021	Total
General Fund (01)	\$244,438.35	\$268,912.38	\$513,350.73
Sewer Fund (02)	57,238.44	3,886.18	61,124.62
Storm Sewer Management (04)	0.00	106,253.71	106,253.71
OPEB Fund (08)	119,348.37	502.30	119,850.67
Escrow Fund (10)	125,069.11	49,466.67	174,535.78
Investigation Fund (12)	1,495.00	0.00	1,495.00
Comm. Shade Tree Fund (15)	0.00	460.00	460.00
Police K-9 Fund (17)	0.00	192.00	192.00
The Willows Fund (23)	0.00	1,031.59	1,031.59
Library Improvement Fund (500)	0.00	130.00	130.00
Park & Trail Improvement Fund (501)	0.00	2,732.50	2,732.50
GOB19 Project Fund (502)	0.00	270,758.67	270,758.67
Total Accounts Payable Disbursements	\$547,589.27	\$704,326.00	\$1,251,915.27
 Grand Total	 \$547,589.27	 \$704,326.00	 \$1,251,915.27

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 Vacancy Board Meeting of May 13, 2021

The Radnor Township Vacancy Board met via Zoom at approximately 6:30 pm

Members Present

Jannie Lau, Chair Jack Larkin, President Moira Mulrone, Vice President
Lisa Borowski Richard Booker Jake Abel Sean Farhy

Also Present: *John Rice, Township Solicitor, Peggy Hagan, Executive Assistant to the Township Manager.*

1. Pledge of Allegiance

Jannie Lau, Vacancy Chair, called the meeting to order and led the assembly in the Pledge of Allegiance.

2. Public Comment

Linda Walters – She spoke in support of Cathy Agnew for 3rd Ward Commissioner.

Annie Webb – She spoke in support of Cathy Anew for 3rd Ward Commissioner.

3. Appoint a Candidate for the Ward 3 Commissioner Vacancy

Jannie Lau, Vacancy Chair, announced that she would not have the Candidates repeat their presentations from the prior evening’s meeting. She asked for Commissioner comments. The comments were given in Ward order.

There was discussion among Commissioners. Commissioner Booker moved to table the appointment to allow for additional meetings for the 3rd Ward Constituents to give their input, seconded by Commissioner Farhy. There was discussion among Commissioners. The motion failed for lack of majority.

Commissioner Booker does not agree with Jannie Lau, Chair, voting on the procedural issue. John Rice, Township Solicitor, said that the Chair of the Vacancy Board can vote on procedural issues.

Jannie Lau, Vacancy Chair, shared her reasons for her vote.

Sean Farhy moved to nominate Baron Gemmer, Catherine Agnew, and Charles Madden for Ward 3 Interim Commissioner, seconded by Commissioner Larkin. The motion passed 7-0.

Commissioner Larkin moved to appoint Baron Gemmer as Ward 3 Interim Commissioner, seconded by Commissioner Farhy. The motion failed for lack of majority.

Commissioner Mulrone moved to appoint Cathy Agnew as Ward 3 Interim Commissioner, seconded by Commissioner Larkin. The motion passed 6-0 with Commissioner Booker against.

Cathy Agnew thanked the Board for the appointment.

Charles Madden congratulated Ms. Agnew and thanked the Board for the opportunity.

Baron Gemmer congratulated Ms. Agnew and thanked the Board for the opportunity.

Public Comment

Cathy Moore – She spoke in favor of Cathy Agnew.

Annie Webb – She thanked the Board for making the right decision for Ward 3.

4. Public Comment

Sara Pilling – Spoke on the CDC Mask Mandate and would like in person meetings be held.

5. Adjournment

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

Respectfully submitted.

Peggy Hagan

TOWNSHIP OF RADNOR
Minutes of the Regular Board of Commissioners Meeting of May 24, 2021

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

Commissioners Present

Jack Larkin, President	Moira Mulrone, Vice President	Lisa Borowski
Richard Booker	Catherine Agnew	Sean Farhy

Also Present: William White, Township Manager, John Rice, Township Solicitor, Robert Tate, Director of Finance, Steve Norcini, PE, Township Engineer, Mike Simmons, Director of Public Works, Kevin Kochanski, Director of Community Development, Peggy Hagan, Executive Assistant to the Township Manager.

Not Present: Jake Abel

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

Oath of Office – Catherine H. Agnew – 3rd Ward Commissioner

Commissioner Larkin administered the Oath of Office to Catherine H. Agnew

Recognition of Mike Simmons, Public Works Director, for his years of service to Radnor Township.

Commissioner Larkin and Bill White, Township Manager, spoke on Mike Simmons' years of service with Radnor Township.

1. Public Participation

None

2. Consent Agenda

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioners Meetings, April 28, 2021, May 6, 2021, May 10, 2021, and May 12, 2021.
- c) Chief's Monthly Report – May 2021
- d) Staff Traffic Committee Meeting Minutes – April 2021
- e) ~~Resolution 2021-61 – Award of the Contract for Line Striping of Township Roads to D. E. Gemmill, Inc. in the amount of \$14,298.49~~
- f) ~~Resolution 2021-59 – Authorizing Kramer and Associates to perform HVAC work at the Radnor Memorial Library in the amount of \$7,962.00.~~
- g) ~~Resolution 2021-56 – Emergency Repairs to the Iven Avenue Culvert, in the amount of \$74,700, funded by the Stormwater Fund pending an insurance claim. Commissioner Larkin asked if any Commissioner(s) wanted to pull an item(s) from the agenda.~~

Commissioner Larkin asked if any Commissioner(s) wanted to pull any item(s) from the Consent Agenda. Commissioner Booker asked if items 2 e), f), and g) be pulled from the Consent Agenda.

e) Resolution 2021-61 - Award of the Contract for Line Striping of Township Roads to D. E. Gemmill, Inc. in the amount of \$14,298.49

Commissioner Larkin moved to approve Resolution 2021-61, seconded by Commissioner Booker.

Steve Norcini, Township Engineer, spoke on the Contract for Line Striping. Commissioner Booker asked if reflective beads will be used in the paint. Steve Norcini noted that there will be glass in the paint for reflectivity. Commissioner Booker would like to see a list of the roads.

Bill White, Township Manager, thanked Matt Pilotti, Public Works Supervisor, who obtained a price of -\$6,000 difference in pricing for the project.

Commissioner Larkin called the vote, the motion passed 5-0, with Commissioners Abel and Farhy absent.

f) Resolution 2021-59 - Authorizing Kramer and Associates to perform HVAC work at the Radnor Memorial Library in the amount of \$7,962.00.

Commissioner Larkin moved to approve Resolution 2021-59, seconded by Commissioner Borowski.

Steve Norcini spoke on the HVAC work at the Radnor Memorial Library, the cost is for labor, which is not covered by the Warranty. Commissioner Booker had questions on the work to be done and what is or is not covered by warranty. Commissioner Agnew agreed with Commissioner Booker and stated we should seek the labor cost back from the company who supplied the equipment.

Commissioner Larkin called the vote, the motion passed 5-0, with Commissioners Abel and Farhy absent.

g) Resolution 2021-56 - Emergency Repairs to the Iven Avenue Culvert, in the amount of \$74,700, funded by the Stormwater Fund pending an insurance claim. Commissioner Larkin asked if any Commissioner(s) wanted to pull an item(s) from the agenda.

Steve Norcini, Township Engineer, spoke on the damage to the bridge wall of the Iven Avenue culvert and the need for repairs. He also noted there is a pending insurance claim for a large portion of the repairs.

Commissioner Booker asked for details on the need for repair, Steve Norcini noted there was a car accident that caused the damage. There was discussion among Commissioners and Staff.

Commissioner Larkin called the vote, the motion passed 5-0, with Commissioners Abel and Farhy absent.

3. Committee Reports

A. Appointment to Memorial Library of Radnor

a. Geeta Kapadia Palshikar – 3-Year Term

Commissioner Larkin moved to approve the Appointment of Geeta Kapadia Palshikar to a 3-Year Term on the Memorial Library Board, seconded by Commissioner Agnew. Commissioner Larkin called the vote, the motion 5-0, with Commissioners Abel and Farhy absent.

Commissioner Farhy joined the meeting.

B. 2 Paul Road- Waiver of the Stormwater Management Ordinance

Larkin Borowski

William Marino introduced his project and asked his Engineer, Jeff Nagorny, to give details on the project. There was discussion among Commissioners, Applicant, and Staff.

Commissioner Larkin called the vote, the waiver passed 4-2 with Commissioners Booker and Mulrone against, and Commissioner Abel absent.

C. 235 Pembroke Avenue- Waiver of the Stormwater Management Ordinance

Bob Wager, Project Engineer, spoke on the project. Commissioner Agnew spoke on the amount of runoff in the neighborhood and the impact any new impervious would have on the flooding. There was discussion among Commissioners, Applicant, and Staff.

Commissioner Larkin called the vote, the waiver failed for lack of majority.

D. Resolution 2021-57 - Awarding Contract #B-21-001, North Wayne Avenue Pedestrian Improvement Project; Sidewalk Installation - from Eagle Road to Woodsworth Court - to Premier Concrete, Inc. in the Amount of \$298,829.25.

Steve Norcini spoke on the project details for the pedestrian improvement project, sidewalk installation, he is requesting the award of the contract to Premier Concrete, Inc in the amount of \$98,829.25, which will be paid from the 2019 Bonds and grant money. All easements and permits have been obtained.

Commissioner Larkin moved to approve Resolution 2021-57, seconded by Commissioner Borowski. The motion passed 6-0 with Commissioner Abel absent.

E. Resolution 2021-58 - Authorizing the Engineering Department to Receive Sealed Bids for the Willows Park Preserve Domestic Water and Fire Service Project at an estimated cost of \$300,000, to be funded by the Willows Enterprise Fund.

Commissioner Larkin moved to approve Resolution 2021-58, seconded by Commissioner Borowski.

Bill White, Township Manager, spoke on the original agreement with the Willows Park Preserve and the Township and the improvements to be made by the Township to be paid for out of the original \$1.8 million allocation, one of which is the water line replacement. Steve Norcini spoke on the need to receive sealed bids for the Willows Park Preserve Domestic Water and Fire Service Project at an estimated cost of \$300,000, to be funded by the Willows Enterprise Fund.

The existing line is past its useful life and adequate domestic water and fire service lines must be installed to Code.

Commissioner Farhy asked how much of the budgeted money is left, Bill White noted that approximately \$1.5 million is still available. Commissioner Farhy asked about the annual reports due by the Willows Park Preserve.

There was discussion among Commissioners and Staff. The Willows Park Preserve will be invited to give their annual report to the Board of Commissioners.

Commissioner Farhy moved to table the Resolution. Motion failed for lack of second.

Commissioner Larkin called the vote, the motion passed 6-0 with Commissioner Abel absent.

F. Resolution 2021-53 - Authorizing the Award of the Engineering Design Contract for the Strathmore Road Storm Sewer Rehabilitation to Carroll Engineering Corporation, in the amount of \$28,500.00.

Commissioner Larkin moved to approve Resolution 2021-53, seconded by Commissioner Borowski. Steve Norcini, Township Engineer, spoke on the project.

Commissioner Farhy asked how long the project will take, Steve Norcini noted that the permitting will take at least a few months and disruption to the neighborhood will be minimal.

Commission Larkin called the vote, the motion 6-0 with Commissioner Abel absent.

G. Ordinance 2021-04 (Adoption) - Amending the Radnor Township Code of Ordinances Chapter 62, Pensions and Annuities, Article II, Police Plan, Section 18, Retirement Benefits, by Adding Subpart "L" to Section 18, which Subpart Relates to the Deferred Retirement Option Plan Effective as of January 1, 2020, and Changing the Lettering of the Previously Existing Subpart "L" from "L" to "M"

Commissioner Larkin moved to approve the adoption of Ordinance 2021-04, seconded by Commissioner Mulroney.

Commissioner Booker spoke on his support of the Police.

Commissioner Larkin called the vote, the motion to adopt Ordinance 2021-04 passed 5-1 with Commissioner Booker against.

H. (The Board voted in favor of sending the Solicitor to oppose Appeal #3088 which is substantially the same as Appeal #3097). Motion to send the Solicitor to oppose Appeal #3097 and any future appeals for the same relief. Appeal #3097 - The Applicants BDN 250 King of Prussia LP, property located at 250 King of Prussia and zoned PLO Planned Laboratory Office. The Applicant seeks variances 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 17.16 feet (+/-) opposite Radnor Chester Road. A variance from Section 280-64.B to allow a building/structure area of 42.2% (+/-). A variance from Section 280-64.B to allow a landscaped area of 29.4% and any other relief deemed necessary for the project.

Commissioner Larkin moved to approve the motion, seconded by Commissioner Booker.

Commissioner Larkin moved to amend the motion by striking “and any future appeals for the same relief”, seconded by Commissioner Agnew. Motion passed 4-2 with Commissioners Booker and Farhy against and Commissioner Abel absent.

George Broseman, Solicitor for the Applicant, gave a brief description of the application.

Joseph Traynor spoke on the changes in application from the prior application, noting the goal is resolve inefficient parking at the building with as little impact as possible. Alex Tweedie gave a quick summary of the changes.

There was discussion among Commissioners, Applicant, and Staff.

Commissioner Larkin called the vote, the motion failed 4-2 with Commissioners Booker, Farhy for and Commissioner Abel absent.

I. Motion to Authorize the Petition Process for the West Wayne Cemetery (Commissioner Abel)

Commissioner Larkin moved to approve the motion, seconded by Commissioner Farhy. Commissioner Larkin moved to table the item to the June 14, 2021 Board of Commissioners Meeting, seconded by Commissioner Mulroney. The motion to table passed 6-0 with Commissioner Abel absent.

4. Reports of Standing Committees

Commissioner Borowski thanked Heather Riley, Jim Ernst, Heidi Murphy, and Nancy Monahan for their dedication and service to the Radnor Memorial Library Board.

5. New Business

None

6. Old Business

Commissioner Borowski asked if the Deputy Treasurer Resolution would be on a future agenda. The Resolution will be on the June 14, 2021 Agenda.

7. Public Participation

None

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: LINDSEY & PAUL SCHUSTER
OWNER ADDRESS: 340 LOUELLA AVE
ADDRESS OF PROPERTY: 340 LOUELLA AVE
APPLICATION NUMBER: HARB 2021-13

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

Add addition to extend the carriage house towards street

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: 06/14/2021

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



NAME OF OWNER: DAVID & DONNA ORDONIO
OWNER ADDRESS: 45 LOUELLA CT
ADDRESS OF PROPERTY: 45 LOUELLA CT
APPLICATION NUMBER: HARB 2021-14

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

Build new kitchen & den

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: 06/14/2021

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

RESOLUTION NO. 2021-66

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA,
AUTHORIZING THE PREPARATION AND EXECUTION OF A
GRANT APPLICATION IN THE AMOUNT OF \$1,000,000 TO THE
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION UNDER THE
AUTOMATED RED LIGHT ENFORCEMENT (ARLE) PROGRAM FOR
FIVE INTERSECTIONS ALONG LANCASTER AVENUE
– LOWRY’S LANE TO VILLANOVA CENTER DRIVEWAY –
TO GILMORE AND ASSOCIATES IN THE AMOUNT OF \$1,500.00**

WHEREAS, Lancaster Avenue through Radnor Township is a critical corridor and often subjected to congestion;

WHEREAS, Radnor Township wishes to install a traffic adaptive system in a portion of Lancaster Avenue to provide for the optimum progression of vehicles and safety enhancements;

WHEREAS, the Township wishes to request ARLE grant funding for this project.

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby Authorize the Preparation and Execution of a Grant Application in the Amount of \$1,000,000 to the Pennsylvania Department of Transportation under the Automated Red Light Enforcement (ARLE) Program for Five Intersections along Lancaster Avenue – Lowry’s Lane to Villanova Center Driveway -- to Gilmore and Associates in the Amount of \$1,500.00.

SO RESOLVED this 14th day of June, A.D., 2021.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 8, 2021

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer
Robert V. Tate, CPA, Finance Director

CC: William M. White, Township Manager

LEGISLATION: Resolution #2021-66 - Authorizing the Preparation and Execution of a Grant Application in the Amount of \$1,000,000 to the Pennsylvania Department of Transportation under the Automated Red Light Enforcement (ARLE) Program for a Traffic Adaptive System to Address Five Intersections along Lancaster Avenue – Lowry’s Lane to Villanova Center Driveway -- to Gilmore and Associates in the Amount of \$1,500.00

LEGISLATIVE HISTORY: This request has not been presented to the Board of Commissioners previously.

PURPOSE AND EXPLANATION: Lancaster Avenue, especially through Radnor Township, is considered a “critical corridor” and is often subjected to a great deal of congestion. A traffic adaptive system allows for the optimum progression of vehicles through the roadway. The associated project includes fiber optic connections between signals and ADA accommodations as needed. The Township applied for an ARLE grant in 2019 in the amount of \$2.44 million for a traffic adaptive system for the full length of Lancaster Avenue in Radnor Township and involving thirteen intersections at an estimated project cost of \$2.6 million. An additional six intersections along the Lancaster Avenue corridor were to be addressed in association with the then-proposed Penn Medicine facility on King of Prussia Road. The Township ARLE application was denied in February 2020, although the Penn Medicine system has proceeded. The Township determined that, in order to improve the opportunity for funding, it would be advisable to consider a lesser scope project with the intent to reduce the cost to approximately \$1 million. It was further determined that the Township project should be located in coordination with the traffic adaptive system associated with Penn Medicine. Gilmore and Associates determined that such a project would involve five intersections from Lowry’s Lane to the Villanova Center Driveway (estimated costs attached). The Township was not able to submit a revised ARLE application to PennDOT in time to meet the 2020 deadline but may now apply before July 1st for the 2021 application. Attached is Gilmore’s proposal to prepare the application.

IMPLEMENTATION SCHEDULE: Upon approval by the Board of Commissioners, Gilmore and Associates will be notified to prepare the application for submittal by the July 1st due date.

FISCAL IMPACT: It is hoped that the ARLE grant will fund the total project cost. No Township match is required, although it is encouraged. Any required Township funding may be provided through the proceeds of the 2019 General Obligation Bond. The GOB includes estimated costs of: \$90,000 (Engineering), \$36,000 (Inspection), \$660,000 (Construction) and \$118,000 (Contingency).

RECOMMENDED ACTION: *Staff requests the Board of Commissioners of Radnor Township to Authorize the Preparation and Execution of a Grant Application in the Amount of \$1,000,000 to the Pennsylvania Department of Transportation under the Automated Red Light Enforcement (ARLE) Program for Five Intersections along Lancaster Avenue – Lowry’s Lane to Villanova Center Driveway -- to Gilmore and Associates in the Amount of \$1,500.00.*



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 8, 2021

Project No. 20-03029.03

Mr. Stephen F. Norcini, P.E.
Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Reference: Contract Services Agreement
Lancaster Avenue (SR 0030) Traffic Adaptive ARLE Grant Submission
Radnor Township, Delaware County, PA

Dear Mr. Norcini,

As requested, Gilmore & Associates, Inc. (G&A) has prepared the attached Contract Services Agreement for traffic engineering services to prepare and submit the Automated Red Light Enforcement (ARLE) grant for a traffic adaptive system along Lancaster Avenue (SR 0030) at five intersections within Radnor Township. G&A will use as much of the previous grant submission materials as possible to minimize costs to the Township.

Should you find this contract agreement acceptable, please sign and return to me as authorization to proceed. Services outlined herein shall commence upon receipt of the executed agreement. Thank you for your continued consideration of Gilmore & Associates, Inc. We look forward to working with Radnor Township on this project. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Damon Drummond".

Damon A. Drummond, P.E., PTOE
Senior Transportation Engineer
Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com



CONTRACT AGREEMENT

**Radnor Township
Lancaster Avenue Traffic Adaptive ARLE Grant Submission
Radnor Township, Delaware County, PA
20-03029.03**

This is an Agreement, dated **June 8, 2021** between **Radnor Township, 301 Iven Avenue, Wayne, PA 19087** (Client) and Gilmore & Associates, Inc. (Engineer) as follows:

1. THE CLIENT INTENDS TO: **G&A will provide traffic engineering services for the submission of the Automated Red Light Enforcement (ARLE) grant application for a traffic adaptive system along Lancaster Avenue (SR 0030).**
2. GILMORE & ASSOCIATES, INC. agrees to perform the following services: **See Exhibit "A".**
3. Client agrees to pay GILMORE & ASSOCIATES, INC. as follows, subject to terms stated herein: **See Exhibit "B".**
4. Client and GILMORE & ASSOCIATES, INC. agree on the following schedule for the work: **Gilmore & Associates, Inc. to proceed with services as set forth herein upon receipt of an executed Contract Agreement from Client.**
5. This AGREEMENT shall include the STANDARD TERMS AND CONDITIONS as listed in **Exhibit "C".**

ACCEPTANCE AND EXECUTION OF THIS AGREEMENT:
(Void if not executed by both parties within 30 days of the date of the Agreement)

Client's Authorized Representative:

Print & Date Authorized Signature

Accounts Payable: Check here if Accounts Payable information is the same as client
(G&A's preferred method of billing is to transmit an electronic invoice in PDF format. However, if an email is not available please provide a billing address below.)

Name Address

email Address

Phone City, State, Zip

Gilmore & Associates, Inc.'s Authorized Representative:

Print & Date Authorized Signature

BUILDING ON A FOUNDATION OF EXCELLENCE
65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
119 Linden Street | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Boulevard | Suite 425 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780
201 Market Street | Camden, NJ 08102 | 856-203-7447 | 856-379-3567
www.gilmore-assoc.com

EXHIBIT "A"

**Radnor Township
Lancaster Avenue Traffic Adaptive ARLE Grant Submission
Radnor Township, Delaware County, PA
20-03029.03
March 9, 2020**

Gilmore & Associates, Inc. (G&A) will provide traffic engineering services for submitting the Automated Red Light Enforcement (ARLE) grant for a traffic adaptive signal system along Lancaster Avenue (SR 0030) at 5 intersections (Villanova Center Dwy, Kenilworth Rd/N Spring Mill Rd/Aldwyn Ln/Sproul Rd, Villanova Parking Lot (St Thomas Way), Ithan Ave, and Lowrys Ln) within Radnor Township, Delaware County. In addition to submitting the grant application on behalf of Radnor Township, G&A will prepare the recommended scoping form for submission to PennDOT as well as attend a pre-application meeting to discuss the project with PennDOT representatives.

In support of this project, Gilmore & Associates, Inc. proposes the following **BASIC SERVICES**:

I. Traffic engineering services necessary to prepare and submit ARLE grant application

- A. Prepare pre-application project scoping form for submission to PennDOT.
- B. Attend one (1) pre-application scoping meeting with PennDOT representatives
- C. Prepare grant application and coordinate supplemental exhibits for submission (note that G&A will use as much of the previous submission materials as possible to minimize costs).
- D. Update previous construction cost estimate, as needed.

II. CONDITIONS OF BASIC SERVICES

- A. The scope of **BASIC SERVICES** is based on the request by the Township. Should the scope of the project deviate significantly from the information provided by the client, a Contract Agreement Change Order may be necessary for additional services outside the scope of services described above.
- B. The scope of **BASIC SERVICES** does not include construction support services such as attendance at construction meetings, addressing requests for information (RFIs), addressing field changes, shop drawing review or construction stakeout.
- C. Meeting attendance outside those specified in the scope of **BASIC SERVICES** will be billed as an out-of-scope service at the hourly rate of the individual attending the meeting.

EXHIBIT "B"

**Radnor Township
Lancaster Avenue Traffic Adaptive ARLE Grant Submission
Radnor Township, Delaware County, PA
20-03029.03
June 8, 2021**

The **FEES AND METHOD OF PAYMENT** for the services outlined in Exhibit "A" shall be as follows;

I. FEES AND METHOD OF PAYMENT

- A. The fee for providing the **BASIC SERVICES** as set forth herein shall be **\$1,500.00** and is based upon acceptance of this Contract Agreement within the next 30 days.

Gilmore & Associates, Inc. reserves the right to adjust the cost of these services in accordance with increases in company billing rates if this Contract Agreement is not accepted within 30 days. Further, it is noted that the Contract price set forth herein assumes the completion of all **BASIC SERVICES** outlined herein within 12 months from the date of an executed Contract Agreement. In the event the **BASIC SERVICES** outlined herein are not completed within 12 months from the date of the executed Contract Agreement, Gilmore & Associates, Inc. reserves the right to adjust the cost of the remaining services in accordance with increases in company billing rates.

In addition to the fee, the Client shall be responsible for miscellaneous costs (i.e. plan/document reproduction fees, postage, clerical, etc.) and attendance at meetings with regulatory agencies and the Client and/or his agents. Miscellaneous expenses will be billed in addition to the Contract amount and attendance at meetings will be billed based upon the hourly rate of those individuals attending said meetings.

- B. Fees for any services performed on this project which are not described in Exhibit "A" will require a Contract Agreement Change Order. The additional services will be described in the change order and the fee will be negotiated with the CLIENT and agreed to in writing by both parties prior to the commencement of said additional services.
- C. The standard terms and conditions attached hereto as Exhibit "C" shall be considered a part of this contract agreement.
- D. Method of Payment - Invoices shall be submitted on a monthly basis and are due upon receipt. Failure to receive payment within fifteen (15) days of the invoice date shall result in the ceasing of all services with regard to this project. Payment is due upon presentation of an invoice and is past due fifteen (15) days from invoice date. Client will be assessed a service charge of one and one-half (1-1/2) percent per month (18% per annum) or a fraction thereof on past due payments.

EXHIBIT C – GILMORE & ASSOCIATES, INC. - STANDARD TERMS AND CONDITIONS

1. DUTIES AND RESPONSIBILITIES

1.1 The Engineer (throughout these Terms and Conditions, Engineer shall include Gilmore & Associates, Inc. and its subconsultants) agrees to provide only those professional services specifically and expressly set forth in the Scope of Services portion of this Agreement. Unless specifically set forth in the Scope of Services, Engineer shall not provide any construction phase services including, but not limited to, the construction phase observation of any contractor's work. Under no circumstances shall Engineer have control over, or be in charge of, nor be responsible for, construction means, methods, techniques, sequences or procedures in connection with the work or for the contractor(s)'s safety programs or procedures at the site.

1.2 In the event that the Engineer and Client have not executed this Agreement, the Client's authorization to Engineer to proceed with the performance of the services set forth herein shall constitute acceptance by the Client of these Terms and Conditions.

2. UNDERGROUND UTILITIES AND STRUCTURES

2.1 Client agrees to advise Engineer in writing of known or suspected utilities or other underground structures or features which could affect the services to be provided and shall provide all drawings in its possession which identify underground utilities, structures or features.

2.2 Client agrees to release Engineer from any liability to Client and to hold Engineer harmless in accordance with Paragraph 11.1 where subterranean utility lines and other underground structures or features which were not identified to Engineer as required by Paragraph 2.1 have been damaged.

3. RESTRICTIONS ON USE OF DOCUMENTS

3.1 It is understood and agreed that all drawings, sketches, specifications and other documents in any form, including CADD disks, prepared under this Agreement (collectively "Documents") are instruments of Engineer's services and, as such, are, and shall remain, the property of Engineer, whether the project for which they are intended is executed or not. Client shall, upon payment of all fees and reimbursable expenses due Engineer under this Agreement, be permitted to retain reproducible copies of the final versions of those Documents necessary for the execution of the Project ("Deliverables") for information and reference only in connection with the project for which the Documents were prepared. The Documents are prepared for use on this Project only and are not appropriate for use on any other project, for additions to this Project, for completion of this Project by others (unless Engineer is adjudged in default) or for any purpose other than as defined by the Scope of Services, except by agreement in writing with the appropriate compensation to Engineer. Any use of the Documents or the information or data contained therein, in violation of this subparagraph or any alteration or modification of such Documents or the information or data contained therein, without the express written consent of Engineer is expressly prohibited. Such prohibited use is at the sole risk of the user and Engineer is released from any liability for damages arising from such use.

3.2 Client agrees that any Documents in Client's possession shall not be used and shall be returned promptly to Engineer, if Client is in default under this Agreement. Client agrees that Engineer may obtain injunctive relief to enforce this subparagraph.

3A. ACCEPTANCE, OWNERSHIP AND USE OF ELECTRONIC APPLICATIONS (This provision shall apply only to any GIS System included in Exhibit "A").

3A.1 Ownership and Use - It is understood and agreed that any and all map graphics, databases, reports, drawings, computer files, field data, notes or other documents, whether in printed form or in machine readable format created or prepared by Engineer under this Agreement are instruments of Engineer's services and, as such, are, and shall remain, the property of Engineer. However, at the end of the acceptance periods defined in Subparagraphs 3A.2 or 3A.3 and the payment of all fees and expenses due under this Agreement, Client shall have an irrevocable, non-exclusive license to use those components of the electronic applications including the map graphics and databases described in Exhibit "A" ("Deliverables") which have been delivered by Engineer pursuant to Subparagraphs 3A.2 and/or 3A.3.

3A.2 Acceptance Period for Interim Components - Upon receipt of each component part of the electronic application and the map graphics and databases at Client's facility, Client shall have a period of fifteen (15) calendar days (unless otherwise noted in Exhibit A) to review and approve the component application including the map graphics and databases. Engineer shall correct any deficiencies brought to its attention by Client at the conclusion of that fifteen (15) calendar day period. Upon the correction of any such deficiencies, Engineer shall not be responsible for making any further changes, revisions or corrections to that component of the electronic applications including the map graphics and databases and is released from liability for any deficiencies contained therein.

3A.3 Acceptance Period for Final Delivery - Upon completion of the installation of all of the electronic applications and the map graphics and databases required by this Agreement at Client's facility, Client shall have a period of fifteen (15) calendar days (unless otherwise noted in Exhibit A) to review and approve the overall operation of the applications including the map graphics and databases. This final review and approval shall not include a re-review of the individual components reviewed and approved by Client pursuant to Subparagraph 3A.2. Engineer shall correct any deficiencies in the overall operation of the applications brought to its attention by Client at the conclusion of that fifteen (15) calendar day period. Upon the correction of any such deficiencies, Engineer shall not be responsible for making any further changes, revisions or corrections to any of the electronic applications including the map graphics and databases and is released from liability for any deficiencies contained therein.

3A.4 Modification of Deliverables - Any changes, modifications, deletions or additions made to the electronic applications including the map graphics and/or databases by Client or any consultants retained by it (other than Engineer) are made at Client's sole risk and Engineer shall not have any liability for, and the Client releases Engineer from

any claims or damages resulting from, such changes, modifications, deletions or additions.

4. STANDARD OF CARE

4.1 In performing the services required by this Agreement, Engineer shall use that degree of usual and customary professional skill and care ordinarily exercised by members of its profession under similar circumstances practicing in the same or similar locality. The standard of care shall exclusively be judged as of the time the services are rendered and not according to later standards. Engineer makes no expressed or implied warranty beyond its commitment to conform to this standard.

5. OBSERVATION SERVICES

5.1 If expressly required under the Scope of Services, Engineer shall visit the site at the intervals set forth in the Scope of Services to become generally familiar with the progress and quality of that portion of the work for which Engineer prepared the Deliverables to determine in general if such work is being performed in a manner indicating that such work when completed will be in accordance with the Deliverables. Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of such work. On the basis of on-site observations as a design professional, Engineer shall keep client informed of the progress and quality of the work. Engineer's services do not include supervision or direction of the actual work of the contractor(s), their employees, agents or subcontractors. Client agrees to notify the contractor(s) accordingly. The contractor(s) shall also be informed by Client that neither the presence of Engineer's field representative nor the observation by the Engineer shall excuse the contractor(s) for defects or omissions in his work.

5.2 Under no circumstances shall Engineer have control over, or be in charge of, nor shall it be responsible for, construction means, methods, techniques, sequences or procedures in connection with the work or for the contractor(s)'s safety programs or procedures at the site. Engineer shall not be responsible for any contractor's schedules or failure to carry out the work in accordance with the Deliverables. Engineer shall not have control over or charge of acts or omissions of any contractor, subcontractor, or their agents or employees, or of any other persons performing portions of the work.

5.3 It is further understood that the contractor(s) will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performances of the work, and that these requirements will apply continuously and not be limited to normal working hours. Any observations at the site as set forth in Paragraph 5.1 by Engineer is not intended to include review of the adequacy of the contractor(s)'s safety measures at the construction site. The Engineer will not be held responsible for any contractor's failure to observe or comply with the Occupational Health and Safety Act of 1970 (including subsequent amendments), and regulations or standards promulgated thereunder, or any state, county, or municipal law or regulation of similar import or intent.

6. TERMINATION, SUSPENSION

6.1 This Agreement may be terminated by either party upon seven days written notice should the other party fail substantially to perform in accordance with its terms. This Agreement may be terminated by the Client upon at least seven (7) days written notice to Engineer in the event that the Project is permanently abandoned. In the event of any termination that is not the fault of Engineer, Engineer will be compensated for all services performed up to the time written notice of termination is actually received by Engineer, together with reimbursable expenses then due and reasonable Termination Expenses directly associated with the termination.

6.2 In the event of termination or suspension for more than three (3) months which occurs prior to completion of all services contemplated by the Agreement, the Engineer may complete such analyses and records as are necessary to complete his files and may also complete a report on the services performed up to the date of receipt of written notice of termination or suspension. Termination Expenses provided for above shall include all fees and costs incurred by Engineer in reporting, completed data, completing such analyses, records and reports.

7. INVOICES, PAYMENTS

7.1 Engineer will submit invoices to Client monthly and a final invoice upon completion of services.

7.2 Client shall promptly review Engineer's invoices. Any right to withhold payment based on errors or discrepancies in the invoice is waived if not identified in writing to Engineer within seven (7) days of Client's receipt of invoice. Any research required by Engineer in order to respond to questions raised regarding invoices shall be billable to Client at Engineer's standard hourly rates, if such questions are not raised within such seven (7) day period.

7.3 Payment is due upon presentation of invoice and is past due fifteen (15) days from invoice date. Client agrees to pay a service charge of one and one-half (1 ½) percent per month (18% per annum) or fraction thereof on past due payments under this Agreement.

7.4 Timely payment to the Engineer in accordance with the Terms and Conditions of this Agreement is a material consideration of this Agreement. Therefore, the Client's failure to make payments in accordance with this Agreement shall constitute substantial nonperformance and a cause for termination by Engineer. If the Client fails to make payment when due Engineer for services and expenses, the Engineer may, at its option and without prejudice to its right to terminate as described above, upon seven days written notice to the Client, suspend performance under this Agreement. Unless payment in full is received by the Engineer within seven (7) days of the date of the notice, the suspension shall take effect without further notice. Suspensions for subsequent failures to pay invoices shall not require prior notice by the Engineer. In the event of a suspension of performance, the Engineer shall have no liability to the Client for delay or damages caused the Client because of such suspension of performance. The Client

shall hold harmless, indemnify, and defend the Engineer for claims that arise due to any suspension.

7.5 It is further agreed that in the event a lien or suit is filed to enforce payment under this agreement, the Engineer will be reimbursed by the Client for all court costs and reasonable attorney's fees in addition to accrued service charges.

7.6 Unless the compensation identified in this Agreement is specifically identified as a lump sum, the amounts set forth as the "Estimated Fee" shall constitute the Engineer's best estimate of the effort required to complete the project as the Engineer understands it to be defined. For those projects involving conceptual or process development work, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in direction, additional effort, or suspension of effort, which may alter the scope. The Engineer will inform the Client of such situation so that negotiations relating to a change in scope and an adjustment to the time of performance can be accomplished as required. If such change, additional effort, or suspension of effort results in an increase or decrease in the cost of or time required for performance of the services, whether or not changed by any change order, an equitable adjustment shall be made and this Agreement modified accordingly.

8. ASSIGNS

8.1 Neither the Client nor the Engineer may delegate, assign, or sublet, or transfer his duties or interest (including any claims that arise here) in this Agreement without written consent of the other party. Such consent shall not be unreasonably withheld.

9. LIMITATIONS ON REMEDIES

9.1 The Client shall promptly (within 24 hours) report to Engineer any defects or suspected defects in Engineer's services of which Client becomes aware, so that Engineer may take measures to minimize the consequences of such defect. Client warrants that Client will impose a similar notification requirement on all contractors retained by Client and shall require all subcontracts at any level to contain a like requirement. Engineer shall be liable for correcting defects in its services caused by its negligence. However, the failure by Client, and the Client's contractors or subcontractors to notify Engineer of such defects in a timely fashion shall relieve Engineer of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given.

9.2 If, due to Engineer's negligent error, any required item or component of the Project is omitted from the Documents, Engineer shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the Project or otherwise adds value or betterment to the Project. Engineer shall only be liable to the extent such costs would have been avoided had engineer not been negligent. In no event, will Engineer be responsible for any cost or expense that provides betterment, upgrade or enhancement of the Project. Client's sole and exclusive remedy for such negligent omissions where no otherwise avoidable costs are incurred by Client is for Engineer to perform services necessary to correct omission without charge to Client; provided that where Engineer's fees or reimbursable expenses would have been higher had the omitted item or component been included prior to construction, Engineer shall be entitled to such increased fees and reimbursable expenses.

9.3 Notwithstanding any other provision of this Agreement, neither party shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of the fault or whether it was committed by Client or Engineer, their employees, agents, subconsultants or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

9.4 Engineer's liability for any damages due to breach of contract, error, omission, professional negligence or any other theory of liability will be limited to an amount not to exceed three times the engineer's fees under this agreement. Such limitation shall apply to the aggregate of all claims that may be brought against engineer and its subconsultants. If the client prefers not to limit the engineer's professional liability to this sum, the engineer will waive this limitation upon the client's request provided that the client agrees to pay an additional consideration for this waiver.

9.5 It is understood that the Engineer shall not be held responsible for any errors or omissions on the part of contractor, including, but not limited to, the contractor's failure to adhere to the plans and specifications regardless of whether or not the Engineer is performing observational services. This provision shall be included in the contract between the Client and his contractor(s) for this project.

10. DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in question between the Engineer and the Client arising out of, or relating to, this Agreement or the breach thereof or the services rendered by Engineer ("Dispute"), shall be resolved as follows:

10.2 A written demand for non-binding mediation, which shall specify in detail the facts of the Dispute and the relief requested, shall be submitted, within a reasonable time after the basis for the Dispute has arisen, to the party against whom the claim is brought. If the Dispute cannot be resolved by the parties within ten (10) days, the demand shall be submitted to "ADR Options" or such mediation service as the parties shall otherwise agree to retain, for good faith non-binding mediation. The Mediator's fee shall be shared equally by the parties. The party initiating the Dispute shall be liable for any filing fee.

10.3 Any Dispute between the parties that is not fully resolved by mediation within 60 days of submission to the mediation service shall be decided by litigation in a court of competent jurisdiction.

10.4 In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

10.5 In the event that Client institutes suit against the Engineer because of any Dispute and if such suit is dropped or dismissed, or if the Engineer otherwise prevails, Client agrees to reimburse the Engineer, or pay directly, any and all costs and any and all other

expenses of defense, immediately following dropping or dismissal of the case or immediately upon judgment being rendered on behalf of the Engineer.

10.6 The signatories to this Agreement, agree to be, and to remain at all times, and for all purposes, without regard for any business address they may now or hereafter assume, subject to the exclusive jurisdiction of the several Courts of Common Pleas of Bucks County, Pennsylvania for all causes of action, if any, which may arise under, or incident to, the application, breach, enforcement, interpretation, performance or nonperformance of this Agreement. This Agreement and the rights and obligations of the parties hereto shall be controlled by the laws of the Commonwealth of Pennsylvania.

11. INDEMNIFICATION

11.1 To the fullest extent permitted by law, Client shall indemnify and save harmless Engineer, their subsidiaries, affiliates, officers, employees and subconsultants or such other individuals or entities who may have assisted the Engineer in the rendering of its services in connection with the Project (along with each of their shareholders, directors, officers, partners and employees) from and against any and all manner of demands, claims, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and any other defense costs arising out of any negligent conduct or breach of any provision of this Agreement by Client or any individual or entity for whose acts Client is responsible.

12. ENVIRONMENTAL

12.1 Where the scope of basic services includes storm water pollution prevention (SWPP), sedimentation or erosion control plans, specifications, procedures or related construction observation or administrative field functions, Client acknowledges that such services proposed or performed by G & A are not guaranteed to provide complete SWPP, sedimentation or erosion control, capture all run off or siltation, that any physical work is to be constructed and maintained by the Client's contractor or others and that G & A has no control over the ultimate effectiveness of any such work or procedures. Except to the extent that there were errors or omissions in the services provided by G & A, Client agrees to indemnify and hold G & A harmless from and against all claims, costs, liabilities or damages whatsoever arising from any storm water pollution, erosion, sedimentation, or discharge of silt or other deleterious substances into any waterway, wetland or woodland and any resulting charges, fines, legal action, cleanup or related costs.

13. WARRANTY OF AUTHORITY TO SIGN

13.1 The person signing this contract warrants they have authority to sign as, or on behalf of, the Client for whom or for whose benefit that Engineer's services are rendered. If such person does not have such authority, he agrees that he is personally liable for all breaches of this contract and that in any action against him for breach of such warranty a reasonable attorney fee shall be included in any judgment rendered.

14. CHOICE OF LAW

14.1 This contract will be construed in accordance with the laws of the Commonwealth of Pennsylvania.

15. SEVERABILITY

15.1 In the event that any provisions herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in the full force and effect, and binding upon the parties hereto.

16. REFERENCES

16.1 Client agrees that Engineer has authority to utilize its name as a Client and general description of the project work or service performed as references to other Clients.

17. INTEGRATION

17.1 There are no understandings or agreements concerning this project except as expressly stated herein.

18. VALIDITY

18.1 It is understood that if this Agreement is not executed by Client or accepted as set forth in Paragraph 1.2 within thirty (30) days of the date of the Agreement, Engineer reserves the right to revise or withdraw this Agreement.

19. THIRD PARTY BENEFICIARIES

19.1 Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or the Engineer.

20. WAIVER OF SUBROGATION

20.1 Except to the extent that such waiver would invalidate the applicable insurance coverage, the Client and Engineer waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by property insurance during construction, except such rights as they may have to the proceeds of such insurance. Client and Engineer each shall require similar waivers from their contractors, consultants and agents.

End of Terms and Conditions

Revised: 04/08/15



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB 15-02002-01

SHEET NO. _____ 1 OF 1
 CALCULATED BY K.Norwood, P.E. DATE 6/8/2021
 CHECKED BY J.Drummond, P.E.,PTOE DATE 6/8/2021
 SCALE N.T.S.

ENGINEER'S OPINION OF PROBABLE COST-LANCASTER AVENUE TRAFFIC ADAPTIVE SYSTEM (ARLE GRANT)

Installation of traffic adaptive system for 5 intersections along Lancaster Avenue (SR 0030) within Radnor Township, with ADA upgrades at specific locations, as needed.

ITEM NUMBER	DESCRIPTION	UNITS	UNIT COST	QUANTITY	TOTAL PRICE
9952-2000	Traffic Adaptive Signal Control System (4 approaches)	EA	\$85,000.00	5	\$425,000
9999-0001	ADA Accessible Curb Ramp	EA	\$7,500.00	4	\$30,000
9000-0004	ATC Standard Controller	EA	\$6,000.00	5	\$30,000
9000-0005	Traffic Adaptive Auxiliary Cabinet	EA	\$5,000.00	5	\$25,000
9000-0004	Video Detection System (per intersection)	EA	\$30,000.00	5	\$150,000
Notes: Rhythm System assumed; Flir cameras required					
SUBTOTAL					\$660,000

COMMENTS:

- ESTIMATE DOES NOT INCLUDE RIGHT-OF-WAY COSTS.

- ASSUMES EXISTING FIBER IS OPERATIONAL

ENGINEERING DESIGN/APPROVAL	10%	\$66,000
MAINTENANCE OF TRAFFIC	3%	\$19,800
INSPECTION	12%	\$79,200
MISCELLANEOUS	20%	\$132,000
TOTAL PROJECT COSTS		\$957,000

Intersections included:

Villanova Center Dwy
 Kenilworth Rd/N Spring Mill Rd/Aldwyn Ln/Sproul Rd
 Villanova Parking Lot
 Ithan Ave
 Lowrys Ln

RESOLUTION NO. 2021-67

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA,
AUTHORIZING THE PREPARATION AND EXECUTION OF A
GRANT APPLICATION IN THE AMOUNT OF \$844,000.00 TO THE
PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION UNDER
THE GROWING GREENER PROGRAM/WATER RESTORATION & PROTECTION
FOR THE WEST WAYNE PRESERVE STORMWATER MANAGEMENT AND
WETLANDS ENHANCEMENT PROJECT TO
MELIORA DESIGN IN THE AMOUNT OF \$1,759.50**

WHEREAS, the Radnor Township wishes to construct the West Wayne Preserve Stormwater Management and Wetlands Enhancement Project;

WHEREAS, this Project is fully designed and currently under Pennsylvania Department of Environmental Protection permitting review;

WHEREAS, this Project will meet multiple goals of the DEP Growing Greener Program, including water quality improvement and municipal separate storm sewer system (MS4) requirements, reduction of pollutants to Little Darby Creek, flood reduction, ecological restoration, and improved community amenities and access; and

WHEREAS, the Township wishes to request a Growing Greener grant in the amount of \$500,000.

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby Authorize the Preparation and Execution of a Grant Application in the Amount of \$844,000.00 to the Pennsylvania Department of Environmental Protection under the Growing Greener Program/Water Restoration & Protection for the West Wayne Preserve Stormwater Management and Wetlands Enhancement Project to Meliora Design in the Amount of \$1,759.50.

SO RESOLVED this 14th day of June, A.D., 2021.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 8, 2021

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer
Robert V. Tate, CPA, Finance Director

CC: William M. White, Township Manager

LEGISLATION: Resolution #2021-67 - Authorizing the Preparation and Execution of a Grant Application in the Amount of \$844,000.00 to the Pennsylvania Department of Environmental Protection under the Growing Greener Program/Water Restoration & Protection for the West Wayne Preserve Stormwater Management and Wetlands Enhancement Project to Meliora Design in the Amount of \$1,759.50

LEGISLATIVE HISTORY: This request has not been presented to the Board of Commissioners previously

PURPOSE AND EXPLANATION: The West Wayne Preserve Stormwater Management and Wetlands Enhancement Project involves several stormwater improvements on the parcel bisected by the Radnor Trail. The south side of the Trail includes a parking lot, trail access, and an area commonly referred to as the “dog park”. The north side, i.e., the West Wayne Preserve, receives runoff from nearly 40 acres of unmanaged drainage. It currently includes areas of: unintentional ponding and roadway flooding due to the former railroad embankment and clogged culvert under a portion of the Trail; wetlands; and extensive areas of invasive vegetation and declining ash trees. The plans on the north side are to: create two bioretention/extended detention basins outside of the wetland areas; address historic contaminated materials; and provide ecological restoration of the area. On the south side of the trail, stormwater from approximately 20 acres will be addressed through a new porous pavement parking lot and a new storage/slow release system beneath the dog park area. The Project is fully designed and currently under Pennsylvania Department of Environmental Protection permitting review. The total construction cost of the project is estimated at \$2.44 million (see attachment).

The project will meet multiple goals including water quality improvement and municipal separate storm sewer system (MS4) requirements, reduction of pollutants to Little Darby Creek, flood reduction, ecological restoration, and improved community amenities and access. A Growing Greener grant will greatly assist the Township in proceeding with this project. It is proposed to apply for the stormwater portion of the project, an estimated \$844,000. Attached is Meliora’s proposal to prepare the grant application.

IMPLEMENTATION SCHEDULE: Upon approval by the Board of Commissioners, Meliora Design will be notified to prepare the application for submittal by the June 25th due date.

FISCAL IMPACT: The project construction cost is currently estimated at \$2.6 million. For the Growing Greener grant the required 15% Township match will be exceeded as proposed. The Township share will be funded from the Stormwater Fund, although the Township will investigate other grants which may be available.

RECOMMENDED ACTION: *Staff requests the Board of Commissioners of Radnor Township to Authorize the Preparation and Execution of a Grant Application in the Amount of \$844,000.00 to the Pennsylvania Department of Environmental Protection under the Growing Greener Program/Water Restoration & Protection for the West Wayne Preserve Stormwater Management and Wetlands Enhancement Project to Meliora Design in the Amount of \$1,759.50.*

June 8, 2021

Mr. Stephen F. Norcini
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: West Wayne Preserve Stormwater Management Project
Preparation and Submission of Growing Greener Application to PaDEP

Dear Mr. Norcini:

Meliora Design is pleased to support Radnor Township in the preparation of a Growing Greener Grant application to PaDEP by June 25, 2021.

The project is fully designed and in the permitting phase. The proposed work effort will include:

- Preparation of all technical narrative for the PADEP on-line application
- Preparation of the Cost Estimate in the required PaDEP format. A construction cost estimate has already been prepared.
- Calculation of MS4 Pollutant Reduction estimates per the PaDEP format for submission.
- Support to the Township in identifying and assembling Letters of Support, the required Landowner Letter, and related documentation
- Submission of all material to Radnor for review and approval prior to submission
- Submission to PaDEP via electronic application process

We estimate the work effort as follows:

• Project Manager 1 hour at \$130.50/hour =	\$ 130.50
• Project Engineer 1 Hours at \$117.00 /hour =	\$ 117.00
• Water Resources Engineer 16 hours at \$94.50/ hour =	\$1,512.00
Total:	\$1,759.50

Thank you, and If you have any questions or concerns, we can be reached at 610-933-0123, or MicheleA@Melioradesign.com and March@Melioradesign.com.

Sincerely yours,



Michele C. Adams, PE, LEED AP
Principal



Marc B. Henderson, PE
Project Manager

**West Wayne Flood Reduction Cost Estimate
Radnor, PA**

Item No.	Item	Units	Quantity	Unit Cost	Total Cost
DEMOLITION					
1.1	Clearing And Grubbing	SY	22000	3 \$	66,000.00
1.2	Tree & Stump Removal	EA	300	\$ 372.00 \$	111,600.00
1.3	Wetland Tree Removal to Stump	EA	107	\$ 200.00 \$	21,400.00
1.4	Demolition and Removal of Asphalt Pavement	SY	1965	\$ 2.00 \$	3,930.00
1.5	Demolition and Removal of Concrete Curb	LF	715	\$ 6.61 \$	4,728.99
1.6	Demolition and Removal of Existing stormwater pipes	LF	91	\$ 23.00 \$	2,093.00
1.7	Demolition and Removal of Existing Structures	EA	2	\$ 1,125.00 \$	2,250.00
SUBTOTAL DEMOLITION:					\$ 212,001.99
SITework					
2.1	Excavation	CY	5500	\$ 40.00 \$	220,000.00
2.2	Excavation and Disposal, Regulated	CY	500	\$ 150.00 \$	75,000.00
2.3	Excavation and Disposal, Clean	CY	4685	\$ 75.00 \$	351,375.00
2.4	Selected Borrow Excavation, Structure Backfill Placed	CY	825	\$ 76.25 \$	62,904.61
2.5	No. 57 Coarse Aggregate	CY	11	\$ 97.46 \$	1,072.02
2.6	No. 8 Coarse Aggregate	CY	215	\$ 86.69 \$	18,637.72
2.7	No. 2A Coarse Aggregate	CY	170	\$ 77.46 \$	13,168.30
2.8	Rock, Class R-6	CY	105	\$ 128.92 \$	13,536.31
2.9	Geotextile, Class 4, Type A	SY	1000	\$ 3.77 \$	3,769.96
2.10	Geotextile, Class 1	SY	50	\$ 2.11 \$	105.27
2.11	Geotextile, Class 2, Type B	SY	310	\$ 5.09 \$	1,578.75
SUBTOTAL SITework:					\$ 761,147.95
STORMWATER					
3.1	R-5 Rip Rap Outfall Protection (including geotextile)	CY	36	\$ 100.00 \$	3,600.00
3.2	R-4 Rip Rap Outfall Protection (including geotextile)	CY	28	\$ 60.00 \$	1,680.00
3.3	18" RCP (including excavation, backfill and bedding)	LF	263	\$ 15.00 \$	3,945.00
3.4	21" RCP (including excavation, backfill and bedding)	LF	72	\$ 20.00 \$	1,440.00
3.5	24" RCP (including excavation, backfill and bedding)	LF	291	\$ 150.00 \$	43,650.00
3.6	30" RCP (including excavation, backfill and bedding)	LF	67	\$ 52.00 \$	3,484.00
3.7	36" RCP (including excavation, backfill and bedding)	LF	158	\$ 65.00 \$	10,270.00
3.8	ADS LANDMAX Installation	LS	1	\$ 75,000.00 \$	75,000.00
3.9	42" HDPE DOUBLE MANIFOLD	EA	14	\$ 300.00 \$	4,200.00
3.10	42" HDPE 90	EA	8	\$ 200.00 \$	1,600.00
3.11	42" HDPE N-12 PERFORATED, FIELD CUT	LF	526	\$ 70.00 \$	36,820.00
3.12	42" HDPE N-12 PERFORATED	LF	1,145	\$ 75.00 \$	85,875.00
3.13	36" HDPE DOUBLE MANIFOLD	EA	2	\$ 300.00 \$	600.00
3.14	36" HDPE TRIPLE MANIFOLD	EA	18	\$ 400.00 \$	7,200.00
3.15	36" HDPE 90	EA	4	\$ 200.00 \$	800.00
3.16	36" HDPE N-12 PERFORATED	LF	1,219	\$ 45.00 \$	54,855.00
3.17	36" HDPE N-12 PERFORATED, FIELD CUT	LF	705	\$ 50.00 \$	35,250.00
3.18	Stone - AASHTO #3 (Delivered)	CY	2,501	\$ 95.00 \$	237,595.00
3.19	Non-Woven Geotextile Mirafi 160N	SY	6,754	\$ 7.50 \$	50,655.00
3.20	Permanent Vegetative Stabilization	SF	2,287	\$ 2.00 \$	4,574.00
3.21	24" Concrete Endwall with Trash Rack	EA	2	\$ 2,500.00 \$	5,000.00
3.22	30" Concrete Endwall with Trash Rack	EA	1	\$ 2,500.00 \$	2,500.00
3.23	Type C Inlet	EA	4	\$ 2,850.00 \$	11,400.00
3.24	Type M Inlet	EA	1	\$ 2,850.00 \$	2,850.00
3.25	Type C Double Inlet	EA	1	\$ 5,700.00 \$	5,700.00
3.26	Type M Double Inlet	EA	1	\$ 5,700.00 \$	5,700.00
3.27	Precast Concrete Outlet Control Structure with Weir	EA	2	\$ 7,500.00 \$	15,000.00
3.28	Precast Concrete Outlet Control Structure (West Wayne Preserve)	EA	1	\$ 9,000.00 \$	9,000.00
3.29	6" Concrete Curb	LF	664	\$ 22.50 \$	14,940.00
3.30	Porous Asphalt Pavement	SY	1,270	\$ 20.00 \$	25,400.00
3.31	Asphal Pavement Restoration	SY	807	\$ 30.00 \$	24,210.00
3.32	Rough Grading	SY	22,000	\$ 2.50 \$	55,000.00
3.33	Clean Imported Backfill (hauled, placed and compacted)	CY	100	\$ 51.00 \$	5,100.00

SUBTOTAL STORMWATER: \$ **844,893.00**

Misc. Site					
4.1	Traffic Signs	EA	2	\$ 157.50	\$ 315.00
4.2	Parking Lot Striping	EA	32	\$ 30.25	\$ 968.00
4.3	Parking Lot Striping (ADA Stall)	EA	1	\$ 57.50	\$ 57.50

SUBTOTAL MISC SITEWORK: \$ **1,340.50**

E & S					
5.1	Temporary Construction Fence	LF	2980	\$ 5.05	\$ 15,045.01
5.2	Temporary Construction Safety Fence	LF	1382	\$ 3.00	\$ 4,146.00
5.3	Construction Gate	EA	2	\$ 200.00	\$ 400.00
5.4	Pumped Water Filter Bag	EA	1	\$ 1,074.77	\$ 1,074.77
5.5	Replacement Pumped Water Filter Bag	EA	1	\$ 526.26	\$ 526.26
5.6	Compost Filter Sock, 12" Diameter	LF	2400	\$ 7.56	\$ 18,148.73
5.7	Placing Stockpiled Topsoil Mixture	CY	100	\$ 35.01	\$ 3,500.99
5.8	Erosion Control Blanket	SY	761	\$ 2.00	\$ 1,522.00
5.9	Inlet Bag Protection	EA	14	\$ 300.00	\$ 4,200.00
5.10	Rock Construction Entrance	LS	2	\$ 3,200.00	\$ 3,200.00
5.11	Tree Protection Fence	LF	1100	\$ 20.00	\$ 22,000.00
5.12	Timber Mat Wetland Crossing	EA	2	\$ 400.00	\$ 800.00

SUBTOTAL E & S: \$ **73,763.76**

OTHER					
6.1	Field Engineering and Layout	LS	-	-	\$ 25,000.00
6.2	Geotechnical Testing Agency	LS	-	-	\$ 10,000.00

SUBTOTAL OTHER: \$ **35,000.00**

SUMMARY OF TOTALS

SUBTOTAL:	\$	1,928,147.20
GENERAL CONDITIONS (10%):	\$	192,814.72
CONTINGENCY (15%):	\$	318,144.29
GRAND TOTAL:	\$	2,439,106.21

RESOLUTION NO. 2021-68

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING GANNETT FLEMING,
INCORPORATED, TO PERFORM AN INSPECTION AND LOAD RATING ANALYSIS
OF THE HUNT ROAD BRIDGE IN THE AMOUNT OF \$15,000**

WHEREAS, the Bryn Mawr Fire Company has requested the load rating of the Hunt Road Bridge to determine its capacity regarding their equipment.

WHEREAS, the Township has received a proposal from Gannett Fleming, Incorporated, to provide a Load Rating Analysis and Inspection of the Hunt Road Bridge in the amount of \$15,000.

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize Gannett Fleming, Incorporated, to Perform an Inspection and Load Rating Analysis of the Hunt road Bridge in the amount of \$15,000

SO RESOLVED this 14th day of June, A.D., 2021.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 8, 2021

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer

CC: William M. White, Township Manager

LEGISLATION: Resolution #2021-68: Authorizing Gannett Fleming, Incorporated, to Perform an Inspection and Load Rating Analysis of the Hunt road Bridge in the amount of \$15,000

LEGISLATIVE HISTORY: This topic has not been before the Board of Commissioners previously.

PURPOSE AND EXPLANATION: Bryn Mawr Fire Company (BMFC) services the southern portion of



Radnor Township. They have requested the Township provide the load rating for the Hunt Road Bridge, located on Hunt Road off Bryn Mawr Avenue. This bridge is used by BMFC to service the residents on Fawn Hill Road and Meadowbrook Lane. The BMFC wants to know if its larger vehicles can safely traverse the bridge.

This one lane bridge is constructed of a timber deck built on steel beams; it is prudent at this time, aside from the BMFC request, to have the bridge evaluated. Gannett Fleming will provide a load rating analysis of the bridge, in accordance with PennDOT standards, along with a condition report. The load rating will be provided to the BMFC, and the bridge signed accordingly. Any deficiencies noted in the report will be of a high level. If there are items to be addressed, a subsequent proposal will be requested of Gannett Fleming for design and bidding documents.

IMPLEMENTATION SCHEDULE: Pending Commissioners approval, the inspection and load rating analysis will be completed in approximately one month.

FISCAL IMPACT: the \$15,000 cost of the Inspection and Load Rating will be funded by the 04 Stormwater Fund.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners Authorize Gannett Fleming, Incorporated, to Perform an Inspection and Load Rating Analysis of the Hunt road Bridge in the amount of \$15,000.



*Excellence Delivered **As Promised***

May 26, 2021

Stephen F. Norcini, P.E.
Radnor Township
301 Iven Avenue,
Wayne, PA

Dear Steve:

Hunt Road Bridge Load Rating

Gannett Fleming, Inc. is pleased to submit the following scope of work and cost proposal for providing engineering and inspection services for the condition evaluation and load rating of the Hunt Road Bridge over Foxes Run. The bridge is a 20' single span with timber decking on 9 rolled steel stringers. We will perform a hands-on inspection for the purposes of determining condition and establishing section properties for load rating analyses. Other elements of the structure, including substructure, will be evaluated for condition as it relates to its effect on the safe load carrying (SLC) capacity. Primary objective is to evaluate the load-carrying capacity of the structure for emergency vehicles.

Project deliverables include the following:

- Condition Report (letter) using PennDOT Pub 100A coding manual criteria.
- Bridge cross section and section property summary based on field measurements.
- Load Rating analysis for standard PennDOT and FHWA FAST-Act Emergency Vehicles

SCOPE OF WORK

The project is based on the following scope of work items and assumptions:

- Debris between girders and on bridge seats will be cleared by Township maintenance forces prior to inspection
- Load rating will be performed using Load Factor Design (LFD) for the following vehicles: H, HS, ML, TK, EV-2, EV-3 using PennDOT BAR-7 program
- Timber decking will be rated separately using PennDOT/AASHTO criteria
- A formal scour analysis will not be performed; Scour will be evaluated only for its effect on the SLC and rating analysis; Channel will not be sounded
- Substructure condition will only be evaluated with respect to effect on SLC
- Material sampling will not be performed – material strengths will be assumed
- Repair recommendations will not be provided
- Traffic control will not be needed or 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

If rating analyses indicate that the bridge capacity is not adequate for the designated emergency vehicles, a separate scope of work can be prepared, if requested, to recommend a bridge retrofit strategy.

COST

The total estimated cost of services for this scope of work will be as follows:

Engineering Services – Inspection and Load Rating Analysis \$15,000.00

We can start work upon your approval of the estimate of costs and notice to begin work.

We appreciate this opportunity to offer our services. If you have any questions concerning our proposal, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Associate

RESOLUTION NO. 2021- 69

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING THE REPAIR OF DUMP TRUCK #53**

WHEREAS, Radnor Township uses dump trucks for snow plowing, and hauling of material and equipment

WHEREAS, Dump Truck #53 (2012 International) is unsafe and needs replacement of the rails holding the dump body to the truck

WHEREAS, the Fleet Maintenance Department has received 3 quotes for the repair work needed for this truck, ranging from \$30,000 to \$8,112

NOW, THEREFORE, be it **RESOLVED** the Board of Commissioners of Radnor Township does hereby authorize the repairs to Dump Truck #53 to Trotter and Sons Welding, Inc. in the amount of \$8,112

SO RESOLVED this 14th day of June, A.D., 2021

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: June 14, 2021

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager

FROM: Ricky Foster, Jr., Acting Director of Public Works

LEGISLATION: Resolution 2021-69: Authorizing the Repair of Dump Truck #53 in the amount of \$8,112

LEGISLATIVE HISTORY: There is no history to this resolution.

PURPOSE AND EXPLANATION: The Public Works Department uses dump trucks for their daily operations from snow plowing and salting, to hauling material and equipment. Dump Truck #53 is a 2012 International Dump Truck with a stainless dump body, and approximately 20,000 miles. During inspection of this truck it was discovered that the long steel sills holding on the dump body are rotted away, and the truck is unsafe for use. The Highway/Sewer/Fleet Supervisor has researched options for repair to this truck and the prices range from \$30,000 for a new body, \$17,000 for welding on new rails to the lowest quote from Trotter and Sons Welding, Inc. in the amount of \$8,112 to fabricate and install steel rails. As the truck has a lot of useful life remaining, it is being requested that the Board of Commissioners, approve this request to have Trotter and Sons Welding, Inc. make repairs to Dump Truck #53 in the amount of \$8,112.

IMPLEMENTATION SCHEDULE: a P.O. will be created, the truck will be delivered to Trotter and Sons Welding, Inc. to begin work as soon as their schedule allows.

FISCAL IMPACT: The funding of this repair will be charged against account 01430200-46040.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize the repair to Dump Truck #53 in the amount of \$8,112.

Trotter and Sons Welding, Inc.

2492 Old Route 100
 Barto, Pa 19504
 Phone: 610-845-0777
 Fax: 610-845-0778

Estimate

Date	Estimate #
5/13/2021	133

Name / Address
Radnor Township

#53

SALESPERSON	P.O. No.

Description	Qty	Rate	Total
Remove body & cut bottom rails off. Install new rails & cut rear hinge assumedly off old rails and re-install.		0.00	0.00T
Fabricate and install steel rails \$8,112.00			
Fabricate and install stainless steel rails is \$9,117.00			

New body cost 30k

Subtotal	\$0.00
Sales Tax (6.0%)	\$0.00
Total	\$0.00

E-mail
trotterwelding@aol.com

RESOLUTION NO. 2021-70

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING THE PAYMENT TO GRANTURK FOR
EMERGENCY REPAIRS TO THE TUB GRINDER IN THE AMOUNT NOT TO
EXCEED \$25,300**

WHEREAS, the Township collects residential yard waste each week, which is taken to Skunk Hollow and ground into mulch and wood chips

WHEREAS, the Township's tub grinder had a major malfunction/breakdown

WHEREAS, the emergency repairs to the grinder were are being evaluated to determine a timeline for repair, as well as the cost, and financial responsibility

WHEREAS, the tub grinder is no longer in warranty, but it was negotiated that the cost of the repairs would be shared between Radnor Township and DuraTech, the manufacturer

WHEREAS, GranTurk is the authorized DuraTech dealer whom worked on behalf of Radnor to implement the shipping and repair work

WHEREAS, the grinding mill was repaired at the manufacturer and returned to Radnor for installation

WHEREAS, the Public Works Fleet Maintenance team was able to reinstall the grinding mill, causing the tub grinder to work properly again

NOW, THEREFORE, be it **RESOLVED** the Board of Commissioners of Radnor Township does hereby authorize the payment to GranTurk for emergency repairs to the tub grinder in the amount not to exceed \$25,300

SO RESOLVED this 14th day of June, A.D., 2021

RADNOR TOWNSHIP

By: _____

Name: Jack Larkin

Title: President

ATTEST: _____

William M. White

Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 14, 2021

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager/Secretary

FROM: Ricky Foster, Jr., Acting Director of Public Works

LEGISLATION: Resolution 2021-70: Authorizing the payment to GranTurk for emergency repairs to the Tub Grinder in the amount not to exceed \$25,300.

LEGISLATIVE HISTORY: This is for the authorization to approve payment for the emergency repairs to the Township Tub Grinder.

PURPOSE AND EXPLANATION: The tub grinder at Skunk Hollow Park experienced a major breakdown in March of 2021, and was being evaluated by the Township, and the manufacturer to determine the responsibility, and cost for repair. It was determined that both the Township and the manufacturer would share responsibility for the repair. The grinding mill assembly was shipped off to the manufacturer, DuraTech in North Dakota for evaluation and repair. DuraTech returned the parts to Gran Turk, the Township's Authorized Dealer. The Township's Fleet Maintenance Division reinstalled the grinding mill back into the tub grinder last week, and ran a test, and the machine is working properly. The Township's portion of the repair will be invoiced and paid through GranTurk, in an amount not to exceed \$25,300.

IMPLEMENTATION SCHEDULE: The Township Manager authorized Matt Pilotti, Highway/Sewer/Fleet Supervisor to proceed with the evaluation and repairs to the Tub Grinder. After negotiations with the GranTurk (authorized DuraTech dealer), and the manufacturer. The Tub Grinder has been repaired and this is the request to pay for the emergency repairs.

FISCAL IMPACT: The invoice of \$25,300 will be charged against account 01430300-46040.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize payment to Gran Turk for emergency repairs to the Tub Grinder in an amount not to exceed \$25,300.

RESOLUTION NO. 2021-71

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING THE PAYMENT TO UPPER MERION
TOWNSHIP FOR THE DISPOSAL OF YARD WASTE IN THE AMOUNT OF
\$10,080**

WHEREAS, the Township collects residential yard waste each week, which is taken to Skunk Hollow and ground into mulch and wood chips

WHEREAS, the Township's tub grinder had a major malfunction/breakdown

WHEREAS, in order to continue the weekly, curbside yard waste collection, and minimize costs, Public Works contacted Upper Merion Township to request use of their composting facility

WHEREAS, Upper Merion accommodated Radnor's disposal but charged us a minimal amount to cover their expenses

WHEREAS, Upper Merion charged Radnor for 6 weeks of disposal at a cost of \$1,680 per week, at a total cost of \$10,080

WHEREAS, the Radnor tub grinder is back in operation at Skunk Hollow

NOW, THEREFORE, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby authorize payment to Upper Merion Township for the disposal of six weeks of yard waste at an amount totaling \$10,080

SO RESOLVED this 14th day of June, A.D., 2021

RADNOR TOWNSHIP

By: _____

Name: Jack Larkin

Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: June 14, 2021

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager/Secretary

FROM: Ricky Foster, Jr., Acting Director of Public Works

LEGISLATION: Resolution 2021-71: Authorizing payment to Upper Merion Township for the disposal of yard waste in the amount of \$10,080.

LEGISLATIVE HISTORY: This authorization is to pay Upper Merion Township for providing Radnor Township with a location to dispose of our brush and yard waste during the months of April and May during which time the Tub Grinder was out of service.

PURPOSE AND EXPLANATION: The tub grinder at Skunk Hollow Park has been out of service since the middle of March. During that time, the Township continued to provide our Wednesday curbside, yardwaste service. Initially, Mayfield Gardens brought in their grinder and had spent several days grinding up the waste which was accumulating at Skunk Hollow at a cost of \$8,200. It was confirmed that the repair may take some time, and in an effort to minimize cost, Public Works contacted Upper Merion Township to see if they could help us. Initially, Upper Merion provided us with several weeks of gratis disposal, but determined they had to charge us a minimal charge for our weekly disposal. The amount due to Upper Merion for our use of their composting facility is \$10,080 which was for 6 weeks of disposal.

IMPLEMENTATION SCHEDULE: The Township has been disposing all of our brush and yard waste at Upper Merion Township's compost location during the months of April and May. Final Board approval is requested for the payment for this service.

FISCAL IMPACT: The invoice for payment of \$10,080 will be charged against account 01430300-44050.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize payment to Upper Merion Township for the disposal of the Radnor yard waste for April and May in the amount of \$10,080.

RESOLUTION NO. 2021-72

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING EMERGENCY REPAIRS TO PUMP #1 AT
THE KING OF PRUSSIA PUMP STATION IN THE AMOUNT OF \$8,468.32**

WHEREAS, the Township is responsible for the maintenance, and repairs to the sanitary sewer mains and pumping stations

WHEREAS, the Township's King of Prussia Pumping Station was in need of emergency repairs to Pump #1

NOW, THEREFORE, be it **RESOLVED** the Board of Commissioners of Radnor Township does hereby authorize emergency repairs to Pump #1 at the King of Prussia Sewer Pump Station in the amount of \$8,468.32

SO RESOLVED this 14th day of June, A.D., 2021

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: June 14, 2021

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager/Secretary

FROM: Ricky Foster, Jr., Acting Director of Public Works

LEGISLATION: Resolution 2021-72: Authorizing emergency repairs to Pump #1 at the King of Prussia Sewer Pump Station

LEGISLATIVE HISTORY: There is no history to this resolution.

PURPOSE AND EXPLANATION: The Township is responsible for the maintenance, and repairs to the sanitary sewer mains and pumping stations. Whereby the Township Sewer Department was notified of a problem at the King of Prussia Pump Station, and it was necessary to have Pump #1 removed, rebuilt, and re-installed. As this is the first meeting of the Radnor Board of Commissioners following the emergency repairs, I am requesting payment to Municipal Maintenance in the amount of \$8,468.32.

FISCAL IMPACT: The cost of the emergency repairs for the removal, rebuild and reinstallation of pump #1 at the King of Prussia Pump Station will be charged to the sewer account 02430601-44311 in the amount of \$8,468.32.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize payment for the emergency repairs to the King of Prussia Pump Station pump #1 to Municipal Maintenance in the amount of \$8,468.32.

Remit To: Municipal Maintenance Co.
 1352 Taylors Lane
 Cinnaminson, NJ 08077



Invoice 13641
 Invoice Date 06/03/21
 Due Date 07/03/21

Bill To: Radnor Township
 301 Ivan Avenue
 Radnor, PA 19087

Work Description:

This invoice is for the parts and labor to perform the following work, on the #1 pump, located at the King of Prussia PS:

- Troubleshoot pump and found the pump needed to be rebuild.
- Pulled pump and transported to MMC shop.
- Replaced bearings.
- Fabricated bearing adapter.
- Bore and sleeved bearing housing.
- Replaced impeller nut.
- Replaced deflector ring.
- Sleeved.
- Reassembled and painted.
- Reinstalled and laser aligned.

Work Order: 210844

Service Location: King of Prussia Pump Station
 570 king of prussia road
 Radnor, PA 19087

Price Method: Flat Price

Description	Price	Tax	Total
	Total	Amount	
Total	8,468.32	0.00	8,468.32
	8,468.32	0.00	8,468.32

Discount Date: Discount Rate: 0% Terms: Net 30 days

Subtotal	8,468.32
Tax	0.00
Total	8,468.32

RESOLUTION NO. 2021-73

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING EMERGENCY REPLACEMENT OF THE
CONTROLLER AT THE KING OF PRUSSIA PUMP STATION IN THE
AMOUNT OF \$15240**

WHEREAS, the Township is responsible for the maintenance, and repairs to the sanitary sewer mains and pumping station's

WHEREAS, the Township's King of Prussia Pumping Station's LC-150 Controller has lost all visual controls

WHEREAS, the LC-150 Controller tells the sewer pump when to operate and for how long

WHEREAS, the LC-150 Controller is an integral component of the Pump Station Operation

WHEREAS, the Township Manager has provided emergency authorization to order and replace the Controller at the King of Prussia Pump Station

WHEREAS, Municipal Maintenance and provided a quote in the amount of \$15,240 for the removal and replacement of a new controller in the amount of \$15,240

NOW, THEREFORE, be it **RESOLVED** the Board of Commissioners of Radnor Township does hereby authorize emergency replacement of the LC-150 Controller at the King of Prussia Sewer Pump Station in the amount of \$15,240.

SO RESOLVED this 14th day of June, A.D., 2021

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: June 14, 2021

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager/Secretary

FROM: Ricky Foster, Jr., Acting Director of Public Works

LEGISLATION: Resolution 2021-73: Authorizing emergency replacement of the LC-150 Controller at the King of Prussia Sewer Pump Station

LEGISLATIVE HISTORY: There is no history to this resolution.

PURPOSE AND EXPLANATION: The Township is responsible for the maintenance, and repairs to the sanitary sewer mains and pumping stations. Whereby, Municipal Maintenance reinstalled Pump #1 during an emergency repair at the King of Prussia Pump Station, but upon reinstallation of the pump discovered that the LC-150 Controller which tells the pumps when to operate, for how long along with other inputs. It is an emergency replacement for this controller to make sure that the pumps within the pump station is working correctly. A quote was provided by Municipal Maintenance to supply and install a new controller, and the Township Manager provided authorization to order the new controller. This legislation is for the emergency approval of the Township Managers authorization.

FISCAL IMPACT: The cost of the emergency replacement for the LC-150 Controller at the King of Prussia Pump Station will be charged to the sewer account 02430601-44311 in the amount of \$15,240.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize emergency replacement of the LC-150 Controller at the King of Prussia Sewer Pump Station to Municipal Maintenance in the amount of \$15,240.



Quotation

1352 Taylors Lane
Cinnaminson, NJ 08077
Phone: (856) 786-9434
Fax: (856) 786-0642
www.mmc-nj.com

Date: 6/3/2021
Quotation #: 44555Q

Bill To:
Matt Pilotti
Radnor Township
301 Ivan Avenue
Radnor Twp., PA 19087

Quotation valid until: 7/3/2021
Terms: Net 30 Days
Delivery: 3-4 Weeks

Phone: (267) 838-2255
Fax: (610) 687-0201
Email: mpilotti@radnor.org

Project Name: King of Prussia - Supply & Install (1) LC-150 Controller - MMC Job # #211128T

Item	Qty	Description	Unit Price	Total Price
1.	1	Labor to date:	\$ 910.00	\$ 910.00
2.	1	Perform the following: • Remove existing controller. • Supply and install (1) LC-150 controller. • Program and test run.	\$ 14,330.00	\$ 14,330.00
Total			\$	15,240.00

Comments:

- This quotation does not include any taxes, if applicable.
- MMC is a licensed NJ Electrical Contractor (Lic. #15195).

If you have any questions concerning this quotation, please contact:

Michael Hawes

Sales Representative
mhawes@mmc-nj.com
Cell: (609) 471-9321

MMC approval xDG

THANK YOU FOR YOUR BUSINESS!
ELECTRICAL CONTRACTOR LICENSE #15195

RESOLUTION NO. 2021-75

A RESOLUTION OF SUPPORT OF LGBTQ+ PRIDE MONTH

WHEREAS, Radnor Township welcomes and encourages diversity and inclusion within our community; and

WHEREAS, Pride Month is celebrated annually in the month of June to honor the Stonewall Riots in New York City, which marked a pivotal point for Lesbian, Gay, Bisexual, Transgender and Queer/Questioning, Plus (LGBTQ+) rights in the United States; and

WHEREAS, celebrating Pride Month raises awareness and provides support and advocacy for the LGBTQ+ community, and is an opportunity to become educated, engage in dialogue, strengthen alliances and build understanding; and

WHEREAS, while there has been remarkable progress towards acceptance and equality, members of the LGBTQ+ community continue to face discrimination, intolerance, and hate; and

WHEREAS, we must commit to supporting and accepting LGBTQ+ individuals, in particular our youth, who compared to their peers are far more likely to experience violence and bullying at school; to suffer from depression; to struggle with substance use; and to have attempted suicide; and

WHEREAS, by protecting the rights of every individual, we enhance and strengthen the value of everyone throughout our entire society; and

WHEREAS, we affirm our support for LGBTQ+ residents in our community and stand with them to protect their civil rights and their ability to live openly, equally and without fear; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners on this 14th day of June, 2021, that Radnor Township recognizes and supports the month of June 2021 as LGBTQ+ “Pride Month;” and we urge all residents to celebrate and build a culture of inclusiveness and acceptance – during this month and every month.

RADNOR TOWNSHIP

By: _____
Jack Larkin, President

ATTEST: _____
William White, Township Secretary

RESOLUTION 2021-76

RESOLUTION IN SUPPORT OF JUNETEENTH NATIONAL FREEDOM DAY

WHEREAS, June 19, 1865, or “Juneteenth,” is considered the date when the last slaves in America were freed when General Gordon Granger rode into Galveston, Texas, and issued General Order No. 3, almost two and one-half years after President Lincoln issued the Emancipation Proclamation; and

WHEREAS, Juneteenth is celebrated as a way to honor and reflect on the significant role that African Americans have played in the history of the United States and how they have enriched society through the promotion unity and equality, and the preservation of civil rights for all; and

WHEREAS, the holiday was celebrated informally since 1865, but it was not until 1980 that the first state, Texas, recognized it as a holiday. Since then, 47 states and the District of Columbia have recognized the significance of the day; and

WHEREAS, in 2019, Governor Tom Wolf signed legislation designating June 19 as “Juneteenth National Freedom Day;” and

WHEREAS, the observance of the end of slavery is an important part of the history and heritage of the United States; and

WHEREAS, the faith and strength of character demonstrated by former slaves and the descendants of former slaves remain an example for all people of the United States, regardless of background, religion, or race;

WHEREAS, Juneteenth celebrations have been held to honor African American freedom while encouraging self-development and respect for all cultures;

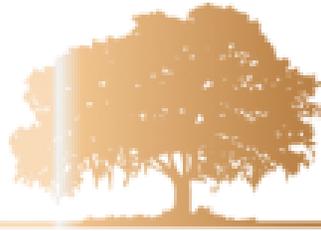
WHEREAS, the continued nationwide celebration of Juneteenth National Freedom Day provides an opportunity for the people of the United States to learn more about the past and to better understand the experiences that have shaped the United States; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners for Radnor Township recognizes, adopts and proclaims this Resolution to underscore the freedom AND dignity of every human being. As a governmental body, we oppose and reject any form of oppression and pledge to support our residents, churches, and organizations working to achieve genuine equality and protect the human rights of all of people of Radnor.

RADNOR TOWNSHIP

By: _____
Jack Larkin, President

ATTEST: _____
William White, Township Secretary



WILLOWS

PARK PRESERVE



Radnor Township
Board of Commissioner's Report

June 14, 2021

Introduction

The Willows Park Preserve offers this report to the Radnor Board of Commissioners to provide a summary of the progress that has taken place at the Preserve over the past year. Although we have kept the Township staff fully informed several times throughout this year, the pandemic has impeded our ability to fully inform the Commissioners. This report will cover the following topics:

- Purpose
- Facility improvements at the Willows Mansion
- Fundraising / Finance
- Programming
- Radnor Township Partnership
- Leadership

PURPOSE

Quoted directly from the Lease agreement ... “To restore the Mansion, and to maintain and operate community-based programs and events from the Leased premises, thereby alleviating the Township’s burden of restoring renovating, and/or preserving the Leased Premises, to provide innovative, educational programs for all age groups , and to make the Leased Premises available for community and fundraising events that support the preservation of the Leased Premises as a historic, community resource for generations of Radnor residents”.

FACILITY IMPROVEMENTS

- This time last year a new tile roof system was being installed on the building. The project included new dormers as well as copper flashings, gutters, and downspouts. Since completion there has not been any water intrusion into the building.
- The building’s heating system was restored last fall. Four of the five furnaces within the building were not operating and several related leaks were repaired.
- The emergency generator was rejuvenated such that there is emergency electricity once again.

- Additional exit signs and emergency exit lighting were installed, and several electric circuits restored. Fire extinguishers were properly relocated and inspected.
- Slate terraces overlooking the pond were renovated to eliminate numerous trip hazards, and exterior plantings were maintained / installed.
- Several failing and hazardous trees overhanging the house were removed.
- Many interior improvements have taken place either with donations or through “at cost” pricing. These include new drapes and carpet for the main foyer, a refinished solarium floor, all first-floor walls were repainted, main entry and library doors to terrace restored and painted, and an aesthetic treatment of existing furnishings were provided to give the interior more visual appeal.

In brief, the exterior and the first floor are now functional and look cared for. We currently are pursuing further improvements such as having air-conditioning systems repaired and exploring options to create a more accessible facility.

FUNDRAISING / FINANCE

As with many non-profits The Willows Park Preserve has been limited in its fundraising activities during this Covid 19 pandemic time. Planned programming expected to contribute funds was seriously hampered by the shutdown. Nonetheless it has survived on its existing funds by postponing several planned facility improvements, receiving two Payroll Protection Program payments and several significant donations. We are confident that with the pandemic hopefully behind us the Preserve will remain sustainable and become vibrant. A “Friends of the Willows” campaign has been recently launched and contributions are flowing in. During the pandemic, the entire Preserve Board offered sound contributions as well as did several community members. We developed a list of over 2000 interested community members that continues to grow with each program we conduct. The number of new donors and public donations in 2020 exceeded 2019 by significant percentages. We are pursuing applicable foundation funding and grants that have been slow to respond due to the pandemic. We are about to enter a mutually beneficial contract with a local caterer to provide services for the predicted 25 major events as referenced in the lease agreement with Radnor.

The 2020 financial results summary show we had contributions and funding of \$301,325 with a total of 247 donors, five of which donated greater than \$5000. Two anonymous donors contributed \$175,000. Total expenses were \$283,718, of which \$128,738 were allocated toward Program Services.

Unfortunate issues with the original roofing contractor resulted in significant legal expenses, though legal fees in 2021 are expected to be minimal. Also, fees paid to the architect, Archer

Buchanan, in 2020 for the roofing project were significant, another expense we do not foresee this fiscal year.

Fees paid to the to second roofing contractor, Gillespie Contracting, Inc. as well the original contractor for the roof project were capitalized and are accounted for as leasehold improvements on our balance sheet. This amount, \$940,909 at the end of 2020, will be amortized over the life of the lease agreement.

Radnor Township's agreed upon \$15,000 annual funding utilities and maintenance for the first two years of the lease agreement was greatly appreciated by the WPP, especially during this pandemic year. These set aside funds were necessary in funding the heater and the emergency generator service and repair. The Preserve respectfully requests the Radnor Township Board of Commissioners extend that fund one more year as we recover from the pandemic losses. We anticipate a similar expense will result from servicing / repairing the air-conditioning systems.

PROGRAMMING As previously mentioned, planned programming and its resultant revenue was seriously hampered by the pandemic. However, the Preserve recently offered several programs such as:

- Monthly newsletters
- Concerts in the Courtyard
- Fishing clinics
- Virtual Vegetable gardening series
- Willows Park Arboretum and wildflower tours
- Four session virtual speaker series on the history of Radnor mansions
- Private fundraising events
- Workout sessions at WPP

We are currently receiving requests for and planning to provide space for lectures, classes, live performances, meetings, fundraising dinners, anniversaries, weddings, baby showers and other community programming.

RADNOR TOWNSHIP PARTNERSHIP

- Staff collaboration
 1. Assistance with generator & heater restoration.
 2. Trash / recycling pick up.
 3. Code and procedural guidance.
 4. WPP and Radnor Park & Recreation collaboration on park usage.
 5. Award bestowed on the Willows Park Preserve and Radnor Township by the Heritage Commission of Delaware County for ... "In recognition of Outstanding Historic Preservation in Delaware County".

WILLOWS PARK PRESERVE LEADERSHIP

- President Howard Holden
- Vice-president John DeFlaminis
- Treasurer Krista Hixon
- Secretary Mary Coe
- Executive Director William Nord
- Cliff Cohn
- Claire Streibert

CARFAC Update
on OPEB Project

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township

Stephen F. Norcini

Engineer CC: William M. White, Township

Manager Date: June 7, 2021

Re: 235 Pembroke Avenue - Stormwater Management Waiver Request

The infiltration requirements could not be met due to existing soil conditions. The applicant for 235 Pembroke avenue was before the Commissioners previously, and his waiver request was not granted.

The applicant is proposing to construct the following:

- 2,186 SF dwelling
- 618 SF driveway expansion
- 268 SF walks
- 323 SF patio

The plans have been revised to note the basin has been redesigned to control more impervious area.

Attached are the plans and Gannett Fleming review letters.



*Excellence Delivered **As Promised***

Date: May 18, 2021

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

From: Roger Phillips, PE

RE: 235 Pembroke Ave – Stormwater Waiver Request
Grading Permit Application – GP App #202548

The applicant has submitted a grading permit for the construction of a 2,186 SF dwelling, 618 SF driveway expansion, 268 SF walks and a 323 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 is also requesting a waiver from §245-23 Water Quality.

The applicant conducted one test pit on the site. Permeability testing was conducted at 12", 24", 36", and 48" and all failed with a permeability of 0. The applicant is proposing an underground detention basin to manage peak rates.

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.

Since the previous waiver request, the plans have been revised to address the concerns of the Board of Commissioners. The basin has been redesigned to control more disturbed area and to compensate for the remaining uncontrolled disturbed area. The proposed level spreader has been relocated further away from the driveway and two large trees to allow for better dispersion of discharge and to minimize disturbance to the root systems.

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.

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

Gannett Fleming

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, consisting of a large, stylized 'R' followed by a horizontal line and a small flourish.

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



May 18, 2021

Mr. Steve Norcini
Radnor Township
301 Iven Ave.
Wayne, PA 19087

Re: 235 Pembroke Ave.
Stormwater infiltration
Waiver request for revised stormwater design.

Dear Mr. Norcini,

I am writing on behalf of Pembroke Holdings LLC concerning the proposed construction of a new single-family home at 235 Pembroke Ave. Infiltration tests conducted by Delaware Valley Septics, Inc. for the proposed stormwater system revealed soil conditions that are unsuitable for recharge. Tests on the property yielded an infiltration rate of 0 in./hr. Possible locations for the basin are limited. The applicant is requesting waivers from the provisions of Section 245-22(A)(2)(c)[2] requiring a minimum of 0.50 inches of infiltration, and section 245-23(D) requiring treatment of a volume of water for water quality. The applicant proposes the installation of an underground detention basin to meet the requirements for rate control.

The basin has been re-designed from the most recent configuration to control more disturbed area and to compensate for the remaining uncontrolled disturbed area. The spreader has been moved further away from the road and driveway to allow for better dispersion of the discharge. The basin has been moved further away from the two large trees on the west side to minimize the disturbance to the root systems. The post construction discharges have been reduced to levels below the pre-development levels for all storms, but very significantly for the 1-yr. through 25-year storms. The impact on the surrounding area will be much less than the current condition.

Please call or email if you have any questions.

Sincerely,

Robert K. Wager, P.E.

Impervious Surface

Complete the impervious surface table (required).

Location: 235 PEMBROKE AVE

Project Description: NEW HOUSE

Gross Lot Area 18,215 Sq. Ft.

To be Completed by Radnor Township

Permit Number: _____

Submission Date: _____

Shade Tree Approval Date: _____

Final Approval Date: _____

Zoning Approval: _____

Zoning Officer _____

Grading Permit Approval: _____

Township Engineer _____

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	743		743	2186	2186	
Walkway/sidewalk	152		152	268	268	
Patios, decks				323	323	
Driveway	2042		1780	618	880	
Other	23		23			
Total	2960	16.25%	2698	3395	3657	20.08 %

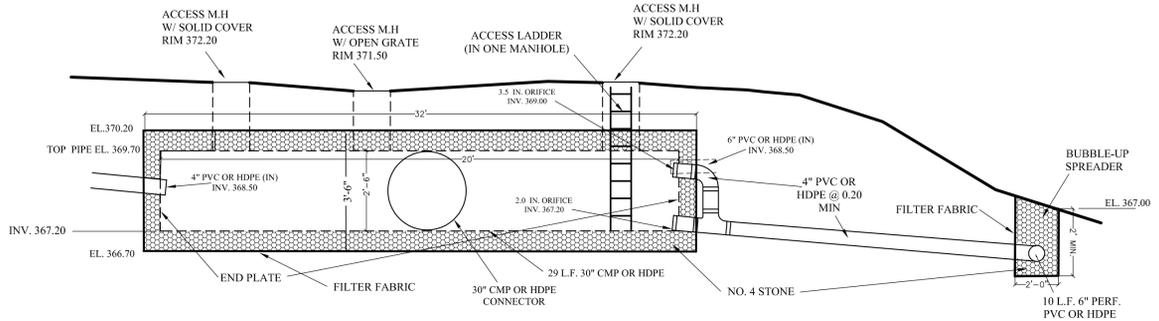
Estimated Cubic Yards of Dirt Involved 900 Will this fill be taken off site Yes No

Number of trees to be removed (over 6" in diameter) 5 Is Property in Historical District Yes No

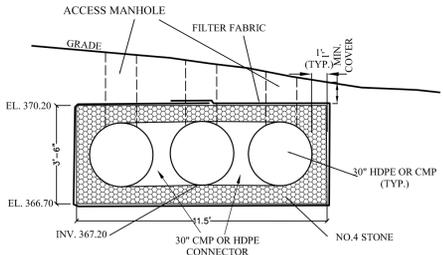
Place a check in the box of the Zoning District applicable to your lot. (required)

Zoning Table

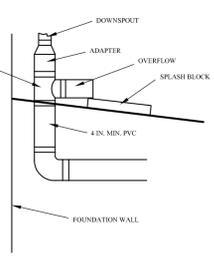
Zoning District	Maximum Impervious Cover (%)		Zoning District	Maximum Impervious Cover (%)		Zoning District	Maximum Impervious Cover (%)
R-1	22		CO 2,3 stories	50		GH_CR	95
R-2	30	<input checked="" type="checkbox"/>	C1	60		GH-BC	50
R-3	35		C-2	70		GH-OS	15
R-4	40		C-3	65		WBOD	NA
R-5 Semi/2 family detached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



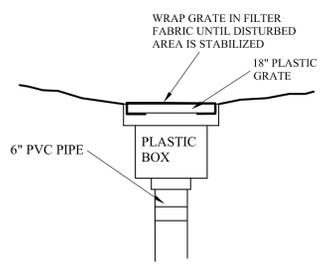
SEEPAGE BED LONGITUDINAL SECTION
N.T.S.



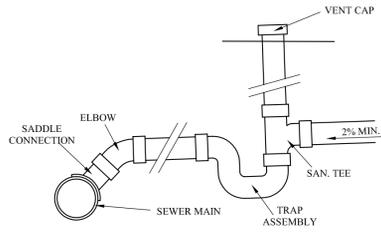
SEEPAGE BED X-SECTION
N.T.S.



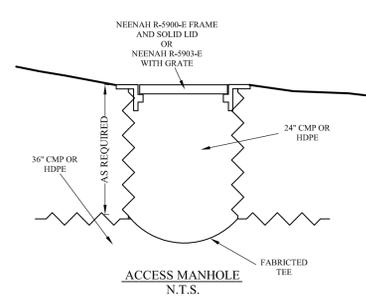
DOWNSPOUT DETAIL
NO SCALE



18\"/>



SAN. LATERAL CONNECTION
NO SCALE



ACCESS MANHOLE
N.T.S.

LEGEND

EXIST. CONTOUR	
PROP. CONTOUR	
EXIST. TREE TO BE REMOVED	
SILT FENCE	
TREE PROTECTION FENCE	
UTILITIES	
PROP. STORM DRAINS	
CONSTRUCTION ENTRANCE TIRE CLEANER	
PROPERTY LINES	
STEEP SLOPES 14% TO 20%	
STEEP SLOPES OVER 20%	
LIMIT OF DISTURBANCE	

CONSTRUCTION STAGING

- EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE MAY BEGIN. ONLY LIMITED DISTURBANCE WILL BE PERMITTED FOR THE CONSTRUCTION OF THE SEDIMENT CONTROL FACILITIES. CONSTRUCTION PROCEDURES AND STAGING MUST BE ADHERED TO CAREFULLY TO MINIMIZE THE TIME THAT SOIL IS EXPOSED TO EROSION. CONSTRUCTION IS TO BE STAGED AS FOLLOWS:
1. PLACE SEDIMENT CONTROL BARRIERS IMMEDIATELY DOWNHILL OF EARTHMOVING ACTIVITIES.
 2. CLEAR AND GRUB CONSTRUCTION AREA, REMOVING THE MINIMUM AMOUNT OF VEGETATION NECESSARY FOR CONSTRUCTION.
 3. STRIP AND STOCKPILE TOPSOIL FROM CONSTRUCTION AREA.
 4. THE TOPSOIL STOCKPILE SHALL BE TEMPORARILY SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 4 LBS. PER 1000 SQ. FT.
 5. DE-ACTIVATE EXISTING UTILITIES.
 6. DEMOLISH EXISTING BUILDINGS AND A PORTION OF DRIVE. REMOVE DEBRIS FROM SITE.
 7. EXCAVATE FOR FOUNDATION.
 8. CONSTRUCT BUILDING.
 9. INSTALL PIPING AND UTILITIES. WRAP INLET GRATE IN FILTER FABRIC.
 10. GRADE AND STONE NEW PORTION OF DRIVEWAY.
 11. PAVE NEW DRIVEWAY AND RESURFACE REMAINING PORTION OF EXISTING DRIVE.
 12. CONSTRUCT RAIN GARDEN.
 13. SPREAD TOPSOIL AND FINISH GRADE.
 14. REMOVE EXISTING DRIVEWAY.
 15. SEED AND MULCH DISTURBED AREAS IN ACCORDANCE WITH PADOT FORMULA B.
 16. REMOVE EROSION AND SEDIMENTATION CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL AND SAFETY REQUIREMENTS GOVERNING THE WORK SHOWN.
2. THE CONTRACTOR MUST VERIFY THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES BEFORE THE START OF WORK.
3. GEOTEXTILE FILTER FABRIC SEDIMENT CONTROL BARRIERS SHALL BE PLACED AS DIRECTED BY THE ENGINEER.
4. DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS SHALL BE MULCHED AND SEEDED.
5. ALL ROOF DRAINS ARE TO BE TIED TO BASIN.
6. ALL TREES WITHIN 10 FEET OF THE PROPERTY LINE HAVE BEEN LOCATED.
7. ALL TREE ROOTS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL BE CUT CLEANLY.
8. NO TIRE CLEANER IS PROPOSED. THE EXISTING DRIVEWAY WILL BE USED AS THE CONSTRUCTION ENTRANCE. THE TIRES OF CONSTRUCTION VEHICLES WILL BE WASHED BEFORE ENTERING PUBLIC ROADS. IF THE EXISTING DRIVEWAY IS INSUFFICIENT IN PREVENTING SEDIMENT FROM LEAVING THE SITE, THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL A CONSTRUCTION ENTRANCE.

SEEDING SPECIFICATIONS

PERMANENT SEEDING	
60% KENTUCKY BLUEGRASS	
30% RED FESCUE	
10% PERENNIAL RYE GRASS	260 LB./AC.
FERTILIZER	
10-20-20	1000 LB./AC.
LIME	2 TONS/AC.
MULCH	
HAY OR STRAW	3 TONS/AC.
TEMPORARY SEEDING	
ANNUAL RYEGRASS	40 LB./AC.
FERTILIZER	
5-5-5	1000 LB./AC.
MULCH	
HAY OR STRAW	3 TONS/AC.

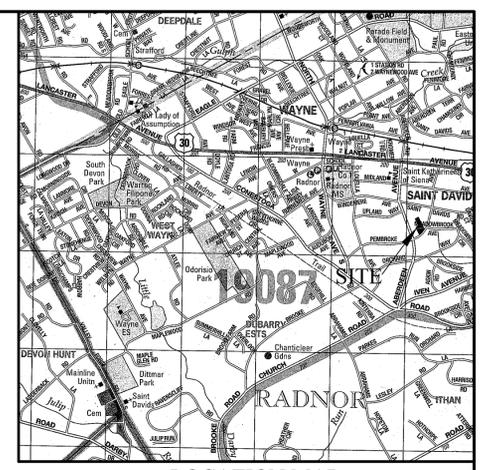
IF THE APPLICANT HAS REQUESTED A WAIVER FROM THE REQUIREMENTS OF CHAPTER 245-22.A.(2), GROUND WATER RE-CHARGE AND CHAPTER 245-23.D, WATER QUALITY REQUIREMENTS.

I, _____, THE APPLICANT, DO HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE RADNOR TOWNSHIP.

DATE _____

I, ROBERT K. WAGER, P.E., ON THIS DATE, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DATE 5/03/21



LOCATION MAP
1" = 2000'

LOT AREA: 18,215 S.F.

ZONING REGULATIONS

R-2 ZONING DISTRICT	
LOT AREA	20,000 S.F. MIN.
LOT FRONTAGE	100 FT. MIN.
BLDG. AREA	18% MAX.
FRONT YARD	40 FT. MIN.
SIDE YARD	20 FT. MIN., 45 FT. AGG.
REAR YARD	40 FT. MIN.
IMPERVIOUS COVER	30% MAX.
BLDG. HEIGHT	35 FT. MAX.

IMPERVIOUS COVER

EXISTING	
GARAGE	743 S.F.
DRIVE	2042 S.F.
WALKS	152 S.F.
WALKS	23 S.F.
TOTAL IMPERVIOUS	2960 S.F. (16.25%)
TOTAL BLDG. AREA	743 S.F. (4.08%)

IMPERVIOUS COVER

PROPOSED	
HOUSE	2186 S.F.
DRIVE	880 S.F.
PATIO	323 S.F.
WALK	268 S.F.
TOTAL IMPERVIOUS COVER:	3657 S.F. (20.08%)
TOTAL BLDG. COVERAGE:	2186 S.F. (12.00%)

NOTE: THE RAINGARDEN WAS DESIGNED FOR 800 S.F. OF FUTURE IMPERVIOUS. ALL FUTURE IMPERVIOUS COVER SHALL HAVE RUNOFF PIPED DIRECTLY TO THE RAIN GARDEN AND WILL REQUIRE A GRADING PERMIT.

SOILS:
M4 - MADE LAND, GABBRO AND DIABASE MATERIALS
HYDROLOGIC GROUP C

NOTE:
5 TREES ARE TO BE REMOVED

OWNER:
PEMBROKE HOLDINGS LLC
623 CONESTOGA RD.
VILLANOVA, PA 19085

NOTES:
PHYSICAL FEATURES FROM FIELD SURVEY BY RWK ENGINEERING SERVICES, INC., JAN., 2021.

REVISED STORMWATER SYSTEM	5-03-21
REVISED STORMWATER SYSTEM	4-07-21
REVISED AS PER REVIEW OF 2-05-21	3-02-21

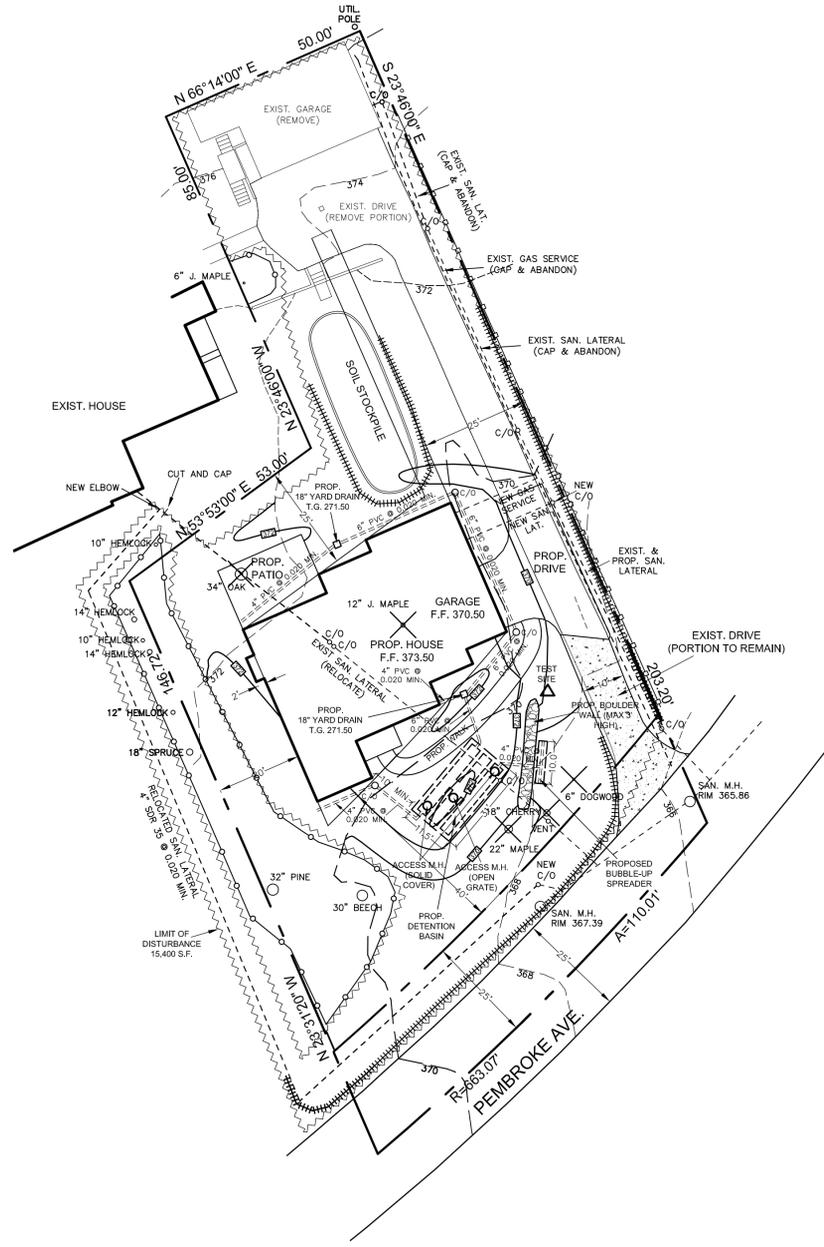
REVISIONS

RWK ENGINEERING SERVICES
ROBERT K. WAGER, P.E.
1610 PELHAM AVENUE
HAVERTOWN, PA 19083
(610) 642-0961

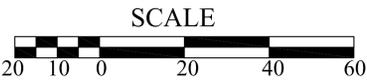
GRADING PLAN

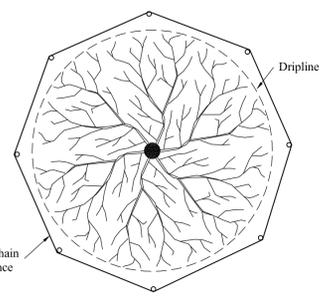
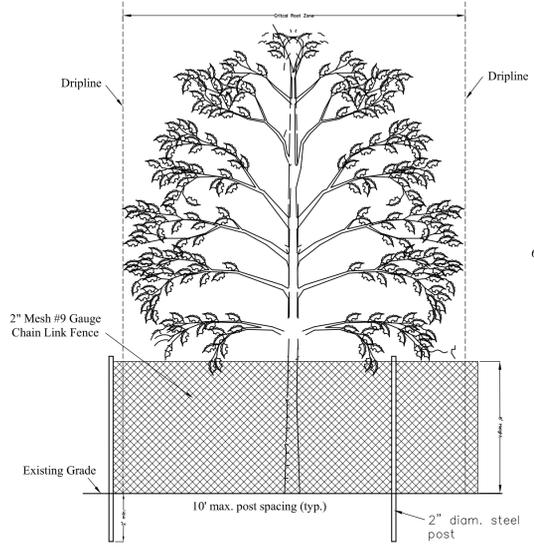
235 PEMBROKE AVENUE
RADNOR TOWNSHIP

DELAWARE COUNTY	PENNSYLVANIA
DATE: 1/11/21	SCALE: 1"=20'-0"
DRAWN BY: RWK	PROJ. NO.: 20076



SITE PLAN





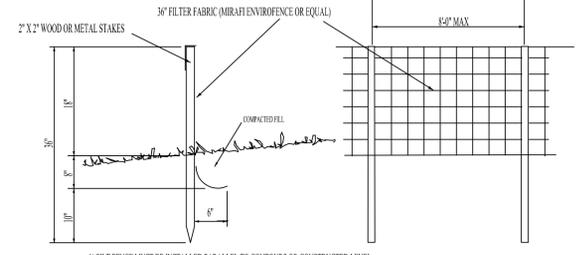
PLAN VIEW

TREE PROTECTION SPECIFICATIONS

- I. A 4" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.
- 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 2" 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 trunk wrap by coiling 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.

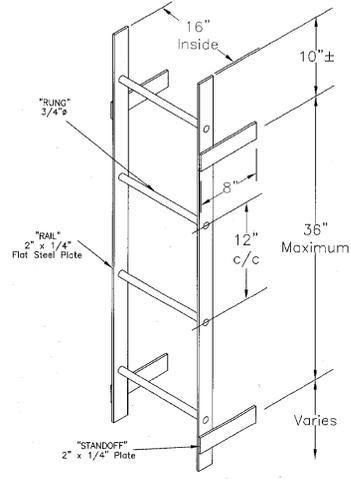
- DO NOT:
- A. Allow runoff of spillage of damaging materials into the area below any tree canopy.
 - B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - C. Cut, break skin or bruise roots, branches or trunks without first obtaining authorization from the Consulting Arborist.
 - D. Allow fires under and adjacent to trees.
 - E. Discharge exhaust into foliage.
 - F. Secure cable, chain or rope to trees or shrubs.
 - G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Consulting Arborist.
 - H. Apply soil sterilants under pavement near existing trees.

TREE PROTECTION DETAIL
N.T.S.



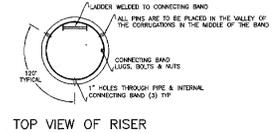
- 1) SILT FENCE MUST BE INSTALLED PARALLEL TO CONTOURS OR CONSTRUCTED LEVEL.
- 2) SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 OF THE ABOVE GROUND HEIGHT OF THE SILT FENCE.
- 3) ANY SILT FENCE THAT HAS BEEN TUMPLED OR UNDERMINED MUST BE REPLACED WITH A ROCK FILTER OUTLET IMMEDIATELY.
- 4) ACCUMULATED SEDIMENT WILL BE REMOVED, SPREAD AND STABILIZED ON SITE.

SILT FENCE DETAIL
NO SCALE

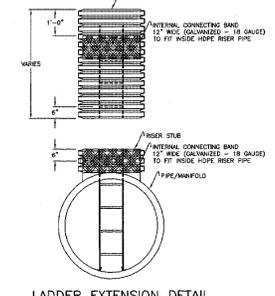


1. 3/4" rungs are to be welded into 7/8" holes in the rails.
2. Standoff to be welded to rails and riser wall to locate rung at 7" spacing from pipe wall.
3. Maximum spacing of standoffs shall not exceed 36".
4. Ladder shall not be installed in riser w/diameter less than 36".
5. Detail at bottom of ladder will vary with type of manhole.
6. Maximum length of ladder rail is 19'-10".
7. Standard finish: Galvanized paint.

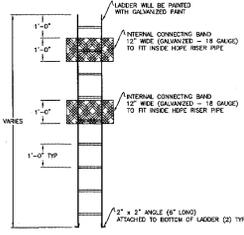
LADDER DETAIL



TOP VIEW OF RISER



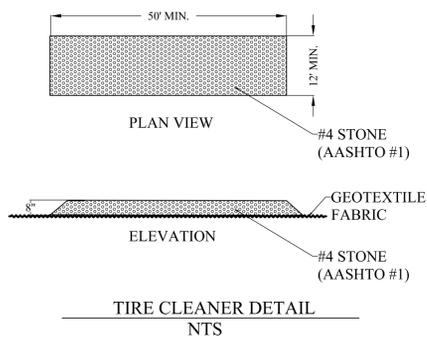
LADDER EXTENSION DETAIL



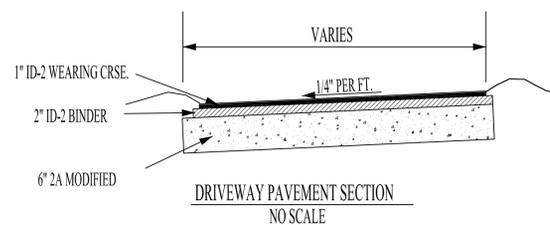
LADDER DETAIL

HDPE LADDER DETAIL

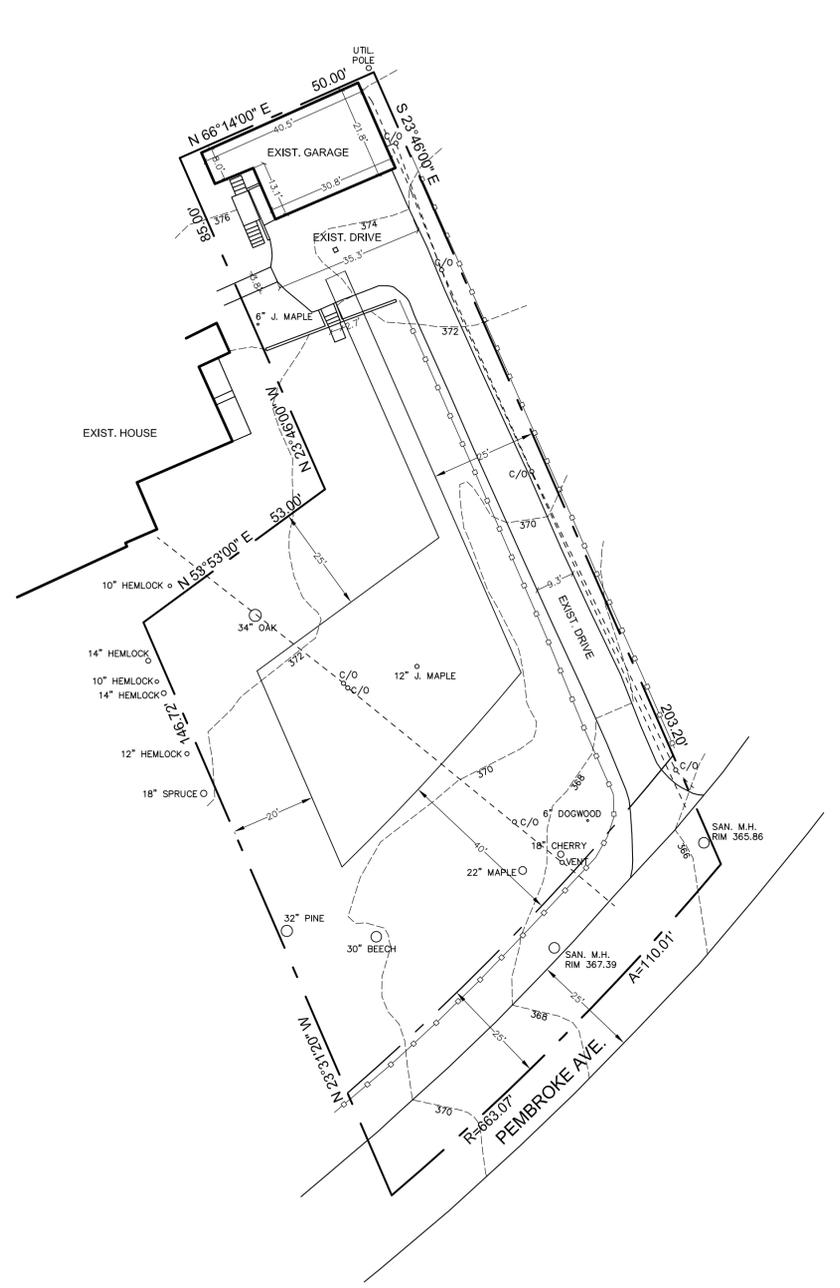
THE ACCESS PORT LADDER DETAIL HAS BEEN PREPARED BASED ON THE PROJECT PLANS AT THE CUSTOMER'S REQUEST. LANE ENTERPRISES, INC. IS NOT RESPONSIBLE FOR INSURING COMPLIANCE WITH APPLICABLE FEDERAL, STATE OR LOCAL REGULATIONS REGARDING ACCESS TO UNDERGROUND STRUCTURES.



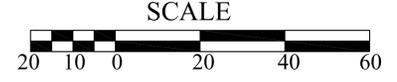
TIRE CLEANER DETAIL
N.T.S.



DRIVEWAY PAVEMENT SECTION
NO SCALE



EXISTING SITE PLAN



STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. Vehicles and equipment may not enter public roads without having the tires cleaned or washed.
2. Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter.
3. The operator shall assure that the approved erosion and sediment control plan is properly and completely implemented.
4. Until the site achieves final stabilization, the operator shall assure that the best management practices are implemented, operated, and maintained properly and completely. Maintenance shall include inspections of all best management practice facilities. The operator shall maintain and make available to local Conservation District complete, written inspection logs of all those inspections. All maintenance work, including cleaning, repair, replacement, regrading, and restabilization shall be performed immediately.
5. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.
6. Before initiating any revisions to the approved erosion and sediment control plan or revisions to other plans which may affect the effectiveness of the approved E&S control plan, the operator must receive approval of the revisions from the local Conservation District.
7. The operator shall assure that an erosion and sediment control plan has been prepared, approved by the local Conservation District, and is being implemented and maintained for all soil and/or rock spoil and borrow areas, regardless of their locations.
8. All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas.
9. The operator is advised to become thoroughly familiar with the provisions of the Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control.
10. A copy of the approved erosion and sediment control plan must be available at the project site at all times.
11. The E&S control plan mapping must display a PA ONE CALL SYSTEM INCORPORATED symbol including the site identification number. (This is a numbered symbol not a note.)
12. Erosion and sediment BMP's must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMP's.
13. After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during removal of the BMP's must be stabilized immediately.

14. At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer, and the local Conservation District to an on-site meeting. Also, at least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations.
15. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. 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.
16. Immediately after earth disturbance activities cease, the operator shall stabilize any areas disturbed by the activities. During non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year must be stabilized in accordance with the permanent vegetative stabilization specifications.
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.
18. Temporary Stabilization & Permanent Stabilization
19. Hay or straw mulch must be applied at 3.0 tons per acre.
20. Mulch with mulch control netting or erosion control blankets must be installed on all slopes 3:1 and steeper.
21. Straw mulch shall be applied in long strands, not chopped or finely broken.
22. Until the site is stabilized, all erosion and sediment BMP's must be maintained properly. Maintenance must include inspections of all erosion and sediment control BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
23. Sediment removed from BMPs shall be disposed of in landscaped areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized, or placed in topsoil stockpiles.
24. The operator shall remove from the site, recycle, or dispose of all building materials and waste in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or waste at the site.



REVISED STORMWATER SYSTEM	5-03-21
REVISED STORMWATER SYSTEM	4-07-21
REVISIONS	REVISED AS PER REVIEW OF 2-05-21
REVISIONS	3-02-21
ROBERT K. WAGER, P.E.	
1610 PELHAM AVENUE HAVERTOWN, PA 19083 (610) 642-0961	
ENGINEERING SERVICES	
DETAILS - E&S NOTES	
235 PEMBROKE AVENUE RADNOR TOWNSHIP	
DELAWARE COUNTY	PENNSYLVANIA
DATE: 1/11/21	SCALE: 1"=20'-0"
DRAWN BY: RKW	PROJ. NO.: 20076

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

CC: William M. White, Township Manager

Date: June 8, 2021

608 West Wayne Avenue: Stormwater Waiver Request

The applicant proposes to construct a 1,918 square foot driveway addition. Testing has determined that the ground does not meet the Township's Stormwater Management Ordinance's infiltration requirements.

The applicant is proposing to install a rain garden to provide rate control and water quality.



*Excellence Delivered **As Promised***

Date: June 7, 2021

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

From: Roger Phillips, PE

RE: 608 W Wayne Avenue – Stormwater Waiver Request
Grading Permit Application – GP App #203578

The applicant has submitted a grading permit for the construction of a 1,918 SF driveway addition. 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 two test pits on the site. Soil features in test pit 1 exhibited redoximorphic features indicative of a high water table from 6" to 72" and groundwater was encountered at 108". Permeability testing was conducted for test pit 1 at 60", 72", and 84" and all failed with a permeability rate of 0. Soils features in test pit 2 exhibited redoximorphic features indicative of a high water table from 6" to 48" and groundwater was encountered at 108". Permeability testing was conducted for test pit 2 at 24", 36", and 48" and all failed with a permeability rate of 0. The applicant is proposing a rain garden to provide rate control and 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.

The applicant has addressed all other grading permit review comments.

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 read "R. Phillips", written over a faint circular stamp or watermark.

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

Gannett Fleming, Inc.

YOHN ENGINEERING, LLC

555 Second Avenue, Suite B-205

Collegeville, PA 19426-3674

610-489-4580

www.yohnengineering.com

April 15, 2021

Mr. Stephen F. Norcini, PE

Radnor Township

301 Iven Avenue

Wayne, PA 19087

**RE: 608 West Wayne Avenue – Stormwater Management Permit Plans
Radnor Township, Delaware County**

File No. 20-146

Mr. Norcini,

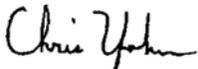
In conjunction with a Stormwater Management Permit at the above referenced site the Applicant would like to request a waiver of the following code section:

- §245-22 - To provide groundwater recharge – Double Ring Infiltrometer Testing was performed in several locations on the site, near and downslope of the proposed improvements in order to verify the characteristics of the existing soils and limiting zones. Tests indicated a limiting zone at 3 & 4 feet deep due to mottling and zero infiltration, which was unfortunately, likely, due to the proximity to Little Darby Creek, which traverses through the site as well as the associated floodplain. Due to the shallow limiting zone, a rain garden is proposed and although infiltrating the net 2-year volume was unachievable, the full REV volume and net 2 year volume was provided in accordance with the Pennsylvania Department of Environmental Protection’s whitepaper titled “Managed Release Concept”, version 1.1, released May 15, 2019 in order to provide the water quality treatment.

Please call with any questions or concerns or if you require any additional information.

Regards,

Yohn Engineering, LLC



Christopher C. Yohn, P.E., CPESC

20146L01_RT.docx

Impervious Surface

Complete the impervious surface table (required).

Location: _____

Project Description: _____

Gross Lot Area _____ **Sq. Ft.**

To be Completed by Radnor Township	
Permit Number:	_____
Submission Date:	_____
Shade Tree Approval Date:	_____
Final Approval Date:	_____
Zoning Approval:	_____
	Zoning Officer
Grading Permit Approval:	_____
	Township Engineer

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							
Walkway/sidewalk							
Patios, decks							
Driveway							
Other							
Total			%				

Estimated Cubic Yards of Dirt Involved _____ **Will this fill be taken off site** ___ Yes ___ No

Number of trees to be removed (over 6" in diameter) ____ **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		CO 2,3 stories	50		GH_CR	95	
R-2	30		C1	60		GH-BC	50	
R-3	35		C-2	70		GH-OS	15	
R-4	40		C-3	65		WBOD	NA	
R-5 Semi/2 family detached	40		PI	45		PB	55	
R-5 Multi Dwelling	36		PA	50		PLO	55	
R-6	70		GH-N	60		FC	NA	
R-IA	30		GH-GA	80		PLU	45	

AC

N/A

TO BE COMPLETED BY APPLICANT

Property Owner(s) Jay & Anna Humphrey

Address of Property 608 West Wayne Avenue, Wayne, Pa 19087

Phone Number _____ Email theodore.j.humphrey@gmail.com

Engineer/Surveyor Yohn Engineering, LLC c/o Christopher C. Yohn, P.E., CPESC

Phone Number 610-489-4580 Email chris@yohnengineering.com

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

Signature of Applicant 

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)

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

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR 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 ACCORDING TO THE FOLLOWING SCHEDULE:

- PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10-30 DAYS FROM THE START OF CONSTRUCTION
- ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION

REFERENCE PLANS:

1. TOPOGRAPHIC SURVEY PLAN PREPARED FOR THEODORE, III & ANNA HUMPHREY BY JEFFREY P. TURNER, P.L.S., COLLEGEVILLE, PA. DATED JANUARY 11, 2021. PLAN NO. D-36-19-209
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASADAPSI.EDU
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.GOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P. TURNER, P.L.S. FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
2. 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.
3. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ON SITE TO ESTABLISH BENCHMARK, DATUM NAD83/NAVD88.
4. THERE IS AN IDENTIFIABLE FLOOD PLAIN AREA 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.
5. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFREY P. TURNER, P.L.S. 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.
6. BEARINGS SHOWN ARE BASED ON A MERIDIAN ESTABLISHED USING PA STATE PLANE COORDINATES. THIS MERIDIAN DIFFERS FROM THE RECORDED DEED BY -8°05'26".
7. PLANS REFERENCED: EASEMENT EXHIBIT PREPARED FOR RICHARD A. AND NANCY G. KLAVANS, PREPARED BY YERKES ASSOCIATES, INC. DATED JULY 13, 2020.

LINE/TYPE LEGEND

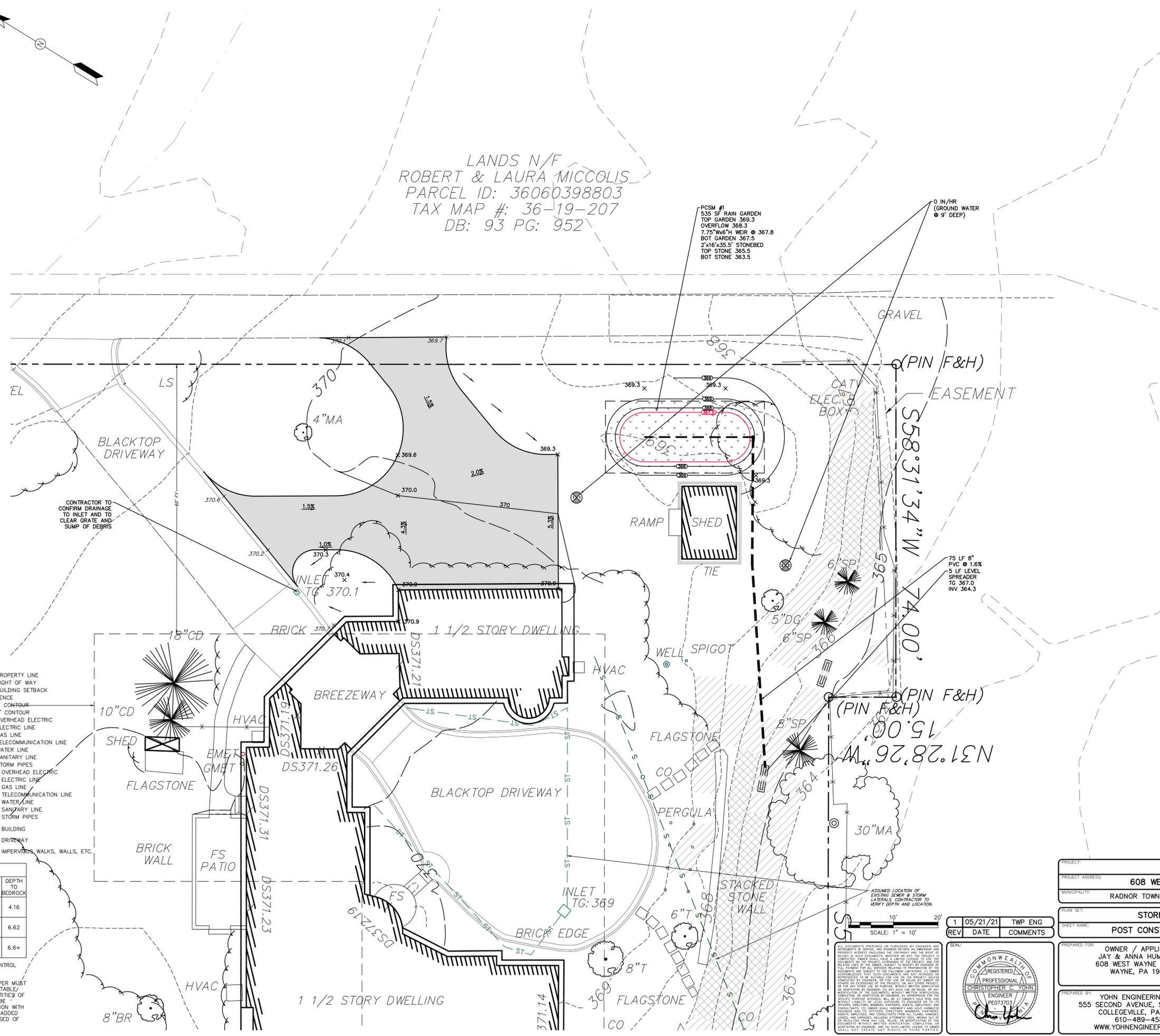
---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
- - - -	EXISTING FENCE
- - - -	EXISTING 1" CONTOUR
- - - -	EXISTING 5' CONTOUR
- - - -	EXISTING OVERHEAD ELECTRIC
- - - -	EXISTING ELECTRIC LINE
- - - -	EXISTING GAS LINE
- - - -	EXISTING TELECOMMUNICATION LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING SANITARY LINE
- - - -	EXISTING STORM PIPES
- - - -	PROPOSED OVERHEAD ELECTRIC
- - - -	PROPOSED ELECTRIC LINE
- - - -	PROPOSED GAS LINE
- - - -	PROPOSED TELECOMMUNICATION LINE
- - - -	PROPOSED WATER LINE
- - - -	PROPOSED SANITARY LINE
- - - -	PROPOSED STORM PIPES
- - - -	PROPOSED BUILDING
- - - -	PROPOSED DRIVEWAY
- - - -	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
GeB	GLENELG CHANNERY SILT LOAM	3 TO 8 PERCENT SLOPES	B	6.6+	4.16
GaB2	GLENEVILLE SILT LOAM	3 TO 8 PERCENT SLOPES	C	1.73	6.62
WbB	WORSHAM VERY STONY SILT LOAM	0 TO 8 PERCENT SLOPES	D	0.49	6.6+

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED, ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

LANDS N/F
 ROBERT & LAURA MICCOLIS
 PARCEL ID: 36060398803
 TAX MAP #: 36-19-207
 DB: 93 PG: 952



LOCATION MAP
 SCALE: 1" = 2,000'

ZONING DATA AC (RESIDENCE DISTRICT):	REQUIRED	PROPOSED
MINIMUM LOT AREA	2.0 AC	2.1 AC
MINIMUM LOT WIDTH	180 FT	229.0 FT
MINIMUM FRONT YARD	60 FT	50.2 FT*
MINIMUM SIDE YARD EACH	50 FT	25.6 FT*
MINIMUM SIDE YARD AGGREGATE	100 FT	83.7 FT*
MINIMUM REAR YARD	60 FT	352.8 FT
MAXIMUM BUILDING HEIGHT	38 FT	UNKNOWN
MAXIMUM BUILDING COVERAGE	15%	5.7%

* EXISTING NON-CONFORMITY
 FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

EXISTING LOT DATA:
 RECORD OWNER: THEODORE, III AND ANNA HUMPHREY
 608 WEST WAYNE AVENUE
 WAYNE, PA 19087

PARCEL ID: 36-06-03989-00
 TAXMAP ID: 36-19-209:000
 DEED BOOK & PAGE NO: 6558 703
 GROSS LOT AREA: 92,748 SF (2,1292 AC)
 NET LOT AREA: 86,750 SF (1,9915 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	5,241 SF (5.8%)
WALKWAY/SIDEWALK	2,313 SF
PATIOS/DECKS	969 SF
DRIVEWAY	2,381 SF
OTHER	404 SF
TOTAL	11,488 SF (12.4%)

IMPERVIOUS COVERAGE TO BE REMOVED:

BUILDING	180 SF (0.2%)
WALKWAY/SIDEWALK	14 SF
PATIOS/DECKS	0 SF
DRIVEWAY	0 SF
OTHER	0 SF
TOTAL	194 SF (0.2%)

IMPERVIOUS COVERAGE TO BE ADDED:

BUILDING	0 SF (0.0%)
WALKWAY/SIDEWALK	0 SF
PATIOS/DECKS	0 SF
DRIVEWAY	1,918 SF
OTHER	230 SF
TOTAL	1,918 SF (2.1%)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	5,241 SF (5.7%)
WALKWAY/SIDEWALK	2,299 SF
PATIOS/DECKS	969 SF
DRIVEWAY	4,299 SF
OTHER	404 SF
TOTAL	13,212 SF (14.2%)

NET INCREASE 1,724 SF (1.9%)

- GENERAL NOTES:**
1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE CONSTRUCTION OF A NEW DRIVEWAY ADDITION.
 2. THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED FOR 2,972 SF OF IMPERVIOUS, WHICH INCLUDES THE PROPOSED IMPERVIOUS (1,918 SF), IMPERVIOUS WITHIN THE ROW (167 SF), AND IMPERVIOUS TO REMAIN (887 SF).
 3. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.

WAIVER REQUEST:
 \$245-22 - PROVIDE GROUNDWATER RECHARGE - THE RAIN GARDEN HAS BEEN DESIGNED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S WHITEPAPER TITLED "MANAGED RELEASE CONCEPT - VERSION 1.1 RELEASED MAY 15, 2019 IN ORDER TO PROVIDE THE REQUIRED NET 2 YEAR VOLUME.

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THE DRAINAGE PLAN MEETS ALL DESIGN REQUIREMENTS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

Chris Yohn
 CHRISTOPHER C. YOHN, P.E., CPESC
 DATE: 05/21/21

PROJECT: RESIDENTIAL ADDITION
 PROJECT ADDRESS: 608 WEST WAYNE AVENUE, WAYNE, PA 19087
 MUNICIPALITY: RADNOR TOWNSHIP COUNTY: DELAWARE COUNTY

PLAN SET: STORMWATER MANAGEMENT PERMIT PLANS
 SHEET NAME: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

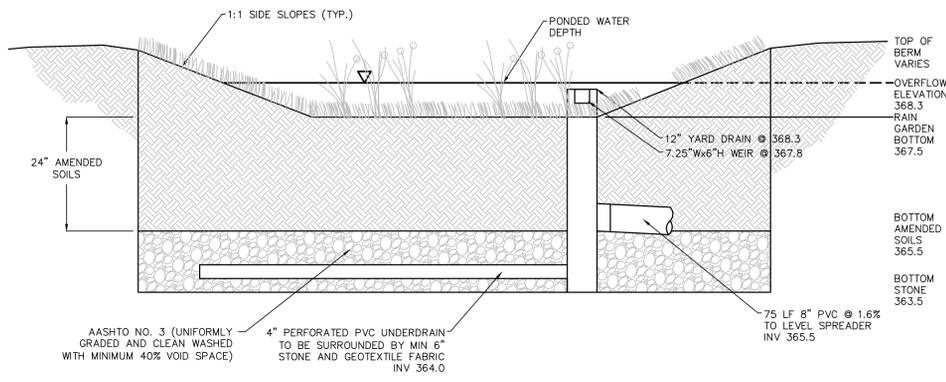
PREPARED FOR: OWNER / APPLICANT
 JAY & ANNA HUMPHREY
 608 WEST WAYNE AVENUE
 WAYNE, PA 19087

DATE: APRIL 14, 2021
 SCALE: 1" = 10'
 ONE CALL NUMBER:
 DRAWN BY: CCY
 PROJECT NUMBER: 20-146

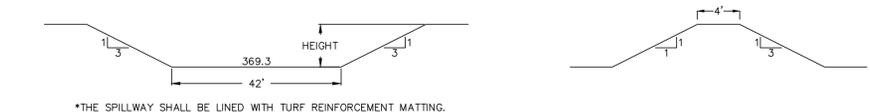
PREPARED BY: YOHN ENGINEERING, LLC
 555 SECOND AVENUE, SUITE B-205
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 ENGINEER
 PE073703

YOHN Engineering, LLC
 2 OF 5



RAIN GARDEN DETAIL
NOT TO SCALE



RAIN GARDEN OVERFLOW DETAIL
NOT TO SCALE

RAIN GARDEN BERM DETAIL
NOT TO SCALE

RAIN GARDEN BERM CONSTRUCTION:
AREA UNDER BERM TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS. UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE EKS PLAN DRAWINGS. TREES SHALL NOT BE PLANTED ON THE EMBANKMENT.

- POST CONSTRUCTION STORMWATER MANAGEMENT INSTALLATION:**
- THE EXISTING SUBGRADE UNDER THE RAIN GARDEN AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO INSTALLATION.
 - STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXCEPT WITHIN THE RAIN GARDEN AREA.
 - EXCAVATE RAIN GARDEN TO PROPOSED INVERT DEPTH AND SCARIFY THE EXISTING SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL RAIN GARDEN BOTTOMS SHOULD BE AT LEVEL GRADE.
 - SITE PLANTING SOIL SHALL BE NATIVE ON-SITE SOILS CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER. SOILS SHOULD BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. A TYPICAL ORGANIC AMENDED SOIL IS COMBINED WITH 5-10% ORGANIC MATERIAL (COMPOST), AND 70-80% SOIL BASE (PREFERABLY TOPSOIL). PLANTING SOIL SHOULD BE APPROXIMATELY 4 INCHES DEEPER THAN THE BOTTOM OF THE LARGEST ROOT BALL.
 - THE MODIFIED SOILS / PLANTING MIX SHALL BE PLACED IMMEDIATELY AFTER SUBGRADE PREPARATION. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
 - PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.
 - SPREAD ERNST ERNMX-180 RAIN GARDEN MIX (OR EQUAL) TO SUPPLIER'S RECOMMENDATIONS AND ONLY FROM MID-MARCH THROUGH THE END OF JUNE OR FROM MID-SEPTEMBER THROUGH MID-NOVEMBER.
 - COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS, LEAVING SPACE FOR UPPER LAYER OF COMPOST, MULCH OR TOPSOIL.
 - INSTALL 2-3" SHREDDED HARDWOOD MULCH (MINIMUM AGE 6 MONTHS,) LEAF COMPOST MULCH OR OTHER COMPARABLE PRODUCT UNIFORMLY IMMEDIATELY AFTER RAIN GARDEN MIX. DO NOT APPLY MULCH IN AREAS WHERE GROUND COVER IS TO BE GRASS OR WHERE COVER WILL BE ESTABLISHED BY SEEDING. WOOD CHIPS SHOULD BE AVOIDED AS THEY TEND TO FLOAT DURING INUNDATION PERIODS.
 - WATER VEGETATION AT THE END OF EACH DAY FOR TWO WEEKS AFTER PLANTING IS COMPLETED. WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
 - CONTRACTOR SHOULD PROVIDE A ONE-YEAR 80% CARE AND REPLACEMENT WARRANTY FOR ALL PLANTING BEGINNING AFTER INSTALLATION AND INSPECTION OF ALL PLANTS.

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PROCEDURES:
RESPONSIBLE PARTY:
JAY & ANNA HUMPHREY

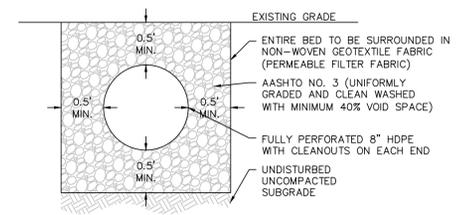
- THE RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER ASSOCIATED FACILITIES DURING CONSTRUCTION SHALL BE THE OBLIGATION OF THE CONTRACTOR.
- THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER ASSOCIATED FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
- THE PERMITTED STORMWATER CONTROLS AND BMP'S ARE FIXTURES OF THE PROPERTY THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.

- THE POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM MUST BE INSPECTED FOR ROUTINE MAINTENANCE A MINIMUM OF TWO TIMES A YEAR, ONCE IN THE EARLY SPRING AND ONCE IN THE FALL AFTER THE MAJORITY OF THE LEAVES HAVE FALLEN.
- VISUAL OBSERVATIONS OF THE GROUND SURFACE TO DETECT PONDING OF WATER OR GROUND SETTLEMENTS THAT WOULD PREVENT RUNOFF FROM ENTERING INLETS AS DESIGNED MUST BE MADE. THE DRAINAGE AREAS DESIGNED FOR THE SYSTEM MUST BE MAINTAINED. ADJUSTMENTS TO THE GRADING OR INLETS MUST BE MADE TO ENSURE THAT THE SYSTEM IS FUNCTIONING AS DESIGNED. SMALL SINKHOLES CAN BE REPAIRED EASILY BY FILLING WITH TOPSOIL AND MAY BE THE RESULT OF SETTLEMENT OF THE SOIL. LARGER SINKHOLES OR SINKHOLES THAT REAPPEAR IN THE SAME LOCATION MAY INDICATE A BREACH IN THE GEOTEXTILE LINER, INLET BOX STRUCTURE, PIPE CONNECTION OR A BREAK IN A STORM CONVEYANCE LINE. THESE TYPES OF SINKHOLES MUST BE EXCAVATED AND THE FAILURE IDENTIFIED AND REPAIRED IMMEDIATELY IN ORDER TO PREVENT SOIL FROM ENTERING THE POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM AND CLOGGING IT OR REDUCING THE CAPACITY OF THE BMP FOR RECHARGE OF RUNOFF.
- ALL SEDIMENT TRAPS AND INLETS MUST BE VISUALLY INSPECTED SEVERAL TIMES A YEAR FOR ACCUMULATED SOIL AND DEBRIS. INLET GRATES MUST BE KEPT FREE OF LEAVES, STICKS, MULCH, AND OTHER LAWN DEBRIS OR TRASH THAT WOULD PREVENT INFLOW OF RUNOFF. SUMPS IN SEDIMENT TRAPS OR INLET BOTTOMS MUST HAVE ACCUMULATED SEDIMENT REMOVED TO ENSURE DESIGN CAPACITY SUFFICIENT TO TRAP SEDIMENT AND DEBRIS FROM ENTERING ANY SEEPAGE BED. ANY WEEP HOLES IN THE BOTTOM OF THE INLETS OR SEDIMENT TRAP SHOULD BE CLEARED TO ALLOW WATER TO SEEP OUT.
- ONCE A YEAR, THE POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM MUST BE INSPECTED TO DETERMINE IF IT IS DRAINING WITHIN THE REQUIRED TIME PERIOD (USUALLY TWENTY-FOUR HOURS.) THE INSPECTION PORT SHALL BE OPENED AT LEAST TWENTY-FOUR HOURS FOLLOWING A STORM AND THE LEVEL OF WATER IN THE BED NOTED. VENTED CLEAN-OUTS MUST BE CHECKED TO ENSURE OPENINGS ARE CLEAR. ADJUSTMENTS TO THE CLEAN-OUTS MUST BE MADE IF SOIL OR OTHER LAWN DEBRIS IS OBSERVED TO BE ENTERING THE SYSTEM.
- RAIN GARDEN: SHALL BE INSPECTED 72 HOURS FOLLOWING ALL RAIN EVENTS EXCEEDING 1" OF RAINFALL. IF STANDING WATER IS VISIBLE AT THAT TIME WITHIN THE RAIN GARDEN, THE RAIN GARDEN MUST BE EXCAVATED AND RECONSTRUCTED TO OBTAIN AN INFILTRATION RATE APPROVED BY TRAPPE BOROUGHS.
- RAIN GARDEN MAINTENANCE:
 - DETRITUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
 - MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND BE REPLISHED AS NEEDED. ONCE EVERY 2 TO 3 YEARS THE ENTIRE AREA MAY REQUIRE MULCH REPLACEMENT.
 - BIORETENTION AREAS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC.
 - DURING PERIODS OF EXTENDED DROUGHT, BIORETENTION AREAS MAY REQUIRE WATERING.
 - TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.
- ANY CLEAN-OUT, INLET OR LEVEL SPREADER THAT HAS BEEN DAMAGED BY LAWN EQUIPMENT MUST BE REPAIRED OR REPLACED. CLEAN-OUTS THAT BECOME BURIED SHOULD BE RAISED TO GRADE. THE CONFIGURATION MUST NOT ALLOW SOIL OR OTHER DEBRIS TO CLOG THE COLLECTION PIPE. ALL COLLECTION PIPES MUST BE CHECKED ANNUALLY TO ENSURE THEY ARE FLOWING FREELY. IF THE COLLECTION PIPES BECOME CLOGGED, JET CLEANING MUST BE PERFORMED AT THE CLEAN-OUT-OUTS. ADDITIONAL PROTECTION MUST BE MADE AT THE SEDIMENT TRAP DURING JET CLEANING TO ENSURE THAT DEBRIS IS NOT TRANSMITTED TO THE SEEPAGE BED.
- SMALL TREES THAT BEGIN TO GROW IN THE VICINITY OF SEEPAGE BEDS OR STRUCTURES MUST BE REMOVED TO ENSURE THAT THE ROOTS DO NOT PUNCTURE THE FILTER FABRIC OF THE SEEPAGE BED OR DAMAGE ANY STORMWATER COLLECTION/CONVEYANCE STRUCTURE.
- ROOF GUTTER SYSTEMS THAT ARE INTEGRAL WITH THE SEEPAGE BED MUST BE FUNCTIONAL. REPAIRS TO GUTTERS THAT BECOME SEPARATED, SAC OR OTHERWISE DO NOT FUNCTION AS DESIGNED MUST BE MADE.
- PREVENTATIVE MAINTENANCE WOULD INCLUDE REMOVAL OF LEAVES FROM GUTTER SYSTEMS AND LAWN AREAS AS SOON AS POSSIBLE TO AVOID CONTAMINATION OF CLOGGING OF THE SYSTEM. LOCATING LANDSCAPE-MULCHED AREAS AWAY FROM CONCENTRATED RUNOFF AREAS OR SWALES THAT COULD WASH MULCH INTO INLET OR LEVEL SPREADER IS RECOMMENDED.

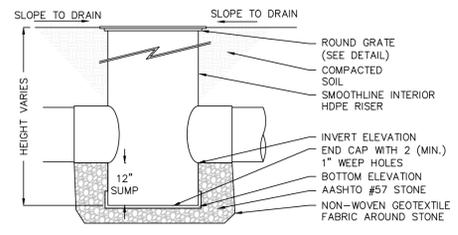
- CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER AND ENGINEER.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
 - A HIGHWAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT OF WAY FROM THE RADNOR TOWNSHIP PUBLIC WORKS DEPARTMENT.
 - A SEWER PERMIT IS REQUIRED FOR THE CONNECTION OF THE SEWER LATERAL FROM THE RADNOR TOWNSHIP PUBLIC WORKS DEPARTMENT.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RADNOR TOWNSHIP STANDARDS. ALL EXCAVATIONS AND PEOPLE ENTERING EXCAVATIONS OR OTHER BELOW GRADE STRUCTURES SHALL COMPLY WITH OSHA REQUIREMENTS.
 - THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.
 - ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR REPAIR OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL PVC STORMWATER PIPES SHALL BE SDR 35 OR GREATER.
 - ALL HDPE STORMWATER PIPES SHALL BE SMOOTHLINE INTERIOR.
 - ALL HDPE SHALL BE ALUMINUM OR ALUMINIZED STEEL.
 - ALL STORMWATER FITTINGS SHALL BE WATERTIGHT.
 - GEOTEXTILE FABRIC (PERMEABLE FILTER FABRIC) SHALL BE CLASS 1 NON-WOVEN AND SHALL COMPLY WITH PENNDOT SPECIFICATIONS.
 - STONE WITHIN THE STORMWATER MANAGEMENT SYSTEM SHALL BE CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE WITH MINIMUM 40% VOID SPACE.
 - BASEMENT WALLS WITHIN 20' OF SWALES SHALL BE WATERPROOFED.
 - ALL YARD DRAINS SHALL BE GRADED IN A 12" MINIMUM SUMP CONDITION.
 - ALL YARD DRAINS AND SUMP BOXES SHALL INCLUDE A 12" MINIMUM SUMP BELOW THE LOWEST INVERT ELEVATION.
 - CLEANOUTS ARE REQUIRED AT ALL CHANGES IN SLOPE OR DIRECTION.
 - ALL RAINWATER CONDUCTOR (RWC) PIPING SHALL BE DIRECTED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
 - PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.
 - THERE SHALL BE NO GRADING WITHIN 3' OF THE PROPERTY LINE.
 - IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 1804.3 SITE GRADING, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A FIVE (5%) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT AWAY FROM THE BUILDING.
 - THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL.
 - THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
 - STAIRS AND RAILINGS (IF REQUIRED) SHALL BE IN ACCORDANCE WITH THE RADNOR TOWNSHIP STANDARDS.

PIPE SIZE	PIPE PERFORATION SPECIFICATIONS	
	HOLES PER LINEAR FOOT (8" HOLES)	HOLES PER LINEAR FOOT (3" HOLES)
6"	68	12
8"	90	16
10"	113	20
12"	136	24
15"	169	30
18"	203	36
24"	271	48
30"	339	60
36"	407	72
48"	542	96
60"	678	120
72"	813	144

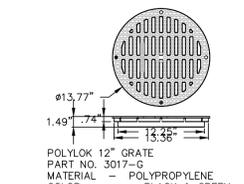
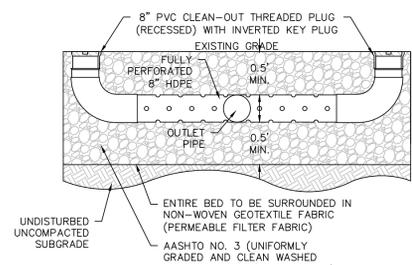
NOTE: PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.



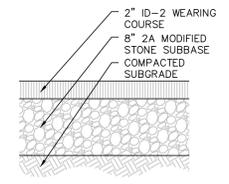
SPREADER CROSS SECTION
NOT TO SCALE



YARD DRAIN DETAIL (OR APPROVED EQUAL)
NOT TO SCALE

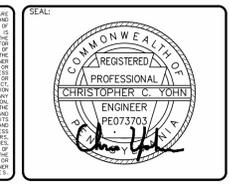


12" GRATE DETAIL (OR EQUAL)
NOT TO SCALE



DRIVEWAY CROSS SECTION
NOT TO SCALE

1	05/21/21	TWP ENG
REV	DATE	COMMENTS



PROJECT: RESIDENTIAL ADDITION

PROJECT ADDRESS: 608 WEST WAYNE AVENUE, WAYNE, PA 19087

MUNICIPALITY: RADNOR TOWNSHIP COUNTY: DELAWARE COUNTY

PLAN SET: STORMWATER MANAGEMENT PERMIT PLANS

SHEET NAME: POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS

PREPARED FOR: OWNER / APPLICANT
JAY & ANNA HUMPHREY
608 WEST WAYNE AVENUE
WAYNE, PA 19087

DATE: APRIL 14, 2021
SCALE: NO SCALE
ONE CALL NUMBER:
DRAWN BY: CCY
PROJECT NUMBER: 20-146

PREPARED BY: YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNEENGINEERING.COM

SEAL: YOHN Engineering, LLC

SHEET: 3 OF 5

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

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR 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 ACCORDING TO THE FOLLOWING SCHEDULE:

- PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10-30 DAYS FROM THE START OF CONSTRUCTION
- ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION

REFERENCE PLANS:

1. TOPOGRAPHIC SURVEY PLAN PREPARED FOR THEODORE, III & ANNA HUMPHREY BY JEFFREY P. TURNER, P.L.S., COLLEGEVILLE, PA. DATED JANUARY 11, 2021. PLAN NO. D-36-19-209
2. NEAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASADAPSI.EDU
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P. TURNER, P.L.S. FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
2. 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.
3. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ON SITE TO ESTABLISH BENCHMARK, DATUM NAD83/NAVD88.
4. THERE IS AN IDENTIFIABLE FLOOD PLAIN AREA WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420428 0017F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
5. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFREY P. TURNER, P.L.S. 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 RELED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
6. BEARINGS SHOWN ARE BASED ON A MERIDIAN ESTABLISHED USING PA STATE PLANE COORDINATES. THIS MERIDIAN DIFFERS FROM THE RECORDED DEED BY -8°05'26".
7. PLANS REFERENCED: EASEMENT EXHIBIT PREPARED FOR RICHARD A. AND NANCY G. KLAVANS, PREPARED BY YERKES ASSOCIATES, INC. DATED JULY 13, 2020.

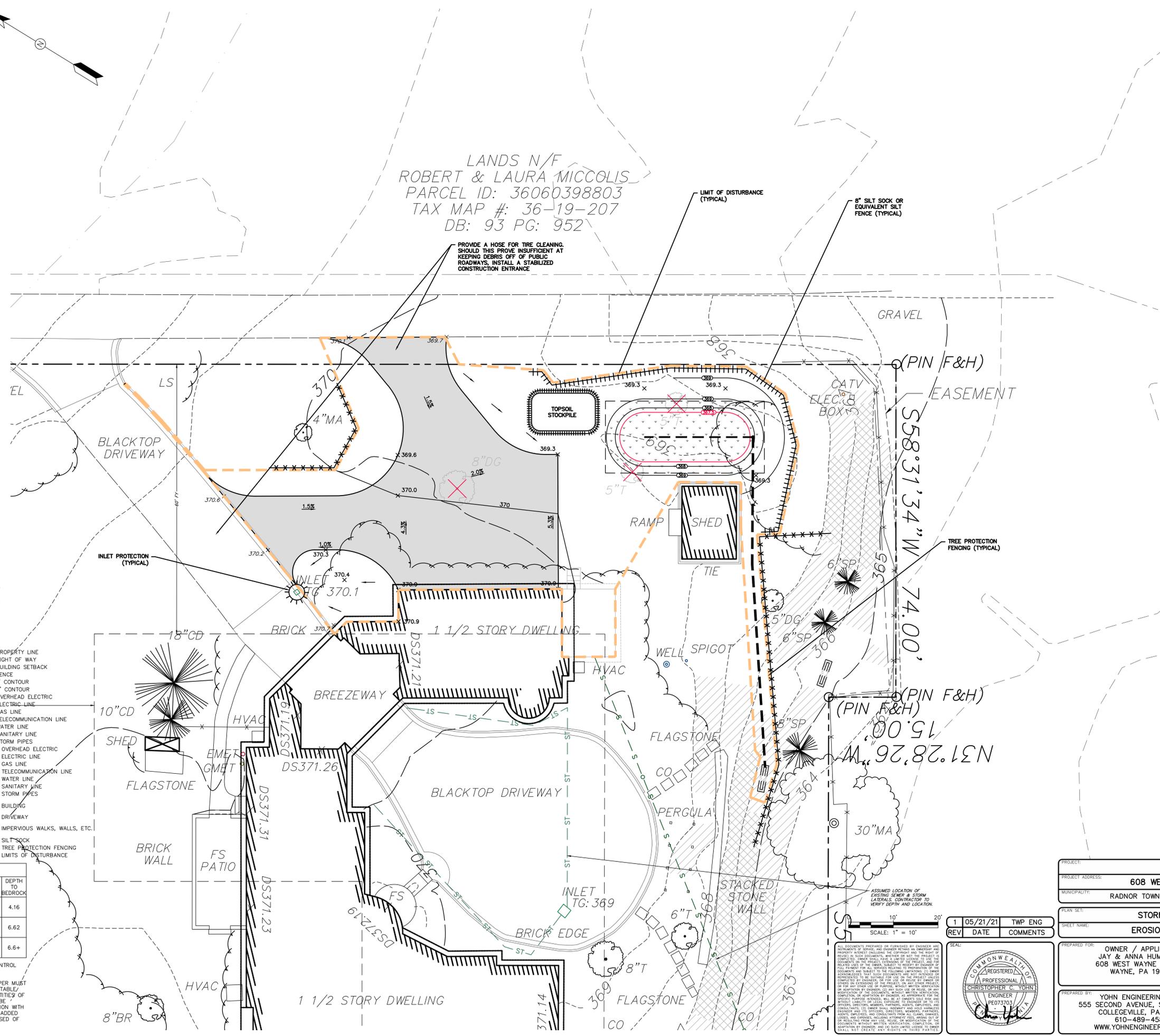
LINE TYPE LEGEND

---	EXISTING PROPERTY LINE
- - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
- x - x -	EXISTING FENCE
- 379 -	EXISTING 1' CONTOUR
- 380 -	EXISTING 5' CONTOUR
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELECOMMUNICATION LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	PROPOSED OVERHEAD ELECTRIC
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS LINE
---	PROPOSED TELECOMMUNICATION LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED STORM PIPES
---	PROPOSED BUILDING
---	PROPOSED DRIVEWAY
---	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
---	PROPOSED SILT SOCK
---	PROPOSED TREE PROTECTION FENCING
---	PROPOSED LIMITS OF DISTURBANCE

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
GeB	GLENELG CHANNERY SILT LOAM	3 TO 8 PERCENT SLOPES	B	6.6+	4.16
GaB2	GLENEVILLE SILT LOAM	3 TO 8 PERCENT SLOPES	C	1.73	6.62
WbB	WORSHAM VERY STONY SILT LOAM	0 TO 8 PERCENT SLOPES	D	0.49	6.6+

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE AFFECTED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

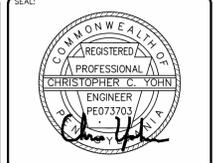


DISTURBED AREA: 6,000± SF (0.14 AC)
 UNDISTURBED AREA: 87,000± SF (2.00 AC)

- CONSTRUCTION TIMING AND SEQUENCE NOTES:**
1. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED FOLLOWING THE INSTALLATION OF PROTECTIVE BARRIERS AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES AS WELL AS 48 HOURS PRIOR TO THE INSTALLATION OF THE PERVIOUS WALKWAYS AND STORMWATER MANAGEMENT SYSTEMS AND ASSOCIATED FACILITIES.
 2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. 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.

- CONSTRUCTION TIMING AND SEQUENCE:**
1. ANTICIPATED START OF CONSTRUCTION: MAY 2021.
 2. INSTALL THE TREE PROTECTION FENCING AND SILT FENCE OR COMPOST FILTER SOCKS AND NOTIFY TOWNSHIP FOR APPROVAL AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
 3. PROVIDE A HOSE FOR TIRE CLEANING. SHOULD THIS PROVE INSUFFICIENT AT KEEPING DEBRIS OFF OF PUBLIC ROADWAYS, INSTALL A STABILIZED CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THIS ENTRANCE TO EXIT THE SITE.
 4. STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. SURROUND STOCKPILE WITH SILT FENCE AND IMMEDIATELY STABILIZE.
 5. BEGIN REMOVAL OF ALL FEATURES DESIGNATED TO BE REMOVED AND CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
 6. CONCURRENT WITH REMOVALS, ROUGH GRADE THE SITE. ANY WATER PUMPED FROM WORK AREAS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A SURFACE WATER THROUGH THE USE OF A PUMPED WATER FILTER BAG OR OTHER APPROVED DEVICE.
 7. INSTALL THE STONE BASE FOR THE DRIVEWAY.
 8. FINAL GRADE THE SITE AND INSTALL THE WALKWAYS AND FINAL PAVING. NEWLY GRADED SLOPES OF OVER TWENTY-FIVE (25%) PERCENT MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.
 9. SPREAD TOPSOIL, SEED AND IMMEDIATELY STABILIZE.
 10. UPON SITE STABILIZATION INSTALL THE POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES. NOTIFY THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEMS AND ASSOCIATED FACILITIES. THE STORMWATER MANAGEMENT SYSTEMS SHALL NOT RECEIVE RUNOFF WITHOUT THE PRIOR APPROVAL FROM THE TOWNSHIP ENGINEER AND UNTIL THE ENTIRE DRAINAGE AREA CONTRIBUTORY HAS ACHIEVED FINAL STABILIZATION.
 11. REMOVE THE EROSION AND SEDIMENTATION CONTROLS AND IMMEDIATELY STABILIZE DENUDED AREAS. 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.
 12. ANTICIPATED END OF CONSTRUCTION: NOVEMBER 2021.

1	05/21/21	TWP ENG
REV	DATE	COMMENTS



PROJECT: RESIDENTIAL ADDITION	
PROJECT ADDRESS: 608 WEST WAYNE AVENUE, WAYNE, PA 19087	
MUNICIPALITY: RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PLAN SET: STORMWATER MANAGEMENT PERMIT PLANS	
SHEET NAME: EROSION AND SEDIMENTATION CONTROL PLAN	
PREPARED FOR: OWNER / APPLICANT JAY & ANNA HUMPHREY 608 WEST WAYNE AVENUE WAYNE, PA 19087	DATE: APRIL 14, 2021 SCALE: 1" = 10'
PREPARED BY: YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE B-205 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM	ONE CALL NUMBER: CCY PROJECT NUMBER: 20-146
SHEET: 4 OF 5	

STANDARD E&S PLAN NOTES:

- 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.
- 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.
- 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 MUNICIPALITY PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, AND OTHER OBSTACLES. MATERIALS TO BE REMOVED SHALL BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 15 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- 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 MUNICIPALITY.
- 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.
- ALL WASTE AND DEBRIS MUST HAVE E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FILL MATERIAL MUST BE OBTAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALITY TESTING AND ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- 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, RESEEDING, AND RETREATING MUST BE COMPLETED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 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 6 INCHES OF TOPSOIL TO BE PLACED TO A 4 TO 6-INCH DEPTH.
- 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 THE DEPARTMENT'S CONSTRUCTION SPECIFICATIONS.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, RODS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEDS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 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.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE AREAS WITH 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.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UPLAND, 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 SLIDING, OR OTHER MOVEMENTS.
- 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 MUNICIPALITY.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION ALL DISTURBED AREAS, THE OPERATOR AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- 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 DAMAGED 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.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY TO SCHEDULE A FINAL INSPECTION.
- 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 \$100,000 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.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE OPERATOR AT HIS OWNERS FACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- SOD OR EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 4H:1V OR STEEPER, WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- GRADING AND EARTHMOVING SHALL BE MINIMIZED DURING THE PERIOD FROM 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 DENuded DURING THIS TIME PERIOD.
- THE RUNOFF CROSSING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE MANAGED SO THAT THE WATER QUALITY / QUANTITY IMPACT IS MINIMIZED TO THE ADJACENT PROPERTIES. ADDITIONAL DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS NECESSARY / DIRECTED IN ORDER TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE.
- TOPSOIL SHALL REMAIN ON-SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.
- FILL MATERIAL AND TOPSOIL STOCKPILES AND ACCESS TO THEM SHALL NOT BE LOCATED WITHIN THE DRIPLINE OF EXISTING TREES.
- THE MAXIMUM TIME OF EXPOSURE FOR BARE SOIL AREAS SHALL BE TWENTY (20) DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE NOTES:

- IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF REGULATED SUBSTANCE OCCURRED ON SITE.
- APPLICANTS AND/OR OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THE PROJECT QUALIFIES AS CLEAN FILL. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL", DOCUMENT NUMBER 258-2182-773. A COPY OF THIS POLICY IS AVAILABLE ONLINE AS WWW.DEPWATER.PA.GOV.
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
- CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
- ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRIC FENCE SEARCHES, VISUAL PROPERTY INSPECTION, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OR THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

TOPSOIL APPLICATION:

- GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE.
- TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM. 2 INCHES ON FILL AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES. SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. WET OR MOIST TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO FACILITATE UNIFORM DISTRIBUTION OF TOPSOIL.

TURFGROSS ESTABLISHMENT:

- SOIL TESTING
 - A SOIL TEST TO DETERMINE LIME AND FERTILIZER REQUIREMENTS PROVIDES THE BEST GUIDE FOR PROPER TURFGROSS ESTABLISHMENT. ROUGH-GRADING
 - REMOVE ALL DEBRIS, INCLUDING LARGE STONES.
 - TILL SOIL AND BRING AREA TO ROUGH-GRADE PRIOR TO LIMING OR FERTILIZATION.
 - WHERE TOPSOIL IS TO BE REPLACED OR BROUGHT IN, FIRST ROUGH-GRADE THE AREA TO THE CONTOUR OF THE FINISHED GRADE TO FACILITATE UNIFORM DISTRIBUTION OF TOPSOIL.

LIMING:

- WHERE A TEST HAS BEEN MADE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH TO MEET THE REQUIREMENT SHOWN BY THE TEST.
- WHERE LIME REQUIREMENT EXCEEDS 200 LBS. PER 1,000 SF, APPLY ONE HALF THE TOTAL REQUIREMENT, TILL, APPLY THE REMAINING ONE HALF, AND RETILL.
- WHERE A TEST IS NOT AVAILABLE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH A MINIMUM OF 100 LBS. PER 1,000 SF BASIC FERTILIZATION
 - WHERE A TEST HAS BEEN MADE, BROADCAST THE RECOMMENDED FERTILIZER AND WORK INTO THE SOIL TO A 4 TO 6-INCH DEPTH.
 - WHERE A TEST HAS NOT BEEN MADE, BROADCAST AND WORK INTO THE SOIL TO A 4 TO 6-INCH DEPTH 25 TO 35 LBS. OF 0-46-0 FERTILIZER OR EQUIVALENT PER 1,000 SF.

SOIL AMENDMENTS:

- WHERE A TEST INDICATES THE SOIL HAS A LOW ORGANIC MATTER CONTENT, WORK THE RECOMMENDED ORGANIC MATTER INTO THE SOIL TO A 4 TO 6-INCH DEPTH BEFORE APPLYING THE STARTER FERTILIZER.
- REED SEDGE PEAT, MOSS PEAT, OR A COMBINATION OF THE TWO MATERIALS IS RECOMMENDED AS A SOURCE OF ORGANIC MATTER.

FINISH-GRADING:

- RAKE AREA TO FINISH-GRADE PRIOR TO SEEDING. LIGHT ROLLING WILL INDICATE LOW SPOTS OR OTHER IRREGULARITIES OF THE AREA. STARTER FERTILIZATION
 - IMMEDIATELY PRIOR TO SEEDING, BROADCAST AND WORK INTO THE TOP INCH OF SOIL 40 LBS. OF A 10-5-5, 10-6-4 OR 25 LBS. OF A 16-6-8 FERTILIZER OR THE EQUIVALENT PER 1,000 SF. THE FERTILIZER MUST BE TURF GRADE, HAVING AN APPROXIMATE 2-1-1 RATIO AND CONTAINING 35 PERCENT OR MORE OF THE TOTAL NITROGEN AS WATER INSOLUBLE OR CONTROLLED RELEASE NITROGEN.
- LATE SUMMER TO EARLY FALL IS THE BEST TIME FOR SEEDING PERMANENT TURFGROSS.
 - SOW RECOMMENDED SEED MIXTURE ADAPTED TO USE AND CLIMATIC CONDITIONS OF THE AREA.
 - DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS, SOWING ONE LOT IN ONE DIRECTION AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.
- COVER SEED
 - RAKE LIGHTLY OR DRAG AREA TO COVER SEED NO DEEPER THAN 1/4 IN. SOIL CONTACT
 - ROLL LIGHTLY TO FIRM SOIL AROUND SEED.
- MULCHING
 - MULCH SEEDED AREA WITH CLEAN STRAW OR MARSH HAY AT 3.0 TONS PER ACRE. LIGHT MULCHES (SOME SOIL SHOWING THROUGH MULCH) MAY BE LEFT ON THE AREA TO DECOMPOSE. HEAVY MULCHES (COMPLETE SOIL COVERAGE) SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.

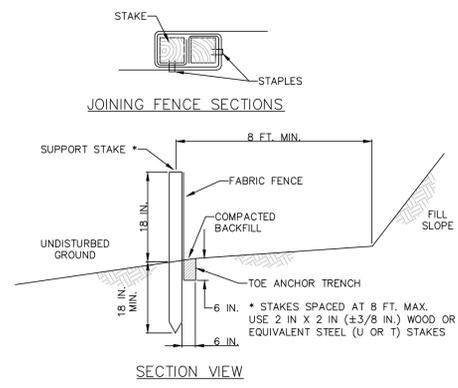
PERMANENT SEED MIXTURES		
SPECIES	% OF MIXTURE	SEED RATE
SUNNY AREAS AND WELL-DRAINED SOILS		
KENTUCKY BLUEGRASS	100%	2-3 LB/1,000 SF
KENTUCKY BLUEGRASS	80-90%	3-4 LB/1,000 SF
PERENNIAL RYEGRASS	10-20%	
KENTUCKY BLUEGRASS	40-60%	3-4 LB/1,000 SF
FINE FESCUES	40-60%	
PERENNIAL RYEGRASS	10-20%	
TURF-TYPE TALL FESCUE	100%	6-8 LB/1,000 SF
TURF-TYPE PERENNIAL RYEGRASS	100%	4-5 LB/1,000 SF
PARTIALLY SHADED AREAS		
FINE FESCUES	40-50%	
KENTUCKY BLUEGRASS	40-50%	4 LB/1,000 SF
PERENNIAL RYEGRASS	10-20%	
FINE FESCUES	100%	4-5 LB/1,000 SF
TURF-TYPE TALL FESCUE	100%	6-8 LB/1,000 SF
FINE FESCUES	100%	4-5 LB/1,000 SF
FINE FESCUES	100%	4-5 LB/1,000 SF
HEAVY SHADE, WELL-DRAINED SOILS		
FINE FESCUES	100%	4-5 LB/1,000 SF
HEAVY SHADE, POORLY-DRAINED SOILS		
ROUGH BLUEGRASS	100%	2-3 LB/1,000 SF

TEMPORARY SEED MIXTURE

SPECIES	% OF MIXTURE	SEED RATE
ANNUAL OR ITALIAN RYEGRASS	100%	4-5 LB/1,000 SF

SEED MIXTURE NOTES:

- SEEDING AND TURFGROSS INFORMATION TAKEN FROM THE PENN STATE COLLEGE OF AGRICULTURAL SCIENCES. FOR ADDITIONAL INFORMATION REFER TO <http://plantscience.psu.edu/research/centers/turf/>.
- THE PERCENTAGE OF WEED SEEDS SHOULD NOT EXCEED 1.0% BY WEIGHT IN THE CONTAINER. GOOD QUALITY GRASS SEED USUALLY CONTAINS NO MORE THAN 0.5% WEED SEEDS.
- SEEDS OR SEED MIXTURES CONTAINING TIMOTHY, MEADOW FESCUE, ORCHARDGRASS, TALL FESCUE, ANNUAL RYEGRASS OR CLOVER ARE GENERALLY NOT SUGGESTED FOR TURFGROSS USE.
- ALL SEEDING RATES IN THIS PUBLICATION ARE IN POUNDS PER 1000 SQUARE FEET. IF CONVERTING TO AN ACRE BASIS, MULTIPLY BY 43.
- IT IS SUGGESTED THAT 3-5 VARIETIES OF KENTUCKY BLUEGRASS BE USED IN THE BLEND OR MIXTURE.
- WHEREVER SEED AND MULCH IS APPLIED BY HYDROSEEDING METHODS, THE SEED AND MULCH SHOULD BE SEPARATELY APPLIED TO THE SOILS WITH THE SEED BEING APPLIED FIRST AND THE MULCH SPRAYED ON TOP OF THE SEED.
- IN CRITICAL AREAS (E.G. ADJACENT TO OR WITHIN 50 FEET OF STREAMS, PONDS, OR WETLANDS) A PROTECTIVE BLANKET SHOULD BE PROVIDED FOR ALL SEEDED AREAS.



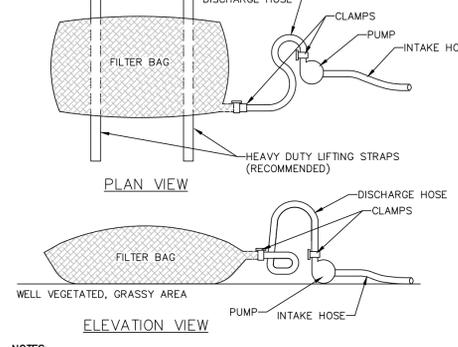
STANDARD CONSTRUCTION DETAIL #4-7 STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE



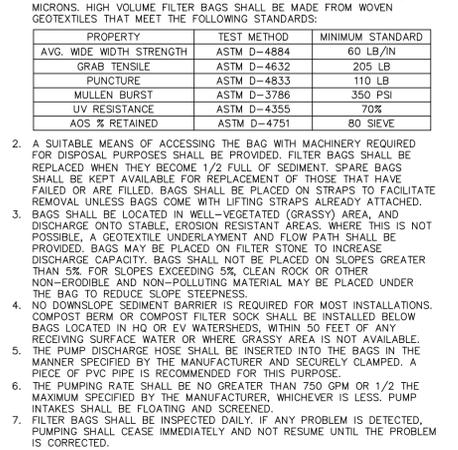
STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE



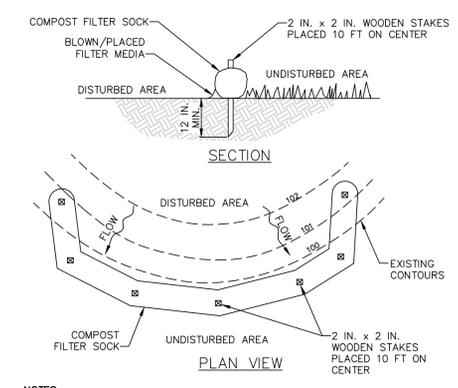
STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

NOT TO SCALE



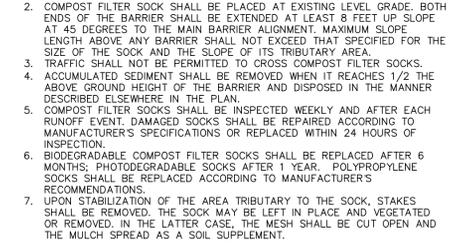
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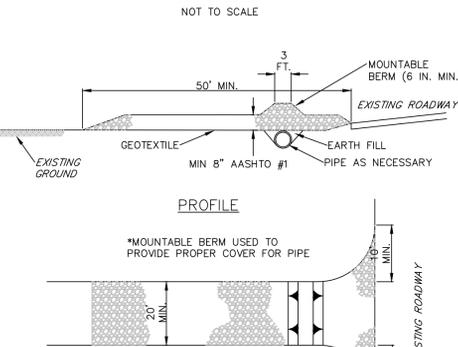
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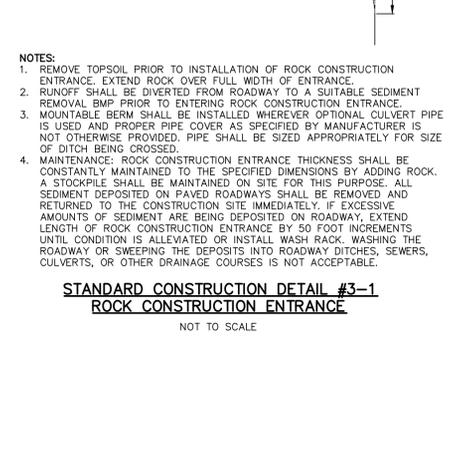
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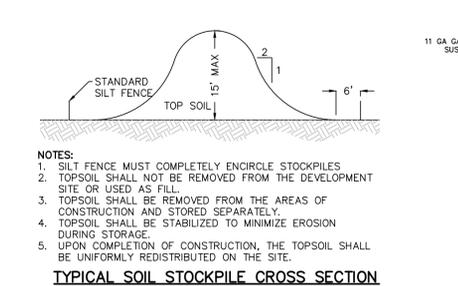
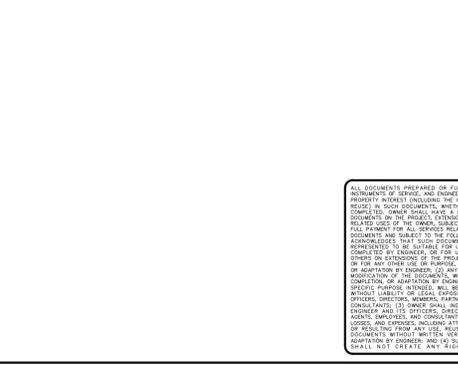
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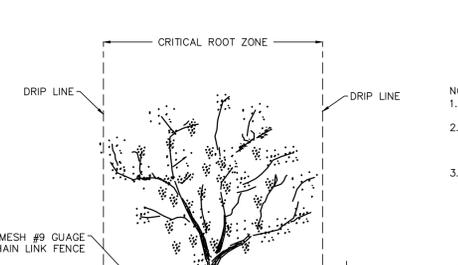
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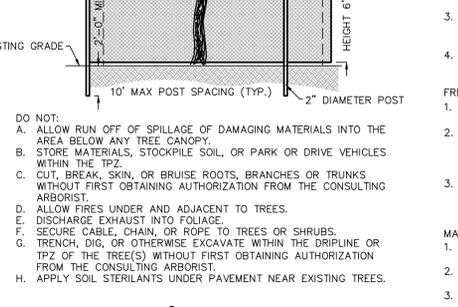
TYPICAL SOIL STOCKPILE CROSS SECTION

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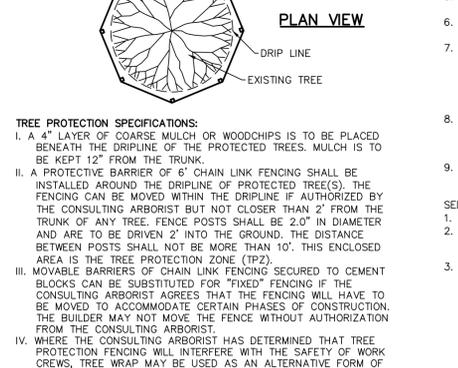
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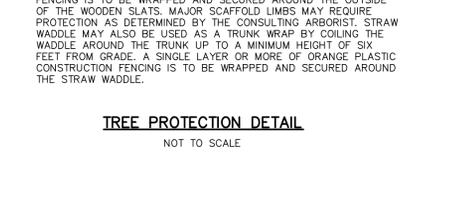
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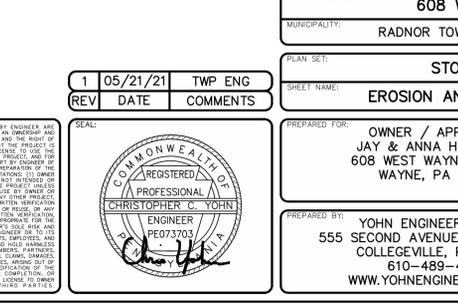
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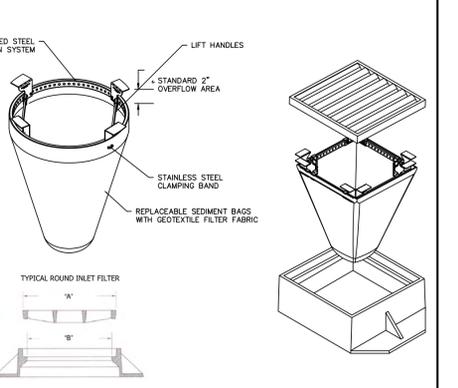
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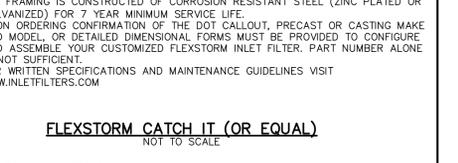
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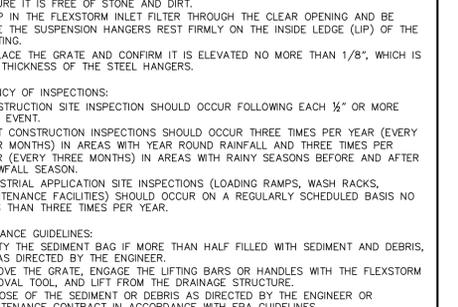
TYPICAL SOIL STOCKPILE CROSS SECTION

NOT TO SCALE



TYPICAL SOIL STOCKPILE CROSS SECTION

NOT TO SCALE



RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

CC: William M. White, Township Manager

Date: June 8, 2021

Re: 200 South Ithan Avenue- Preliminary Land Development Approval - CAUCUS

The applicant, GPX Ithan Development, for the above referenced application is before the Board of Commissioners for *CAUCUS*. *The CAUCUS meeting is for the applicant to present the project, and provide information to the Board. No action is required of the Board at this meeting.*

Background

The project proposed is for a nine-lot subdivision on 6.946 acres located at 200 South Ithan Avenue, the site of a former mansion. The street for the nine homes will front on South Ithan Avenue.

Conditional Use Hearing

The property is located in the R-2 Zoning District. The proposed Density Modification use is permitted only by Conditional Use in the R-2 District. A Conditional Use hearing was held on January 25, 2021. The adjudication is attached. The order is as follows:

- 1. Compliance with all applicable requirements of the Township's Subdivision and Land Development ordinance. Applicant's Conditional Use plan is a representation of how the use would be developed and this Order does not constitute an approval of that specific plan.*
- 2. Construction of a 5-foot-wide sidewalk from the existing sidewalk located along the frontage of the Agnes Irwin School along S. Ithan Avenue to*

its intersection with Meadowood Street as shown on the aerial map attached hereto as Exhibit "B".

3. *The foregoing sidewalk construction is subject to acquisition by the Township for any necessary construction easements or areas outside of the public right-of-way. In the event that the Township is unable to acquire any of the necessary construction easements or additional right-of-way such that the sidewalks cannot be installed by the Applicant, the cost of such design and construction shall be contributed to the Township in a dedicated sidewalk fund. The sidewalk costs shall be escrowed with all other public improvements prior to recordation of an approved final plan.*

4. *Compliance with applicable County and State rules, regulations, and statutes.*

Land Development Application

After the Conditional Use hearing, the applicant submitted a Land Development application. GPX was before the Planning Commission several times. At the June 7th, 2021 Planning Commission, the planners voted for recommendation (6-0) as follows:

Motion to recommend the grant of Preliminary Plan approval conditioned on:

- 1) compliance with the June 1, 2021 Gannett Fleming and the May 28, 2021 Gilmore and Associates letters*
- 2) redesign of the entrance to be at 90° angle with South Ithan Avenue*
- 3) Upon the removal of barbed wire fencing on the development site and on open space areas, with the cooperation of the HOA.*
- 4) The PC further recommends the grant of all waivers requested provided that the Waiver of sidewalks along the S. Ithan Avenue frontage is expressly conditioned on compliance with conditions regarding sidewalks set forth in the CU Adjudication dated 3/4/21.*

Enclosures: Adjudication
Consultant Review Letters
Plan Set

**BEFORE THE RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

IN RE: APPLICATION OF GPX ITHAN DEVELOPMENT LLC

ADJUDICATION

I. Background.

The Radnor Township Board of Commissioners held a conditional use hearing on January 25, 2021 on the application of GPX Ithan Development LLC (“Applicant”). The Applicant’s Conditional Use application was received by the Township on December 16, 2020 for a 9-lot density modification development consisting of single-family homes. The Applicant was represented by Nicholas Caniglia, Esquire at the hearing. The hearing was advertised in the Delco Daily Times on January 11, 2021 and January 18, 2021. Proofs of publication are on file at the Radnor Township Municipal Building. A stenographic record of the hearing was taken. At hearing, the Board of Commissioners was represented by the Township Solicitor, John B. Rice, Esquire. Commissioners Jack Larkin, Moira Mulrone, Lisa Borowski, Jake Abel, Sean Farhy, Damian Enderle and Richard Booker were present for the hearing. No one requested party status nor was anyone granted party status at the hearing.

The following exhibits were admitted without objection at the hearing:

Applicants Exhibits

- A-1 Conditional Use Application with attachments A-G
- A-2 Record Plan dated 10/22/84, last revised 2/17/85 at Plan Volume 14, Page 226 at the Delaware County Recorder of Deeds Office
- A-3 Preliminary Subdivision and Land Development Plan dated January 5, 2021 with attached sheets 1-8 and sheets LOO1 and L101
- A-4 Stormwater analysis prepared by the Shock Group
- A-5 Homeowners Declaration of Trianon
- A-6 Conceptual Home

A copy of Applicant’s exhibit list is attached to this Adjudication as *Exhibit “A”*.

Board Exhibits

- B-1 Proof of Advertisement for hearing
- B-2 Correspondence from Trianon HOA President Michelle Hunn, dated January 22, 2021

Based on the testimony and evidence presented, the Board hereby adopts the following Findings of Fact, Conclusions of Law and Order.

II. Findings of Fact.

1. The Applicant is GPX Ithan Development LLC and is a limited liability company formed under the laws of Pennsylvania with a registered address of 14 Dartmouth Road, Haverford, PA 19041.
2. The Applicant acquired the subject property by Deed dated February 27, 2020 from Julie Charbonneau.
3. The proposed development (“Property”) is located at 200 S. Ithan Road and consists of the following Delaware County Folio Nos:
 - a. #36-04-02700-03
 - b. # 36-04-02700-51
 - c. #36-04-02220-79
 - d. # 36-04-02344-00
4. The Property consists of 6.946 acres and is located in the Township’s R-2 Zoning District.
5. The Property is part of a recorded density modification development which was approved by the Radnor Board of Commissioners pursuant to Resolution No. 84-47 on December 26, 1984 (“1984 Plan”). The property is identified on the 1984 Plan as Lots 1, 2, 57 and 58.
6. The 1984 Plan permitted the construction of 57 single family housing dwelling units.
7. The Applicant’s Plan proposes to construct a cul-de-sac road which would service nine new dwelling units and intersect with S. Ithan Road. There are currently no sidewalks along the property frontage of the original 1984 Trianon Development.
8. The Township received and marked at the hearing correspondence dated January 22, 2021, from the president of the President of the Trianon Homeowners Association in support of Applicant’s proposed Plan.
9. Applicant’s planner testified that he estimated nine new students across all grades would come from the development and that the development would have a positive fiscal impact on the Township and School District revenues.
10. Applicant’s traffic engineer testified that the traffic generated by the project would have a minimal effect on existing traffic conditions. The proposed new road meets all applicable site distance requirements.

III. Conclusions of Law.

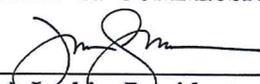
1. The property is located in the R-2 Zoning District.
2. A Density Modification Use is only permitted by conditional use within the R-2 Zoning District and must be served by public water and public sewer.
3. The property is part of the overall 1984 Trianon Subdivision Plan which provides for 5.57 acres of open space maintained by the Trianon Homeowners Association.
4. The proposed subdivision Plan will be incorporated into the Trianon Homeowners Association.
5. Applicant's proposed Plan of 9 lots will bring the total number of dwelling units to 66 and constitutes a revision of the 1984 final Plan.
6. Applicant must still comply with the Township's Subdivision and Land Development ordinance regulations for preliminary and final Plan approval.
7. Applicant's proposed Plan meets all of the dimensional, area and building coverage requirements of the R-2 Zoning District.

ORDER

AND NOW, this 22nd day of February 2021, after due deliberation and discussion at a public hearing, the Radnor Township Board of Commissioners does hereby approve the conditional use application of GPX Ithan Development LLC, subject to the following conditions:

1. Compliance with all applicable requirements of the Township's Subdivision and Land Development ordinance. Applicant's Conditional Use plan is a representation of how the use would be developed and this Order does not constitute an approval of that specific plan.
2. Construction of a 5-foot-wide sidewalk from the existing sidewalk located along the frontage of the Agnes Irwin School along S. Ithan Avenue to its intersection with Meadowood Street as shown on the aerial map attached hereto as *Exhibit "B"*.
3. The foregoing sidewalk construction is subject to acquisition by the Township for any necessary construction easements or areas outside of the public right-of-way. In the event that the Township is unable to acquire any of the necessary construction easements or additional right-of-way such that the sidewalks cannot be installed by the Applicant, the cost of such design and construction shall be contributed to the Township in a dedicated sidewalk fund. The sidewalk costs shall be escrowed with all other public improvements prior to recordation of an approved final plan.
4. Compliance with applicable County and State rules, regulations, and statutes.

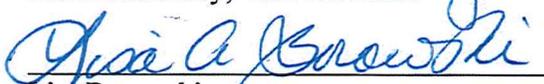
RADNOR TOWNSHIP
BOARD OF COMMISSIONERS



Jack Larkin, President



Moira Mulrone, Vice-President



Lisa Borowski

Nay _____
Jake Abel

Nay _____
Richard F. Booker, Esquire


Damien Enderle

Nay _____
Sean Farhy

Date of Mailing: 3/4/21

NICHOLAS J. CANIGLIA, ESQUIRE
PIERCE, CANIGLIA & TAYLOR
125 Strafford Avenue, Suite 110
Wayne, PA 19087
610-688-2626
nick@piercecanigliataylor.com
Attorney ID# 27968

ATTORNEY FOR APPLICANT
GPX ITHAN DEVELOPMENT LLC

**REQUEST OF GPX ITHAN DEVELOPMENT LLC FOR CONDITIONAL USE OF
PROPERTY LOCATED AT 200 S. ITHAN AVENUE, RADNOR TOWNSHIP, PA**

EXHIBIT LIST

<u>Exhibit #</u>	
A-1	Conditional Use Application Exhibit A – Deed dated 2/26/2020 to Applicant Exhibit B – Resolution No. 84-47 from Board of Commissioners approving Density Modification Development of 38.077 acres Exhibit C – Approved Plan per Resolution No. 84-47 Exhibit D - Generalized Site Plan Exhibit E – Grading Plan Exhibit F – Planting Plan Exhibit G – Developmental Impact Statement
A-2	Recorded Record Plan dated 10/22/84 last revised 2/17/85 recorded in Office of Recorder of Deeds of Delaware County on 2/19/85, Plan Volume 14, page 226
A-3	Preliminary Subdivision and Land Development Plan dated January 5, 2021 submitted to Radnor Township Sheet 1 – Illustrative Site Plan Sheet 2 – Record Plan Sheet 3 – Approved Plan of Trianon Sheet 4 – Existing Conditions Plan Sheet 5 – Soil, Water Resources & Vicinity Plan Sheet 6 – Development Plan Sheet 7 – Construction Details Sheet 8 – Construction Details Sheet L001 – Removals Plan Sheet L101 – Planting Plan
A-4	Stormwater Analysis
A-5	Homeowners Declaration of Trianon
A-6	Conceptual Home

200 South Ithan Ave.

Conditional Use Hearing
Required Sidewalk

200 S. Ithan
Avenue

Meadowood
Road

Sidewalk
-connect to the existing sidewalk at AIS
-terminate at Meadowood Road with
ADA curb ramp
-5' wide, concrete, +/- 1,200 LF

Legend

Go
Agnes Irwin
School

Exhibit "B"

500 ft





*Excellence Delivered **As Promised***

MEMORANDUM

Date: June 1, 2021

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

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 200 Ithan Avenue
Preliminary Subdivision Plans

Date Accepted: 10/06/2020
90 Day Review: 05/30/2021 extended to 07/05/2021

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

The applicant is proposing to subdivide the property into nine lots and construct a single-family home on each lot. This project is located within the R-2 district of the Township. The applicant has indicated that this will be developed as a modification to a previous density modification land development plan approved in the 1980's.

The applicant appeared before the Board of Commissioners on January 25, 2021 for a conditional use hearing. A copy of the adjudication is attached to this letter.

The applicant has indicated that the following waivers are being requested:

1. §255-20.B(1)(n) - Existing features within 500ft of the site, the applicant has provided an aerial plan on Sheet 5 of the plan set.
2. §255-27-C(1) – To omit the installation of sidewalks along a minor collector street (South Ithan Avenue)

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

200 S. Ithan Avenue

Plans Prepared By: Schock Group LLC

Dated: January 5, 2021, last revised May 18, 2021

Sewage Facilities Planning

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

Subdivision

1. §255-20.A(3) – Each sheet shall be numbered and shall show its relationship to the total number of sheets. The numbering must be revised to incorporate the landscape plans.
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 requested a waiver from this requirement.
3. §255-27-C(1) – Sidewalks must be provided along minor collector streets (South Ithan Avenue). The applicant has requested a waiver from this requirement.
4. §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).
5. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners. The Township should confirm that the type and location of lighting is adequate.
6. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the

Township Engineer and Township Fire Marshall and will incorporate their input as applicable.

Stormwater

1. All of the stormwater comments required under a preliminary plan submission have been addressed. The final location of the stormwater systems and additional information will be submitted as part of the final plan submission.
2. 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. Profiles of the sanitary sewer laterals must be provided to ensure no conflicts with additional utilities. The applicant has indicated that this will be provided as part of the final plan submission.

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



MEMORANDUM

Date: May 28, 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: 200 S. Ithan Avenue
Preliminary Subdivision and Land Development Review
Radnor Township, Delaware County, PA
G&A #20-08063

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the preliminary plans and display plans prepared for the above referenced project. We offer the following comments for your consideration:

A. BACKGROUND

The subject parcel located at 200 South Ithan Avenue is situated in the R-2/D-M Zoning District within Radnor Township, Delaware County. The applicant intends to develop the parcel in order to construct nine (9) single family homes with driveway access to a new cul-de-sac street located between Chalous Lane and Gramont Lane.

B. DOCUMENTS REVIEWED

1. Preliminary Subdivision and Conditional Use Plans for 200 South Ithan Avenue, prepared by Schock Group, LLC, prepared for GPX Realty Partners, consisting of 11 sheets dated May 18, 2021.
2. Response Letter prepared for South Ithan Avenue prepared by Schock Group, LLC, dated April 29, 2021.
3. Meeting Display Plans prepared for 200 S Ithan Avenue prepared by Schock Group, LLC, dated April 29, 2021.
4. Response Letter prepared for South Ithan Avenue prepared by Schock Group, LLC, dated May 18, 2021 to Gilmore Draft comments prepared for a staff meeting.

C. WAIVERS REQUESTED

1. In accordance with SALDO §255-27.C, §255-37, & §255-51 – Installation of sidewalk along the site frontage for Ithan Avenue is required unless, in the opinion of the Board of Commissioners, it is unnecessary for public safety and convenience. **The applicant is requesting a waiver from §255-27.C, §255-51.**

D. SALDO COMMENTS

1. §255-27.H(1) – Streets shall be laid out to intersect **as nearly as possible at right angles**. No street shall intersect another at an angle of less than 70°.

The applicant has provided an explanation for only providing an 80° angle to the intersection. The applicant indicates “Attaining a 90-degree centerline intersection and avoiding any steep slope disturbance and still maintaining compliance with the township roadway design standards would require shifting the intersection to the north which would place the right-of way line of the new roadway on the tract boundary with the adjacent parcel. Because of the earthwork required to maintain the required roadway approach grades and to provide the required grading within the public right-of-way, the shift in the alignment would require grading outside the right-of-way and off the property.”

We note the following:

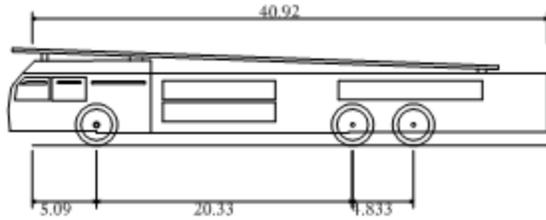
- Shifting the driveway to the north should not further impact the steep grades.
- The current location and roadway 80-degree angle appears to be configured in a manner that the headlights of vehicles departing the cul-des-sac will be directed to the middle of the house located directly across South Ithan Avenue. Moving the driveway further north will decrease the impact to the property across the street due to headlight glare.
- If the driveway was moved, it is our understanding grading would need to be adjusted onsite or the applicant may need to grade within the adjacent open space property.
- If sidewalk is not required along the cul-de-sac as endorsed by the planning commission, this provides additional room to have the cul-de-sac intersect at 90 degrees to Ithan Avenue.

Based on the justification provide by the applicant and the information above, we continue to recommend this new cul-de-sac intersect at a 90-degree right angle as in accordance with the ordinance. A 90-degree design provides increased safety benefits and maneuverability at the intersection. A location further north would also decrease the impact due to car headlights on the property across the street. The applicant may need to adjust onsite proposed grading or work with the adjacent open space owner to adjust grading within this area.

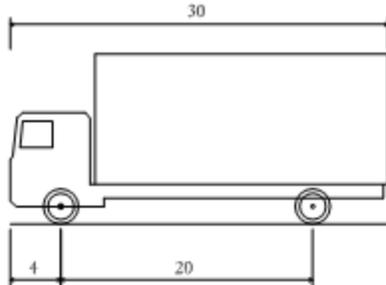
E. GENERAL COMMENTS

1. Turning Templates-
 - a. Include a truck turning template for the left-turn movement from Ithan Avenue into the proposed cul-de-sac which was included in the previous submission. Include a fire truck turning template for the left-turn movement from Ithan Avenue into the proposed cul-de-sac.
 - b. Include a truck turning and fire truck template for the left-turn movement from the cul-de sac onto Ithan Avenue.
 - c. Additional turning templates may be required to show the truck turning movements clearly. It is recommended no more than two templates per turning template detail.
 - d. Use the 41' Radnor Fire Truck for the Fire Truck Template. A copy of the fire truck specification is attached.
 - e. Show the Ithan Avenue double yellow centerline.
 - f. Show the proposed stop bar as indicated in the truck template. Show the proposed pavement markings on Sheet 2.
2. At a meeting on 4/29/2021 with the Applicant and the Township, it was agreed that further sidewalk details could be provided at a later date as the sidewalk is still in the preliminary design stage. It is my recollection, although this was requested by the Applicant, this was not agreed to by Township staff. Staff wanted to review the additional info to verify the sidewalk would be in compliance with ADA standards and determine possible impact to the adjacent property owners. The following comments are provided for the proposed sidewalk:
 - a. Label longitudinal slopes along the sidewalk.
 - b. Label passing areas and note they are to be a minimum of 5' x 5'.
 - c. Include spot elevations along the sidewalk for slope grade verification and ADA constructability.
 - d. The driveway appears to be used for passing areas. Provide adequate spot elevations to demonstrate ADA complaint 5'x 5' area in these driveways.
 - e. Provide additional information at the turning area where the proposed sidewalk connects to the existing sidewalk near Chalous Lane to demonstrate a level ADA turning area is provided.
 - f. Any impacted mailboxes will need to be relocated in accordance with the Postal Office Standards and maintain access from Ithan Avenue.
 - g. Provide details for the ADA ramp at Meadow Wood Road at a 1"-10' scale to show ADA compliance.
 - h. Show the proposed cul-de-sac site driveway location on the sidewalk plans.
 - i. Sheet 8, revise the width on the sidewalk detail to match the proposed width shown on the plans.

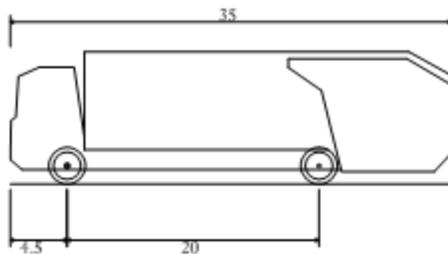
If you have any questions regarding the above, please contact this office.



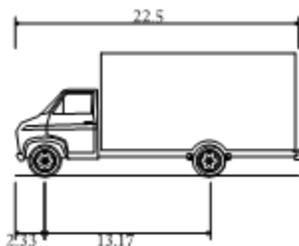
Radnor Fire Truck 41'
 Overall Length 40.920ft
 Overall Width 9.500ft
 Overall Body Height 7.733ft
 Min Body Ground Clearance 0.983ft
 Track Width 9.500ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°



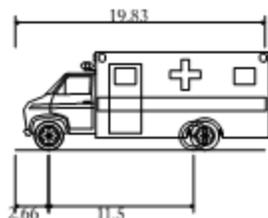
SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°



Radnor Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Wall to Wall Turning Radius 33.330ft



Radnor Paramedic Unit
 Overall Length 22.500ft
 Overall Width 7.670ft
 Overall Body Height 9.715ft
 Min Body Ground Clearance 0.438ft
 Track Width 7.670ft
 Lock-to-lock time 5.00s
 Wall to Wall Turning Radius 30.830ft



Radnor Ambulance Van
 Overall Length 19.830ft
 Overall Width 6.670ft
 Overall Body Height 7.780ft
 Min Body Ground Clearance 0.523ft
 Track Width 6.670ft
 Lock-to-lock time 5.00s
 Wall to Wall Turning Radius 27.170ft



Date: May 18, 2021
To: Mr. Steve Norcini, P.E.
Radnor Township
Re: 200 S Ithan Ave
Preliminary Subdivision Plans

Gannett Flemming Review Letter Responses

General Comments

- *Comments 1 & 2 list the requested waivers.*

Sewage Facilities Planning

1. Applicant acknowledges and agrees.

Zoning

1. Garage dimensions have been added on Sheet 6, along with Note #5 at the bottom of the page.

Subdivision

Comments 1, 2, & 3 are non-action comments; the applicant acknowledges them & agrees.

4. Vehicle turning layouts are provided on Sheet 6 & Sheet 8. Sheet 8 shows fire vehicle turning.
5. The applicant agrees to the fee of \$3,307 per dwelling unit.
6. Lighting fixtures and final layout will be determined and presented to the township at final design stage.
7. AQUA PA water availability letter is attached to this letter. The applicant has engaged Bryn Mawr Fire Company's marshal and Radnor Township for all necessary approvals and input.

Stormwater

Per a discussion with Radnor township over zoom, the township is considering removing these comments for clarity until final plans.

Sanitary Sewer

1. All existing and proposed sanitary easements are shown on Sheet 2 and Sheet 6.
 2. *Comment 2 is a non-action comment; the applicant acknowledges & agrees.*
 3. No proposed planting are proposed in the easement, the trees shown are existing and to remain. A note clarifying this has been added to the landscape plans.
-

Gilmore & Associates Review Letter Responses:

SALDO Comments

1. A label has been added showing cul-de-sac cross slopes do not exceed 3%.
2. Horizontal curve data has been added to Sheet 2 and Sheet 6.
3. The applicant has provided a narrative to the intersection angle.

General Comments

1. The detail of the double yellow stripe has been removed from the plans.
2. The dimensions on Sheet 2 note the approximate dimensions of the proposed lots. These have been removed for clarity.
3. Stationing has been added to Sheet 2 and Sheet 6.
4. Turning templates, including the right turn onto Ithan Ave, has been provided on Sheet 6.
5. Fire truck turning template has been provided on Sheet 8.

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

Very truly yours,



Timothy E. Davis



David R. Fiorello, P.E., P.L.S.

cc. Nicholas Caniglia, Esq.



October 20, 2020

Patrick J. Hanlon, P.E.
Momenee, Inc.
924 County Line Road
Bryn Mawr, PA 19010

Re: Water Availability
200 S. Ithan Avenue
Radnor Township, Delaware County

Dear Mr. Hanlon:

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

A main extension from Aqua's existing 8-inch main in Ithan Avenue will be required. A main extension plan utilizing Aqua plan standards must be prepared and submitted to this office for review and approval. Following approval of the main extension design and plan, construction of the main extension project would be completed by the Builder under our standard Builder's Extension Agreement.

Flow data information, if needed, may be obtained from our Production Department. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-1105.

Sincerely,

A handwritten signature in blue ink that reads "David C. McIntyre". The signature is written in a cursive style.

David C. McIntyre
Manager, New Business and Contract Operations

PIERCE, CANIGLIA & TAYLOR
ATTORNEYS AT LAW
125 Strafford Avenue - Suite 110
P. O. Box 312
Wayne, Pennsylvania 19087

JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR

TELEPHONE
(610) 688-2626
FAX
(610) 688-5761
EMAIL

Nick@piercecانigliataylor.com

May 3, 2021

Steve Norcini, P.E.
Engineering Department
Township of Radnor
301 Iven Avenue
Wayne, Pa. 19087

Re: 200 S. Ithan Avenue
Application of GPX Realty Partners
Preliminary Land Development Plan

Dear Steve:

As you know the Planning Commission's review of the Preliminary Plan for the above has been continued from the scheduled date of May 3, 2021. Please consider this letter as confirmation that I have been authorized by the Applicant to grant to the Township an additional thirty (30) day extension until July 5, 2021 to take action on the above Plan.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Mary C. Eberle, Esquire
Patricia L. Kaufman
Patricia Sherwin
Joe Conwell

PIERCE, CANIGLIA & TAYLOR
ATTORNEYS AT LAW
125 Strafford Avenue - Suite 110
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Wayne, Pennsylvania 19087

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NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR

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(610) 688-2626
FAX
(610) 688-5761
EMAIL

Nick@piercecanigliataylor.com

April 8, 2021

Steve Norcini, P.E.
Engineering Department
Township of Radnor
301 Iven Avenue
Wayne, Pa. 19087

Re: 200 S. Ithan Avenue
Application of GPX Realty Partners
Preliminary Land Development Plan

Dear Steve:

As you know the Planning Commission's review of the Preliminary Plan for the above was tabled until May 3, 2021. Please consider this letter as confirmation that I have been authorized by the Applicant to grant to the Township an additional thirty (30) day extension until June 3, 2021 to take action on the above Plan.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Mary C. Eberle, Esquire
Patricia L. Kaufman
Patricia Sherwin
Joe Conwell



*Excellence Delivered **As Promised***

MEMORANDUM

Date: April 22, 2021

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

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 200 Ithan Avenue
Preliminary Subdivision Plans

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

The applicant is proposing to subdivide the property into nine lots and construct a single-family home on each lot. This project is located within the R-2 district of the Township. The applicant has indicated that this will be developed as a modification to a previous density modification land development plan approved in the 1980's.

The applicant appeared before the Board of Commissioners on January 25, 2021 for a conditional use hearing. A copy of the adjudication is attached to this letter.

The applicant has indicated in an e-mail that the following waivers are being requested:

1. §255-20.B(1)(n) - Existing features within 500ft of the site, the applicant has provided an aerial plan on Sheet 5 of the plan set.
2. §255-27-C(1) – To omit the installation of sidewalks along a minor collector street (South Ithan Avenue)

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

200 S. Ithan Avenue

Plans Prepared By: Schock Group LLC

Dated: January 5, 2021, last revised March 24, 2021

Zoning

1. The impervious coverage calculations and building coverage calculations listed on the zoning table must be verified and revised. There are numerous calculations that appear to be incorrect.
2. §280-97.B – All yard setback requirements must be clearly dimensioned on the plans. Additionally, if the 30’ setback between buildings for lots 5, 6 and 7 is applicable, this must be dimensioned on the plans.
3. §280-112.D – It appears that the dwelling proposed for Lot #1 is located in the existing slopes of 20% of greater. This is not permitted in the steep slope area.
4. The legend indicating existing slopes between 14% and 20% is missing from the plan.
5. The garage for lot 4 appears to be encroaching into the front yard setback. This must be revised.

Subdivision

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 streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-27-C(1) – Sidewalks must be provided along minor collector streets (South Ithan Avenue). The applicant has requested a waiver from this requirement.
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. South Ithan Avenue is a Minor Collector. The right-of-way requirement is 60 feet and the cartway is 36 feet. Trilon Lane is a local road and the right-of-way requirement is 60 feet and the cartway is 28 feet. The applicant is providing 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. (Driveway radii not labeled on the plan)
5. §255-37-A – Sidewalks and pedestrian paths shall minimize pedestrian-vehicle conflict and shall be provide when required by the Board of Commissioners.
6. §255-38-B – Street trees 2 ½ inches dbh of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within in proposed subdivision or land development must be provided. The applicant is provided 40 street streets based on 1,082 LF for the access drive and 114 LF for the decanopied portion of Ithan Avenue. The narrative in the table on sheet L101 indicates that 62 trees are required. The applicant must verify and revise the table.
7. §255-38-B – There is a note on the required planting schedule that indicates Canopy Trees sized at 5” caliper are calculated as two trees. The applicant must explain that note and indicate where that is applicable.
8. The tree removal table indicates that 223 total trees are required to be replaced. The planting schedule indicates that there will be 228 total plantings. The applicant must demonstrate how the 228 total planting meets the needs for 223 replacement trees and 40 street trees.
9. §255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience.
10. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit (existing or proposed).
11. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer’s expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer’s engineer and approved by the Board of Commissioners.
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. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.

Stormwater

1. §245-13 – Please provide a drainage plan that conforms with this section of the code. The applicant has indicated that this will be provided as part of the final plan submission.
2. §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. The applicant has indicated that this will be provided as part of the final plan submission.
3. Please revise the plans to provide specific dimensional data for each stormwater management system. The applicant has indicated that this will be provided as part of the final plan submission.
4. Please revise the plans to provide details for the ST-36 Stormtank Chamber that is proposed. The applicant has indicated that this will be provided as part of the final plan submission.
5. Please revise the stormwater report to include all applicable calculations to show how the stormwater requirements are met for sections including but not limited to §245-22 through §245-27. The applicant has indicated that this will be provided as part of the final plan submission.
6. Please provide drainage area maps of the pre-developed and post-developed conditions. The applicant has indicated that this will be provided as part of the final plan submission.
7. Please provide infiltration testing results including a depth to limiting zone. The applicant has indicated that this will be provided as part of the final plan submission.
8. Please provide stormwater piping profiles including all crossing utilities. The applicant has indicated that this will be provided as part of the final plan submission.
9. 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. All existing and proposed sanitary sewer easements must be shown on the plans. The applicant has indicated that this will be provided as part of the final plan submission.
2. Profiles of the sanitary sewer laterals must be provided to ensure no conflicts with additional utilities. The applicant has indicated that this will be provided as part of the final plan submission.
3. Depressed curbing (12 feet) is required where the sewer line leaves the street to provide access to the sanitary sewer line within the easement. The applicant has indicated that this will be provided as part of the final plan submission.
4. There is a portion of the patio located in the existing sanitary sewer easement for Lot 2. This must be revised to be located outside of the easement.
5. There shall be no plantings located in the sanitary sewer easement. The plan must be revised to remove any plantings from within the sanitary sewer easement.

General

1. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.
2. The attached tree protection detail must be added to the plans.
3. The stormwater systems must be a minimum of 3 feet from the property line. The system in Lot 7 must be revised.

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

**BEFORE THE RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

IN RE: APPLICATION OF GPX ITHAN DEVELOPMENT LLC

ADJUDICATION

I. Background.

The Radnor Township Board of Commissioners held a conditional use hearing on January 25, 2021 on the application of GPX Ithan Development LLC (“Applicant”). The Applicant’s Conditional Use application was received by the Township on December 16, 2020 for a 9-lot density modification development consisting of single-family homes. The Applicant was represented by Nicholas Caniglia, Esquire at the hearing. The hearing was advertised in the Delco Daily Times on January 11, 2021 and January 18, 2021. Proofs of publication are on file at the Radnor Township Municipal Building. A stenographic record of the hearing was taken. At hearing, the Board of Commissioners was represented by the Township Solicitor, John B. Rice, Esquire. Commissioners Jack Larkin, Moira Mulrone, Lisa Borowski, Jake Abel, Sean Farhy, Damian Enderle and Richard Booker were present for the hearing. No one requested party status nor was anyone granted party status at the hearing.

The following exhibits were admitted without objection at the hearing:

Applicants Exhibits

- A-1 Conditional Use Application with attachments A-G
- A-2 Record Plan dated 10/22/84, last revised 2/17/85 at Plan Volume 14, Page 226 at the Delaware County Recorder of Deeds Office
- A-3 Preliminary Subdivision and Land Development Plan dated January 5, 2021 with attached sheets 1-8 and sheets LOO1 and L101
- A-4 Stormwater analysis prepared by the Shock Group
- A-5 Homeowners Declaration of Trianon
- A-6 Conceptual Home

A copy of Applicant’s exhibit list is attached to this Adjudication as *Exhibit “A”*.

Board Exhibits

- B-1 Proof of Advertisement for hearing
- B-2 Correspondence from Trianon HOA President Michelle Hunn, dated January 22, 2021

Based on the testimony and evidence presented, the Board hereby adopts the following Findings of Fact, Conclusions of Law and Order.

II. Findings of Fact.

1. The Applicant is GPX Ithan Development LLC and is a limited liability company formed under the laws of Pennsylvania with a registered address of 14 Dartmouth Road, Haverford, PA 19041.
2. The Applicant acquired the subject property by Deed dated February 27, 2020 from Julie Charbonneau.
3. The proposed development (“Property”) is located at 200 S. Ithan Road and consists of the following Delaware County Folio Nos:
 - a. #36-04-02700-03
 - b. # 36-04-02700-51
 - c. #36-04-02220-79
 - d. # 36-04-02344-00
4. The Property consists of 6.946 acres and is located in the Township’s R-2 Zoning District.
5. The Property is part of a recorded density modification development which was approved by the Radnor Board of Commissioners pursuant to Resolution No. 84-47 on December 26, 1984 (“1984 Plan”). The property is identified on the 1984 Plan as Lots 1, 2, 57 and 58.
6. The 1984 Plan permitted the construction of 57 single family housing dwelling units.
7. The Applicant’s Plan proposes to construct a cul-de-sac road which would service nine new dwelling units and intersect with S. Ithan Road. There are currently no sidewalks along the property frontage of the original 1984 Trianon Development.
8. The Township received and marked at the hearing correspondence dated January 22, 2021, from the president of the President of the Trianon Homeowners Association in support of Applicant’s proposed Plan.
9. Applicant’s planner testified that he estimated nine new students across all grades would come from the development and that the development would have a positive fiscal impact on the Township and School District revenues.
10. Applicant’s traffic engineer testified that the traffic generated by the project would have a minimal effect on existing traffic conditions. The proposed new road meets all applicable site distance requirements.

III. Conclusions of Law.

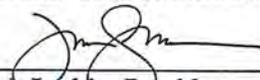
1. The property is located in the R-2 Zoning District.
2. A Density Modification Use is only permitted by conditional use within the R-2 Zoning District and must be served by public water and public sewer.
3. The property is part of the overall 1984 Trianon Subdivision Plan which provides for 5.57 acres of open space maintained by the Trianon Homeowners Association.
4. The proposed subdivision Plan will be incorporated into the Trianon Homeowners Association.
5. Applicant's proposed Plan of 9 lots will bring the total number of dwelling units to 66 and constitutes a revision of the 1984 final Plan.
6. Applicant must still comply with the Township's Subdivision and Land Development ordinance regulations for preliminary and final Plan approval.
7. Applicant's proposed Plan meets all of the dimensional, area and building coverage requirements of the R-2 Zoning District.

ORDER

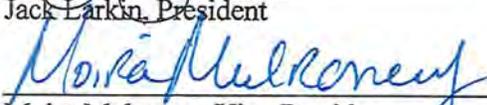
AND NOW, this 22nd day of February 2021, after due deliberation and discussion at a public hearing, the Radnor Township Board of Commissioners does hereby approve the conditional use application of GPX Ithan Development LLC, subject to the following conditions:

1. Compliance with all applicable requirements of the Township's Subdivision and Land Development ordinance. Applicant's Conditional Use plan is a representation of how the use would be developed and this Order does not constitute an approval of that specific plan.
2. Construction of a 5-foot-wide sidewalk from the existing sidewalk located along the frontage of the Agnes Irwin School along S. Ithan Avenue to its intersection with Meadowood Street as shown on the aerial map attached hereto as *Exhibit "B"*.
3. The foregoing sidewalk construction is subject to acquisition by the Township for any necessary construction easements or areas outside of the public right-of-way. In the event that the Township is unable to acquire any of the necessary construction easements or additional right-of-way such that the sidewalks cannot be installed by the Applicant, the cost of such design and construction shall be contributed to the Township in a dedicated sidewalk fund. The sidewalk costs shall be escrowed with all other public improvements prior to recordation of an approved final plan.
4. Compliance with applicable County and State rules, regulations, and statutes.

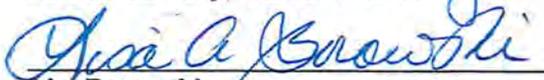
RADNOR TOWNSHIP
BOARD OF COMMISSIONERS



Jack Larkin, President



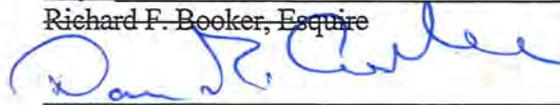
Moira Mulrone, Vice-President



Lisa Borowski

Nay _____
Jake Abel

Nay _____
Richard F. Booker, Esquire



Damien Enderle

Nay _____
Sean Farhy

Date of Mailing: 3/4/21

NICHOLAS J. CANIGLIA, ESQUIRE
PIERCE, CANIGLIA & TAYLOR
125 Strafford Avenue, Suite 110
Wayne, PA 19087
610-688-2626
nick@piercecanigliataylor.com
Attorney ID# 27968

ATTORNEY FOR APPLICANT
GPX ITHAN DEVELOPMENT LLC

**REQUEST OF GPX ITHAN DEVELOPMENT LLC FOR CONDITIONAL USE OF
PROPERTY LOCATED AT 200 S. ITHAN AVENUE, RADNOR TOWNSHIP, PA**

EXHIBIT LIST

- Exhibit #
- A-1 Conditional Use Application
Exhibit A – Deed dated 2/26/2020 to Applicant
Exhibit B – Resolution No. 84-47 from Board of Commissioners approving
Density Modification Development of 38.077 acres
Exhibit C – Approved Plan per Resolution No. 84-47
Exhibit D - Generalized Site Plan
Exhibit E – Grading Plan
Exhibit F – Planting Plan
Exhibit G – Developmental Impact Statement
- A-2 Recorded Record Plan dated 10/22/84 last revised 2/17/85 recorded in Office of
Recorder of Deeds of Delaware County on 2/19/85, Plan Volume 14, page 226
- A-3 Preliminary Subdivision and Land Development Plan dated January 5, 2021
submitted to Radnor Township
Sheet 1 – Illustrative Site Plan
Sheet 2 – Record Plan
Sheet 3 – Approved Plan of Trianon
Sheet 4 – Existing Conditions Plan
Sheet 5 – Soil, Water Resources & Vicinity Plan
Sheet 6 – Development Plan
Sheet 7 – Construction Details
Sheet 8 – Construction Details
Sheet L001 – Removals Plan
Sheet L101 – Planting Plan
- A-4 Stormwater Analysis
- A-5 Homeowners Declaration of Trianon
- A-6 Conceptual Home

200 South Ithan Ave.

Conditional Use Hearing
Required Sidewalk

200 S. Ithan
Avenue

Agnes Irwin
School

Exhibit "B"

Sidewalk
-connect to the existing sidewalk at AIS
-terminate at Meadowood Road with
ADA curb ramp
-5' wide, concrete, +/- 1,200 LF

Meadowood
Road

Legend

500 ft



Meadowood Rd

Ithan Ave

Grant Ln

Chapin Ln



MEMORANDUM

Date: April 23, 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: 200 S. Ithan Avenue
Preliminary Subdivision and Land Development Review
Radnor Township, Delaware County, PA
G&A #20-08063

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the for the preliminary plans prepared for the above referenced project. We offer the following comments for your consideration:

A. BACKGROUND

The subject parcel located at 200 South Ithan Avenue is situated in the R-2/D-M Zoning District within Radnor Township, Delaware County. The applicant intends to develop the parcel in order to construct nine (9) single family homes with driveway access to a new cul-de-sac street located between Chalous Lane and Gramont Lane.

B. DOCUMENTS REVIEWED

1. Preliminary Subdivision and Conditional Use Plans for 200 South Ithan Avenue, prepared by Schock Group, LLC, prepared for GPX Realty Partners, consisting of 11 sheets dated March 24, 2021.
2. Response Letter prepared for South Ithan Avenue prepared by Schock Group, LLC, dated March 24, 2021.
3. Sidewalk Development Plans prepared for 200 S Ithan Avenue prepared by Schock Group, LLC, dated April 16, 2021.

C. WAIVERS REQUESTED

1. In accordance with SALDO §255-27.C, §255-37, & §255-51 – Installation of sidewalk along the site frontage for Ithan Avenue is required unless, in the opinion of the Board of Commissioners, it is unnecessary for public safety and convenience. **The applicant is requesting a waiver from §255-27.C, §255-51.**

2. In accordance with SALDO §255-27.G – Where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 100 feet for local streets. **The Applicant is requesting a waiver from this requirement and providing a grade of 5% for level area length of 70 feet.**

D. SALDO COMMENTS

1. §255-27.D(3) – Grades across cul-de-sacs shall not exceed 3%. Label the proposed grades to ensure compliance with this requirement. The applicant has indicated that these details have been provided; however, they are not shown on the plans.
2. §255-27.F(2) – The horizontal curve data shall be clearly shown on the plans. The applicant has indicated that these details have been provided; however, they are not shown on the plans.
3. §255-27.H(1) – The street shall be laid out to intersect **as nearly as possible at right angles**. No street shall intersect another at an angle of less than 70°. Determine if the new street can be aligned to intersect South Ithan Avenue at 90-degree angle (or nearly as possible). The applicant's plans indicate 80° angle to the intersection. The applicant has not provided written justification of why a 90° angle cannot be provided for the intersection. **We recommend this new intersection intersect at 90-degree right angle as in accordance with the ordinance. A 90° degree design provides increased safety benefits and maneuverability at the intersection.**
4. §255-37.D – Details should be provided for the ADA curb ramp proposed at the intersection of Ithan Avenue and Meadowood Road. Provide 5-scale details including dimensions, spot elevations and grades in order to verify constructability.
5. §255-37.F - The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways. A standard driveway detail should be provided for the driveways affected with the proposed sidewalk along Ithan Avenue.

E. GENREAL COMMENTS

1. Indicate the location of the proposed 4"/DY centerline or remove the detail from the plans.
2. It is unclear what the 303' and 254' measurements are noted on the horizontal curve of the proposed roadway on Sheet 2 of 8.
3. Show the proposed cul-de-sac stationing in plan view on Sheets 2 and 6 of 8.
4. Include a truck turning template for the right turn movement onto Ithan Avenue.
5. Include truck turning templates demonstrating safe and efficient access for a fire truck.
6. It appears that some existing trees may block sight distance looking right out of the proposed cul-de-sac. Verify that adequate sight distance will be provided.
7. Provide a 6-inch subbase for the proposed sidewalk.

8. For the sidewalk plans provide the following:
 - a. Label longitudinal slopes along the sidewalk
 - b. Label passing areas and note they are to be a minimum of 5' x 5'.
 - c. Include spot elevations along the sidewalk for slope verifications and ADA constructability.
 - d. The driveway appears to be used for passing areas. Provide adequate spot elevations to demonstrate ADA 5'x 5' complaint areas in these driveways.
 - e. Provide additional information at the turning area where the proposed sidewalk connects to the existing sidewalk near Chalous Lane to demonstrate a level ADA turning area is provided.

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



STORMWATER MANAGEMENT FEASIBILITY NARRATIVE

FOR

200 S ITHAN AVENUE

APRIL 26, 2021

GPX Realty Partners proposes to develop the land at 200 S Ithan Avenue in Radnor Township. The total tract, which sits along Ithan Avenue and extends back to Trianon Lane, contains 6.95 acres and is composed of four individual parcels. The existing manor house burned down in 2012 and was demolished out of concerns for safety, with the remaining garage portion and pool to be demolished as part of this development. The land is part of the Trianon Subdivision and is being developed in accordance with Radnor Township's Density Modification provisions of the zoning ordinance.

The majority of the site is open lawn with some wooded areas and areas of steep slopes. The site will be developed with nine new single family dwellings on nine new individual residential building lots, with a single new cul-de-sac road serving those nine lots.

Stormwater management for the proposed development will be provided by several structural BMPs sized to control the increase in storm water runoff from the developed sub-basin. Individual on-lot underground pipe systems are proposed to control the increase in runoff generated by the new single family dwellings and associated improvements. These ground water recharge seepage beds will be installed on each lot in order to spread the areas of recharge throughout the site. A common underground detention/recharge pipe system will be installed to control the increase in runoff generated by the proposed public road and additional discharge from the on-lot systems. The public road will have PennDOT spec inlets installed to collect storm water and direct that water to the common underground detention/recharge pipe basin. Overflow from the proposed detention facilities will be piped to an existing township inlet along Ithan Avenue in accordance with Township stormwater standards.

This site is located in the Radnor Ithan Creek Watershed District 'B-2'. The township Stormwater management ordinance requires that several storm water management guidelines must be met by the proposed stormwater facilities. The ordinance requires that where feasible, the increase in storm water runoff for the 2-year storm event shall be infiltrated into the ground via percolation. Water quality treatment must be also provided based on the township's calculation formula and rate control through the 100-year storm must be provided as follows: the 2-year post-development rate to the 1-year pre development rate, the 5-year post to the 2-year pre, the 10-year post to the 5-year pre, the 25-year post to the 5-year pre, the 50-year post to the 10-year pre, and straight rate control for the 100-year storm event. The proposed stormwater management facilities are intended to be designed to meet these Township requirements as well as the DEP NPDES General Permit requirements.

Soil types were obtained via the Web Soil Survey proved by the United States Department of Agriculture and are depicted on the site plan. The majority of soils on the site are of the Glenelg Series consists of deep, well drained soils of uplands. The soils developed in material weathered mainly from granite, gneiss and mica schist. The Glenelg soils have moderate available moisture capacity and moderate permeability. The

majority of the development is proposed within these Glenelg soils, with two of the lots containing portions of Glennville soils.

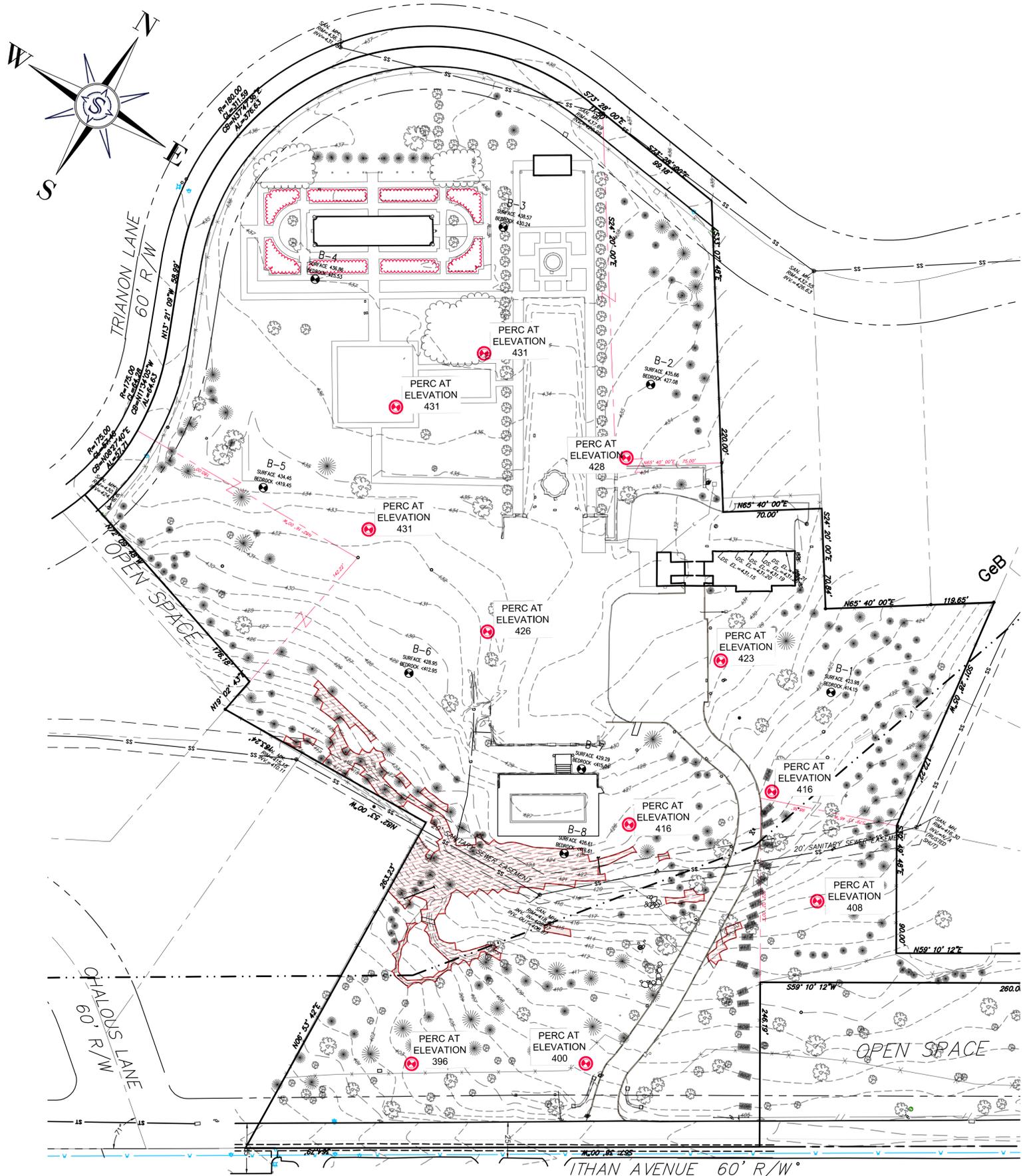
Stormwater infiltration tests were performed on site by David Blackmore Associates, the results of which are attached to this narrative. The results show good infiltration rates throughout most of the site. Weathered rock limiting zones were noted in two of the test locations however the limiting zones are deep enough to allow the proposed underground detention basins to maintain the minimum two (2) feet distance above any limiting zones as required by Radnor Township Code §245-22.A.1(a). All test pits were able to achieve infiltration above their limiting zones. Per Radnor Township Code §245-22.A.1(c), a system needs to drain within 92 hours to satisfy the infiltration requirement. The lowest drainage rate recorded at the site of 0.25 inches per hour would adequately infiltrate 2ft of water quality volume within that time. The infiltration rate at the two areas being considered for the common system were above expectations and will provide adequate infiltration volumes to meet both township and county NPDES water quality requirements.

Based on the infiltration tests performed, the site will be able to meet and exceed the required infiltration requirements of Radnor township and PADEP for the impervious areas being proposed as part of the development at 200 S Ithan Avenue. The infiltration report is attached to this narrative.

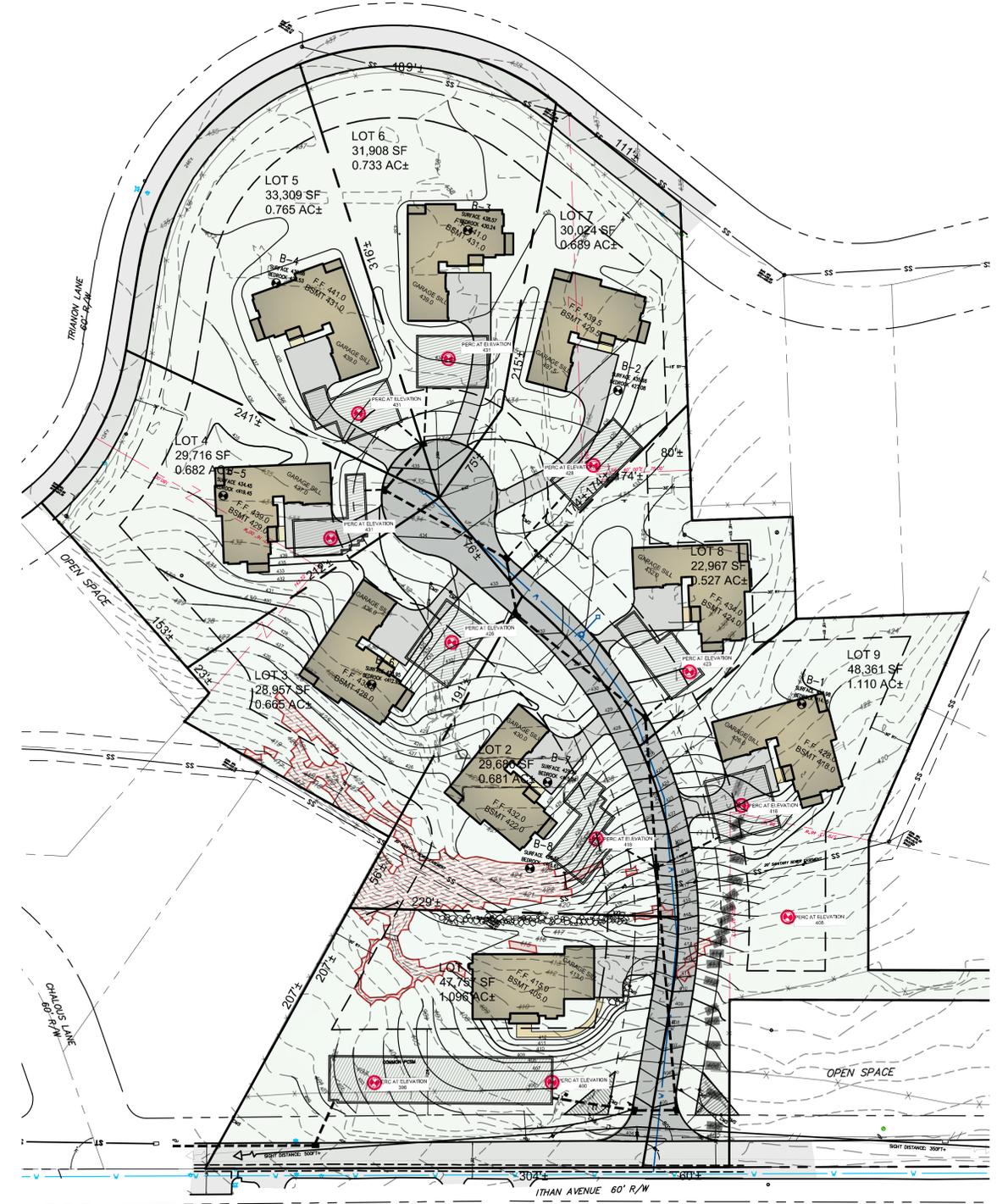
CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND OBTAIN PERMISSION TO EXCAVATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EXISTING CONDITIONS PLAN - STORMWATER PERC TEST LOCATION MAP
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT
200 S. ITHAN AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

DESCRIPTION
DATE
REV.
PROJECT CONSISTS OF LOTS 1, 52, 57 & 58 OF THE TRIANON SUBDIVISION
TOTAL TRACT AREA 6.946 ACRES
LOT 1:
TAX MAP No. 36-24-189-000
TAX PARCEL No. 36-04-02700-03
AREA: 0.348 AC.
LOT 52:
TAX MAP No. 36-24-187-000
TAX PARCEL No. 36-04-02700-51
AREA: 0.374 AC.
LOT 57:
TAX MAP No. 36-24-184-000
TAX PARCEL No. (NO NUMBER)
AREA 0.344 AC.
LOT 58:
TAX MAP No. 36-24-116-000
TAX PARCEL No. 36-04-02344-00
AREA: 5.880 AC
DRAWN BY: TED
CHECKED BY: DRF
SCALE: 1" = 40'
DATE: APRIL 7, 2021
SHEET NO: 1082
1 OF 1



PERC TEST LOCATIONS - EXISTING CONDITIONS



PERC TEST LOCATIONS - PROPOSED CONDITIONS

LINETYPE LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- CONCRETE EDGE
- ASPHALT EDGE
- EXISTING CURB TO REMAIN
- EXISTING ADJACENT BUILDING
- SOILS LINE
- EASEMENT LINE
- BUILDING SETBACK
- FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOM LINE
- WATER LINE
- SANITARY LINE
- EXISTING STORM PIPES
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR

SYMBOL LEGEND

- TG TOP OF GRATE ELEV.
- IVL INVERT ELEVATION
- TW TOP OF WALL ELEV.
- BW BOTTOM OF WALL ELEV.
- TBC TOP BACK OF CURB ELEV.
- BC BOTTOM BACK OF CURB ELEV.
- IRON PIN
- CONCRETE MONUMENT
- SANITARY MANHOLE
- WATER VALVE
- BOLLARD
- CLEANOUT
- STORM MANHOLE
- AC UNIT
- ELECTRIC BOX
- FIRE HYDRANT
- FIRE VALVE
- GAS VALVE
- EVERGREEN TREE
- STORM INLET
- TELEPHONE BOX
- GAS METER
- ELECTRIC MANHOLE
- POSTED SIGN
- PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- LIGHT POLE

SCALE: 1" = 50'

INFILTROMETER DATA

Project Identification	5184G1	Constants	Area, in ²
Test Location	IT-1 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	4.50'		
Test Elevation	431.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elipd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/14/2021	9:43 AM	0.50	7.00			7.00				
	E		10:13 AM	(.50)	4.00	3.00	3.9375	3.06	6.00	6.13		
2	S		10:13 AM	0.17	7.00			7.00				
	E		10:23 AM	(.67)	6.1875	0.81	6.125	0.88	4.88	5.25		
3	S		10:23 AM	0.17	7.00			7.00				
	E		10:33 AM	(.83)	6.0625	0.94	6.00	1.00	5.62	6.00		
4	S		10:33 AM	0.17	7.00			7.00				
	E		10:43 AM	(1.00)	6.00	1.00	6.00	1.00	6.00	6.00		
5	S		10:43 AM	0.17	7.00			7.00				
	E		10:53 AM	(1.17)	6.00	1.00	6.000	1.00	6.00	6.00		
6	S		10:53 AM	0.17	7.00			7.00				
	E		11:03 AM	(1.33)	6.00	1.00	6.06	0.94	6.00	5.62		
7	S		11:03 AM	0.17	7.00			7.00				
	E		11:13 AM	(1.50)	6.000	1.00	6.00	1.00	6.00	6.00		
8	S		11:13 AM	0.17	7.00			7.00				
	E		11:23 AM	(1.67)	6.0625	0.94	6.00	1.00	5.63	6.00		
9	S		11:23 AM	0.17	7.00			7.00				
	E		11:33 AM	(1.83)	6.00	1.00	6.00	1.00	6.00	6.00		
10	S		11:33 AM	0.17	7.00			7.00				
	E		11:43 AM	(2.00)	6.00	1.00	6.00	1.00	6.00	6.00		
11	S		11:43 AM	0.17	7.00			7.00				
	E		11:53 AM	(2.17)	6.00	1.00	6.00	1.00	6.00	6.00		
12	S		11:53 AM	0.17	7.00			7.00				
	E		12:03 PM	(2.33)	6.00	1.00	6.00	1.00	6.00	6.00		
13	S		12:03 PM	0.17	7.00			7.00				
	E		12:13 PM	(2.50)	6.00	1.00	6.00	1.00	6.00	6.00		
14	S		12:13 PM	0.17	7.00			7.00				
	E		12:23 PM	(2.67)	6.00	1.00	6.00	1.00	6.00	6.00		
15	S		12:23 PM	0.17	7.00			7.00				
	E		12:33 PM	(2.83)	6.00	1.00	6.00	1.00	6.00	6.00		
16	S		12:33 PM	0.17	7.00			7.00				
	E		12:43 PM	(3.00)	6.00	1.00	6.00	1.00	6.00	6.00		
17	S		12:43 PM	0.17	7.00			7.00				
	E		12:53 PM	(3.17)	6.00	1.00	6.00	1.00	6.00	6.00		
18	S		12:53 PM	0.12	7.00			7.00				
	E		1:00 PM	(3.28)	6.00	1.00	6.00	1.00	8.57	8.57		
19	S		1:00 PM	0.17	7.00			7.00				
	E		1:10 PM	(3.45)	6.00	1.00	5.125	1.88	6.00	11.25		
20	S		1:10 PM	0.17	7.00			7.00				
	E		1:20 PM	(3.62)	6.00	1.00	6.00	1.00	6.00	6.00		
21	S		1:20 PM	0.17	7.00			7.00				
	E		1:30 PM	(3.78)	5.9375	1.06	6.00	1.00	6.38	6.00		
22	S		1:30 PM	0.17	7.00			7.00				
	E		1:40 PM	(3.95)	6.00	1.00	6.00	1.00	6.00	6.00		
23	S											
23	E											
24	S											
24	E											
25	S											
25	E											
26	S											
26	E											
27	S											
27	E											
28	S											
28	E											
29	S											
29	E											
30	S											
30	E											
31	S											
31	E											
									Infiltration (in/hr)	6.09		

INFILTROMETER DATA

Project Identification	5184G1	Constants	Area, in ²
Test Location	IT-1 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	4.50'		
Test Elevation	431.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elipd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/14/2021	12:34 PM	0.43	7.00			7.00				
	E		1:00 PM	(.43)	4.9375	2.06		3.9375	3.06	4.76	7.07	
2	S		1:00 PM	0.17	7.00			7.00				
	E		1:10 PM	(.60)	5.625	1.38		5.625	1.38	8.25	8.25	
3	S		1:10 PM	0.17	7.00			7.00				
	E		1:20 PM	(.77)	6.0625	0.94		6.0625	0.94	5.62	5.62	
4	S		1:20 PM	0.17	7.00			7.00				
	E		1:30 PM	(.93)	6.00	1.00		6.00	1.00	6.00	6.00	
5	S		1:30 PM	0.17	7.00			7.00				
	E		1:40 PM	(1.10)	6.0625	0.94		6.00	1.00	5.63	6.00	
6	S		1:40 PM	0.17	7.00			7.00				
	E		1:50 PM	(1.27)	6.0625	0.94		6.00	1.00	5.62	6.00	
7	S		1:50 PM	0.17	7.00			7.00				
	S		2:00 PM	(1.43)	6.00	1.00		6.00	1.00	6.00	6.00	
8	S		2:00 PM	0.17	7.00			7.00				
	E		2:10 PM	(1.60)	6.00	1.00		6.00	1.00	6.00	6.00	
9	S		2:10 PM	0.17	7.00			7.00				
	E		2:20 PM	(1.77)	6.125	0.88		6.00	1.00	5.25	6.00	
10	S		2:20 PM	0.17	7.00			7.00				
	E		2:30 PM	(1.93)	6.125	0.88		6.00	1.00	5.25	6.00	
11	S		2:30 PM	0.17	7.00			7.00				
	E		2:40 PM	(2.10)	6.125	0.88		6.00	1.00	5.25	6.00	
12	S		2:40 PM	0.17	7.00			7.00				
	E		2:50 PM	(2.27)	6.125	0.88		6.00	1.00	5.25	6.00	
13	S		2:50 PM	0.17	7.00			7.00				
	E		3:00 PM	(2.43)	6.125	0.88		6.00	1.00	5.25	6.00	
14	S		3:00 PM	0.17	7.00			7.00				
	E		3:10 PM	(2.60)	6.125	0.88		6.00	1.00	5.25	6.00	
15	S		3:10 PM	0.17	7.00			7.00				
	E		3:20 PM	(2.77)	6.125	0.88		6.00	1.00	5.25	6.00	
16	S		3:20 PM	0.17	7.00			7.00				
	E		3:30 PM	(2.93)	6.125	0.88		6.00	1.00	5.25	6.00	
17	S		3:30 PM	0.17	7.00			7.00				
	E		3:40 PM	(3.10)	6.125	0.88		6.00	1.00	5.25	6.00	
18	S		3:40 PM	0.17	7.00			7.00				
	E		3:50 PM	(3.27)	6.00	1.00		6.00	1.00	6.00	6.00	
19	S		3:50 PM	0.17	7.00			7.00				
	E		4:00 PM	(3.43)	6.00	1.00		6.00	1.00	6.00	6.00	
20	S		4:00 PM	0.17	7.00			7.00				
	E		4:10 PM	(3.60)	6.125	0.88		6.00	1.00	5.25	6.00	
21	S		4:10 PM	0.17	7.00			7.00				
	E		4:20 PM	(3.77)	6.125	0.88		6.00	1.00	5.25	6.00	
22	S											
	E											
23	S											
	E											
24	S											
	E											
25	S											
	E											
26	S											
	E											
27	S											
	E											
28	S											
	E											
29	S											
	E											
30	S											
	E											
31	S											
	E											
									Infiltration (in/hr)	5.63		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-2 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	5.57'		
Test Elevation	431.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/14/2021	9:15 AM	0.40	7.00							
	E		9:39 AM	(.40)	5.000	2.00	5.000	2.00		5.00	5.00	
2	S		9:39 AM	0.18	7.00							
	E		9:50 AM	(.58)	6.125	0.88	6.125	0.88		4.77	4.77	
3	S		9:50 AM	0.17	7.00							
	E		10:00 AM	(.75)	6.375	0.63	6.00	1.00		3.75	6.00	
4	S		10:00 AM	0.17	7.00							
	E		10:10 AM	(.92)	6.125	0.88	6.125	0.88		5.25	5.25	
6	S		10:10 AM	0.17	7.00							
	E		10:20 AM	(1.08)	6.125	0.88	6.125	0.88		5.25	5.25	
8	S		10:20 AM	0.17	7.00							
	E		10:30 AM	(1.25)	6.375	0.63	6.375	0.63		3.75	3.75	
9	S		10:30 AM	0.17	7.00							
	E		10:40 AM	(1.42)	6.375	0.63	6.375	0.63		3.75	3.75	
10	S		10:40 AM	0.17	7.00							
	E		10:50 AM	(1.58)	6.25	0.75	6.25	0.75		4.50	4.50	
11	S		10:50 AM	0.17	7.00							
	E		11:00 AM	(1.75)	6.375	0.63	6.25	0.75		3.75	4.50	
12	S		11:00 AM	0.17	7.00							
	E		11:10 AM	(1.92)	6.25	0.75	6.25	0.75		4.50	4.50	
13	S		11:10 AM	0.17	7.00							
	E		11:20 AM	(2.08)	6.4375	0.56	6.4375	0.56		3.37	3.37	
14	S		11:20 AM	0.17	7.00							
	E		11:30 AM	(2.25)	6.250	0.75	6.25	0.75		4.50	4.50	
15	S		11:30 AM	0.17	7.00							
	E		11:40 AM	(2.42)	6.4375	0.56	6.4375	0.56		3.38	3.38	
16	S		11:40 AM	0.17	7.00							
	E		11:50 AM	(2.58)	6.4375	0.56	6.4375	0.56		3.37	3.37	
17	S		11:50 AM	0.17	7.00							
	E		12:00 PM	(2.75)	6.4375	0.56	6.4375	0.56		3.38	3.38	
18	S		12:00 PM	0.17	7.00							
	E		12:10 PM	(2.92)	6.4375	0.56	6.4375	0.56		3.38	3.38	
19	S		12:10 PM	0.17	7.00							
	E		12:20 PM	(3.08)	6.4375	0.56	6.4375	0.56		3.37	3.37	
20	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
									Infiltration (in/hr)	3.37		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-2 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	5.57'		
Test Elevation	431.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/14/2021	9:15 AM	0.40	7.00							
	E		9:39 AM	(.40)	5.000	2.00	5.000	2.00		5.00	5.00	
2	S		9:39 AM	0.18	7.00							
	E		9:50 AM	(.58)	6.125	0.88	6.125	0.88		4.77	4.77	
3	S		9:50 AM	0.17	7.00							
	E		10:00 AM	(.75)	6.375	0.63	6.00	1.00		3.75	6.00	
4	S		10:00 AM	0.17	7.00							
	E		10:10 AM	(.92)	6.125	0.88	6.125	0.88		5.25	5.25	
6	S		10:10 AM	0.17	7.00							
	E		10:20 AM	(1.08)	6.125	0.88	6.125	0.88		5.25	5.25	
8	S		10:20 AM	0.17	7.00							
	E		10:30 AM	(1.25)	6.375	0.63	6.375	0.63		3.75	3.75	
9	S		10:30 AM	0.17	7.00							
	E		10:40 AM	(1.42)	6.375	0.63	6.375	0.63		3.75	3.75	
10	S		10:40 AM	0.17	7.00							
	E		10:50 AM	(1.58)	6.25	0.75	6.25	0.75		4.50	4.50	
11	S		10:50 AM	0.17	7.00							
	E		11:00 AM	(1.75)	6.375	0.63	6.25	0.75		3.75	4.50	
12	S		11:00 AM	0.17	7.00							
	E		11:10 AM	(1.92)	6.25	0.75	6.25	0.75		4.50	4.50	
13	S		11:10 AM	0.17	7.00							
	E		11:20 AM	(2.08)	6.4375	0.56	6.4375	0.56		3.37	3.37	
14	S		11:20 AM	0.17	7.00							
	E		11:30 AM	(2.25)	6.250	0.75	6.25	0.75		4.50	4.50	
15	S		11:30 AM	0.17	7.00							
	E		11:40 AM	(2.42)	6.4375	0.56	6.4375	0.56		3.38	3.38	
16	S		11:40 AM	0.17	7.00							
	E		11:50 AM	(2.58)	6.4375	0.56	6.4375	0.56		3.37	3.37	
17	S		11:50 AM	0.17	7.00							
	E		12:00 PM	(2.75)	6.4375	0.56	6.4375	0.56		3.38	3.38	
18	S		12:00 PM	0.17	7.00							
	E		12:10 PM	(2.92)	6.4375	0.56	6.4375	0.56		3.38	3.38	
19	S		12:10 PM	0.17	7.00							
	E		12:20 PM	(3.08)	6.4375	0.56	6.4375	0.56		3.37	3.37	
20	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
									Infiltration (in/hr)	3.37		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-3 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	3.83'		
Test Elevation	433.6'	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/14/2021	1:00 PM	0.50	7.00							
	E		1:30 PM	(.50)	6.50	0.50	6.50	0.50		1.00	1.00	
2	S		1:30 PM	0.50	7.00							
	E		2:00 PM	(1.00)	6.50	0.50	6.50	0.50		1.00	1.00	
3	S		2:00 PM	0.50	7.00							
	E		2:30 PM	(1.50)	6.50	0.50	6.50	0.50		1.00	1.00	
4	S		2:30 PM	0.50	7.00							
	E		3:00 PM	(2.00)	6.50	0.50	6.50	0.50		1.00	1.00	
6	S		3:00 PM	0.50	7.00							
	E		3:30 PM	(2.50)	6.625	0.38	6.625	0.38		0.75	0.75	
8	S		3:30 PM	0.50	7.00							
	E		4:00 PM	(3.00)	6.50	0.50	6.50	0.50		1.00	1.00	
9	S											
	E											
10	S											
	E											
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
									(in\hr)	0.94		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-3 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	3.83'		
Test Elevation	433.6'	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/14/2021	1:00 PM	0.50	7.00							
	E		1:30 PM	(.50)	6.75	0.25	6.875	0.13		0.50	0.25	
2	S		1:30 PM	0.50	7.00							
	E		2:00 PM	(1.00)	6.875	0.13	6.875	0.13		0.25	0.25	
3	S		2:00 PM	0.50	7.00							
	E		2:30 PM	(1.50)	6.875	0.13	6.875	0.13		0.25	0.25	
4	S		2:30 PM	0.50	7.00							
	E		3:00 PM	(2.00)	6.875	0.13	6.875	0.13		0.25	0.25	
6	S		3:00 PM	0.50	7.00							
	E		3:30 PM	(2.50)	6.750	0.25	6.875	0.13		0.50	0.25	
8	S		3:30 PM	0.50	7.00							
	E		4:00 PM	(3.00)	6.875	0.13	6.875	0.13		0.25	0.25	
9	S											
	E											
10	S											
	E											
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
									(in\hr)	0.31		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-4 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	1.00'		
Test Elevation	432.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/14/2021	8:50 AM	0.50	8.00			7.00				
	E		9:20 AM	(.50)	6.75	1.25	6.875	0.13		2.50	0.25	
2	S		9:20 AM	0.50	8.00			7.00				
	E		9:50 AM	(1.00)	6.875	1.13	6.88	0.13		2.25	0.25	
3	S		9:50 AM	0.50	8.00			7.00				
	E		10:20 AM	(1.50)	7.00	1.00	6.875	0.13		2.00	0.25	
4	S		10:20 AM	0.50	8.00			7.00				
	E		10:50 AM	(2.00)	6.75	1.25	6.875	0.13		2.50	0.25	
6	S		10:50 AM	0.50	8.00			7.00				
	E		11:20 AM	(2.50)	6.75	1.25	6.875	0.13		2.50	0.25	
8	S		11:20 AM	0.50	8.00			7.00				
	E		11:50 AM	(3.00)	6.75	1.25	6.875	0.13		2.50	0.25	
9	S		11:50 AM	0.50	8.00			7.00				
	E		12:20 PM	(3.50)	6.75	1.25	6.875	0.13		2.50	0.25	
10	S		12:20 PM	0.50	8.00			7.00				
	E		12:50 PM	(4.00)	6.00	2.00	6.875	0.13		4.00	0.25	
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
(in/hr)										2.88		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-4 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	1.00'		
Test Elevation	432.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/14/2021	8:50 AM	0.50	8.00			7.00				
	E		9:20 AM	(.50)	6.75	1.25	6.875	0.13		2.50	0.25	
2	S		9:20 AM	0.50	8.00			7.00				
	E		9:50 AM	(1.00)	6.875	1.13	6.88	0.13		2.25	0.25	
3	S		9:50 AM	0.50	8.00			7.00				
	E		10:20 AM	(1.50)	7.00	1.00	6.875	0.13		2.00	0.25	
4	S		10:20 AM	0.50	8.00			7.00				
	E		10:50 AM	(2.00)	6.75	1.25	6.875	0.13		2.50	0.25	
6	S		10:50 AM	0.50	8.00			7.00				
	E		11:20 AM	(2.50)	6.75	1.25	6.875	0.13		2.50	0.25	
8	S		11:20 AM	0.50	8.00			7.00				
	E		11:50 AM	(3.00)	6.75	1.25	6.875	0.13		2.50	0.25	
9	S		11:50 AM	0.50	8.00			7.00				
	E		12:20 PM	(3.50)	6.75	1.25	6.875	0.13		2.50	0.25	
10	S		12:20 PM	0.50	8.00			7.00				
	E		12:50 PM	(4.00)	6.00	2.00	6.875	0.13		4.00	0.25	
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
(in/hr)										2.88		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-5 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.50'		
Test Elevation	426.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/15/2021	8:30 AM	0.50	4.00			3.00				
	E		9:00 AM	(.50)	2.50	1.50	1.250	1.75	3.00	3.50		
2	S		9:00 AM	0.50	4.00			3.00				
	E		9:30 AM	(1.00)	2.750	1.25	1.75	1.25	2.50	2.50		
3	S		9:30 AM	0.50	4.00			3.00				
	E		10:00 AM	(1.50)	2.88	1.13	2.125	0.88	2.25	1.75		
4	S		10:00 AM	0.50	4.00			3.00				
	E		10:30 AM	(2.00)	2.88	1.13	2.000	1.00	2.25	2.00		
6	S		10:30 AM	0.50	4.00			3.00				
	E		11:00 AM	(2.50)	2.88	1.13	2.000	1.00	2.25	2.00		
8	S		11:00 AM	0.50	4.00			3.00				
	E		11:30 AM	(3.00)	2.88	1.13	2.000	1.00	2.25	2.00		
9	S		11:30 AM	0.50	4.00			3.00				
	E		12:00 PM	(3.50)	2.88	1.13	2.000	1.00	2.25	2.00		
10	S		12:00 PM	0.50	4.00			3.00				
	E		12:30 PM	(4.00)	2.88	1.13	2.000	1.00	2.25	2.00		
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
(in/hr)									2.25			

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-5 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.50'		
Test Elevation	426.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/15/2021	8:30 AM	0.50	4.00			3.00				
	E		9:00 AM	(.50)	2.50	1.50	1.25	1.75	3.00	3.50		
2	S		9:00 AM	0.50	4.00			3.00				
	E		9:30 AM	(1.00)	3.00	1.00	1.625	1.38	2.00	2.75		
3	S		9:30 AM	0.50	4.00			3.00				
	E		10:00 AM	(1.50)	3.125	0.88	2.00	1.00	1.75	2.00		
4	S		10:00 AM	0.50	4.00			3.00				
	E		10:30 AM	(2.00)	3.125	0.88	2.00	1.00	1.75	2.00		
6	S		10:30 AM	0.50	4.00			3.00				
	E		11:00 AM	(2.50)	3.125	0.88	2.00	1.00	1.75	2.00		
8	S		11:00 AM	0.50	4.00			3.00				
	E		11:30 AM	(3.00)	3.125	0.88	2.00	1.00	1.75	2.00		
9	S		11:30 AM	0.50	4.00			3.00				
	E		12:00 PM	(3.50)	3.125	0.88	2.00	1.00	1.75	2.00		
10	S		12:00 PM	0.50	4.00			3.00				
	E		12:30 PM	(4.00)	3.125	0.88	2.00	1.00	1.75	2.00		
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
(in/hr)									1.75			

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-6 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.00'		
Test Elevation	453.2'	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/15/2021	9:27 AM	0.50	7.00							
	E		9:57 AM	(.50)	6.75	0.25	6.75	0.25	0.50	0.50		
2	S		9:57 AM	0.50	7.00							
	E		10:27 AM	(1.00)	6.7500	0.25	6.750	0.25	0.50	0.50		
3	S		10:27 AM	0.50	7.00							
	E		10:57 AM	(1.50)	6.88	0.13	6.75	0.25	0.25	0.50		
4	S		10:57 AM	0.50	7.00							
	E		11:27 AM	(2.00)	6.88	0.13	6.75	0.25	0.25	0.50		
6	S		11:27 AM	0.50	7.00							
	E		11:57 AM	(2.50)	6.88	0.13	6.750	0.25	0.25	0.50		
8	S		11:57 AM	0.50	7.00							
	E		12:27 PM	(3.00)	6.88	0.13	6.75	0.25	0.25	0.50		
9	S		12:27 PM	0.50	7.00							
	E		12:57 PM	(3.50)	6.88	0.13	6.75	0.25	0.25	0.50		
10	S		12:57 PM	0.50	7.00							
	E		1:27 PM	(4.00)	6.88	0.13	6.75	0.25	0.25	0.50		
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
Infiltration (in/hr)									0.25			

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-6 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.00'		
Test Elevation	453.2'	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/15/2021	9:25 AM	0.50	7.00			7.00				
	E		9:55 AM	(.50)	5.75	1.25	5.50	1.50	2.50	3.00		
2	S		9:55 AM	0.50	7.00			7.00				
	E		10:25 AM	(1.00)	3.00	4.00	5.750	1.25	8.00	2.50		
3	S		10:25 AM	0.50	7.00			7.00				
	E		10:55 AM	(1.50)	6.00	1.00	5.75	1.25	2.00	2.50		
4	S		10:55 AM	0.50	7.00			7.00				
	E		11:25 AM	(2.00)	6.25	0.75	5.75	1.25	1.50	2.50		
6	S		11:25 AM	0.50	7.00			7.00				
	E		11:55 AM	(2.50)	6.125	0.88	5.750	1.25	1.75	2.50		
8	S		11:55 AM	0.50	7.00			7.00				
	E		12:25 PM	(3.00)	6.25	0.75	6.00	1.00	1.50	2.00		
9	S		12:25 PM	0.50	7.00			7.00				
	E		12:55 PM	(3.50)	6.25	0.75	6.00	1.00	1.50	2.00		
10	S		12:55 PM	0.50	7.00			7.00				
	E		1:25 PM	(4.00)	6.25	0.75	6.00	1.00	1.50	2.00		
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
21	S											
	E											
Infiltration (in/hr)									1.55			

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-7 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.50'		
Test Elevation	419.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

Test Elevation raised to 6.50' due to refusal on weathered rock

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/15/2021	10:55 AM	0.50	7.00							
	E		11:25 AM	(.50)	5.75	1.25	5.8125	1.19				
2	S		11:25 AM	0.50	7.00					2.50	2.38	
	E		11:55 AM	(1.00)	6.0625	0.94	6.125	0.88		1.88	1.75	
3	S		11:55 AM	0.50	7.00							
	E		12:25 PM	(1.50)	6.00	1.00	6.0625	0.94		2.00	1.88	
4	S		12:25 PM	0.50	7.00							
	E		12:55 PM	(2.00)	6.00	1.00	6.0625	0.94		2.00	1.88	
6	S		12:55 PM	0.50	7.00							
	E		1:25 PM	(2.50)	6.00	1.00	6.125	0.88		2.00	1.75	
8	S		1:25 PM	0.50	7.00							
	E		1:55 PM	(3.00)	6.0625	0.94	6.1875	0.81		1.88	1.63	
9	S		1:55 PM	0.50	7.00							
	E		2:25 PM	(3.50)	6.125	0.88	6.125	0.88		1.75	1.75	
10	S		2:25 PM	0.50	7.00							
	E		2:55 PM	(4.00)	6.125	0.88	6.125	0.88		1.75	1.75	
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
21	S											
	E											
									(in\hr)	1.84		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-7 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.50'		
Test Elevation	419.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

Test Elevation raised to 6.50' due to refusal on weathered rock

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/15/2021	11:00 AM	0.50	7.00							
	E		11:30 AM	(.50)	4.50	2.50	5.3725	1.63		5.00	3.26	
2	S		11:30 AM	0.17	7.00							
	E		11:40 AM	(.67)	6.3125	0.69	6.5625	0.44		4.13	2.63	
3	S		11:40 AM	0.17	7.00							
	E		11:50 AM	(.83)	6.50	0.50	6.5625	0.44		3.00	2.62	
4	S		11:50 AM	0.17	7.00							
	E		12:00 PM	(1.00)	6.50	0.50	6.6250	0.38		3.00	2.25	
6	S		12:00 PM	0.17	7.00							
	E		12:10 PM	(1.17)	6.43	0.57	6.5625	0.44		3.41	2.63	
8	S		12:10 PM	0.17	7.00							
	E		12:20 PM	(1.33)	6.3250	0.68	6.5625	0.44		4.05	2.62	
9	S		12:20 PM	0.17	7.00							
	E		12:30 PM	(1.50)	6.500	0.50	6.5625	0.44		3.00	2.63	
10	S		12:30 PM	0.17	7.00							
	E		12:40 PM	(1.67)	6.500	0.50	6.5625	0.44		3.00	2.63	
11	S		12:40 PM	0.17	7.00							
	E		12:50 PM	(1.83)	6.500	0.50	6.625	0.38		3.00		
12	S		12:50 PM	0.17	7.00							
	E		1:00 PM	(2.00)	6.500	0.50	6.5625	0.44		3.00		
13	S		1:00 PM	0.17	7.00							
	E		1:10 PM	(2.17)	6.56	0.44	6.5625	0.44		2.63		
14	S		1:10 PM	0.17	7.00							
	E		1:20 PM	(2.33)	6.563	0.44	6.625	0.38		2.62		
15	S		1:20 PM	0.17	7.00							
	E		1:30 PM	(2.50)	6.56	0.44	6.5625	0.44		2.63		
16	S		1:30 PM	0.17	7.00							
	E		1:40 PM	(2.67)	6.500	0.50	6.5625	0.44		3.00		
17	S		1:40 PM	0.17	7.00							
	E		1:50 PM	(2.83)	6.563	0.44	6.69	0.31		2.62		
18	S		1:50 PM	0.17	7.00							
	E		2:00 PM	(3.00)	6.50	0.50	6.625	0.38		3.00		
19	S		2:00 PM	0.17	7.00							
	E		2:10 PM	(3.17)	6.500	0.50	6.5625	0.44		3.00		
20	S		2:10 PM	0.17	7.00							
	E		2:20 PM	(3.33)	6.50	0.50	6.5625	0.44		3.00		
21	S		2:20 PM	0.17	7.00							
	E		2:30 PM	(3.50)	6.56	0.44	6.6875	0.31		2.63		
22	S											
	E											
23	S											
	E											
									(in\hr)	2.91		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-8 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.00'		
Test Elevation	416.00	Inner ring penetration	2 in
		Outer ring penetration	4 in
Test Elevation raised to 6.00' due to refusal on weathered rock			

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/16/2021	10:15 AM	0.50	7.00			7.00				
	E		10:45 AM	(.50)	5.75	1.25	5.75	1.25	2.50	2.50		
2	S		10:45 AM	0.50	7.00			7.00				
	E		11:15 AM	(1.00)	5.75	1.25	5.75	1.25	2.50	2.50		
3	S		11:15 AM	0.50	7.00			7.00				
	E		11:45 AM	(1.50)	6.125	0.88	6.125	0.88	1.75	1.75		
4	S		11:45 AM	0.50	7.00			7.00				
	E		12:15 PM	(2.00)	6.3125	0.69	6.375	0.63	1.38	1.25		
6	S		12:15 PM	0.50	7.00			7.00				
	E		12:45 PM	(2.50)	6.25	0.75	6.25	0.75	1.50	1.50		
8	S		12:45 PM	0.50	7.00			7.00				
	E		1:15 PM	(3.00)	6.375	0.63	6.375	0.63	1.25	1.25		
9	S		1:15 PM	0.50	7.00			7.00				
	E		1:45 PM	(3.50)	6.25	0.75	6.25	0.75	1.50	1.50		
10	S		1:45 PM	0.50	7.00			7.00				
	E		2:15 PM	(4.00)	6.25	0.75	6.25	0.75	1.50	1.50		
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
21	S											
	E											
(in\hr)									1.44			

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-8 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.00'		
Test Elevation	416.00	Inner ring penetration	2 in
	Test Elevation raised to 6.00' due to refusal on weathered rock	Outer ring penetration	4 in

No.	Start or End	Date	Time	Elp'd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/16/2021	10:15 AM	0.50	7.00		7.00					
	E		10:45 AM	(.50)	5.00	2.00	5.00	2.00	4.00	4.00		
2	S		10:45 AM	0.17	7.00		7.00					
	E		10:55 AM	(.67)	6.50	0.50	6.50	0.50	3.00	3.00		
3	S		10:55 AM	0.17	7.00		7.00					
	E		11:05 AM	(.83)	6.50	0.50	6.50	0.50	3.00	3.00		
4	S		11:05 AM	0.17	7.00		7.00					
	E		11:15 AM	(1.00)	6.50	0.50	6.50	0.50	3.00	3.00		
6	S		11:15 AM	0.17	7.00		7.00					
	E		11:25 AM	(1.17)	6.50	0.50	6.50	0.50	3.00	3.00		
8	S		11:25 AM	0.17	7.00		7.00					
	E		11:35 AM	(1.33)	6.50	0.50	6.5625	0.44	3.00	2.62		
9	S		11:35 AM	0.17	7.00		7.00					
	E		11:45 AM	(1.50)	6.500	0.50	6.5625	0.44	3.00	2.63		
10	S		11:45 AM	0.17	7.00		7.00					
	E		11:55 AM	(1.67)	6.50	0.50	6.5625	0.44	3.00	2.63		
11	S		11:55 AM	0.17	7.00		7.00					
	E		12:05 PM	(1.83)	6.50	0.50	6.5625	0.44	3.00	2.62		
12	S		12:05 PM	0.17	7.00		7.00					
	E		12:15 PM	(2.00)	6.375	0.63	6.50	0.50	3.75	3.00		
13	S		12:15 PM	0.17	7.00		7.00					
	E		12:25 PM	(2.17)	6.50	0.50	6.50	0.50	3.00	3.00		
14	S		12:25 PM	0.17	7.00		7.00					
	E		12:35 PM	(2.33)	6.625	0.38	6.625	0.38	2.25	2.25		
15	S		12:35 PM	0.17	7.00		7.00					
	E		12:45 PM	(2.50)	6.50	0.50	6.50	0.50	3.00	3.00		
16	S		12:45 PM	0.17	7.00		7.00					
	E		12:55 PM	(2.67)	6.625	0.38	6.625	0.38	2.25	2.25		
17	S		12:55 PM	0.17	7.00		7.00					
	E		1:05 PM	(2.83)	6.500	0.50	6.50	0.50	3.00	3.00		
18	S		1:05 PM	0.17	7.00		7.00					
	E		1:15 PM	(3.00)	6.50	0.50	6.625	0.38	3.00	2.25		
19	S		1:15 PM	0.17	7.00		7.00					
	E		1:25 PM	(3.17)	6.50	0.50	6.50	0.50	3.00	3.00		
20	S		1:25 PM	0.17	7.00		7.00					
	E		1:35 PM	(3.33)	6.50	0.50	6.50	0.50	3.00	3.00		
21	S		1:35 PM	0.17	7.00		7.00					
	E		1:45 PM	(3.50)	6.50	0.50	6.50	0.50	3.00	3.00		
22	S		1:45 PM	0.17	7.00		7.00					
	E		1:55 PM	(3.67)	6.50	0.50	6.50	0.50	3.00	3.00		
23	S		1:55 PM	0.17	7.00		7.00					
	E		2:05 PM	(3.83)	6.50	0.50	6.50	0.50	3.00	3.00		
24	S		2:05 PM	0.17	7.00		7.00					
	E		2:15 PM	(4.00)	6.50	0.50	6.50	0.50	3.00	3.00		
25	S											
	E											
26	S											
	E											
27	S											
	E											
28	S											
	E											
29	S											
	E											

Infiltration (in/hr)	3.00
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INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-9 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	8.00'		
Test Elevation	408.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

Test Elevation raised to 6.00' due to refusal on weathered rock

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/17/2021	8:45 AM	0.50	5.00			4.00				
	E		9:15 AM	(.50)	4.375	0.63	3.125	0.88	1.25	1.75		
2	S		9:15 AM	0.50	5.00			4.00				
	E		9:45 AM	(1.00)	4.75	0.25	3.375	0.63	0.50	1.25		
3	S		9:45 AM	0.50	5.00			4.00				
	E		10:15 AM	(1.50)	4.75	0.25	3.375	0.63	0.50	1.25		
4	S		10:15 AM	0.50	5.00			4.00				
	E		10:45 AM	(2.00)	4.75	0.25	3.375	0.63	0.50	1.25		
6	S		10:45 AM	0.50	5.00			4.00				
	E		11:15 AM	(2.50)	4.75	0.25	3.375	0.63	0.50	1.25		
8	S		11:15 AM	0.50	5.00			4.00				
	E		11:45 AM	(3.00)	4.75	0.25	3.375	0.63	0.50	1.25		
9	S		11:45 AM	0.50	5.00			4.00				
	E		12:15 PM	(3.50)	4.625	0.38	3.375	0.63	0.75	1.25		
10	S		12:15 PM	0.50	5.00			4.00				
	E		12:45 PM	(4.00)	4.75	0.25	3.375	0.63	0.50	1.25		
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
21	S											
	E											
(in\hr)									0.56			

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-9 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	8.00'		
Test Elevation	408.00	Inner ring penetration	2 in
		Outer ring penetration	4 in

Test Elevation raised to 6.00' due to refusal on weathered rock

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/17/2021	8:45 AM	0.50	5.00			4.00				
	E		9:15 AM	(.50)	4.500	0.50	3.125	0.88	1.00	1.75		
2	S		9:15 AM	0.50	5.00			4.00				
	E		9:45 AM	(1.00)	4.75	0.25	3.75	0.25	0.50	0.50		
3	S		9:45 AM	0.50	5.00			4.00				
	E		10:15 AM	(1.50)	4.88	0.13	3.75	0.25	0.25	0.50		
4	S		10:15 AM	0.50	5.00			4.00				
	E		10:45 AM	(2.00)	4.75	0.25	3.75	0.25	0.50	0.50		
6	S		10:45 AM	0.50	5.00			4.00				
	E		11:15 AM	(2.50)	4.75	0.25	3.75	0.25	0.50	0.50		
8	S		11:15 AM	0.50	5.00			4.00				
	E		11:45 AM	(3.00)	4.75	0.25	3.75	0.25	0.50	0.50		
9	S		11:45 AM	0.50	5.00			4.00				
	E		12:15 PM	(3.50)	4.750	0.25	3.75	0.25	0.50	0.50		
10	S		12:15 PM	0.50	5.00			4.00				
	E		12:45 PM	(4.00)	4.75	0.25	3.75	0.25	0.50	0.50		
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
21	S											
	E											
									(in\hr)	0.50		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-10 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	4.50'		
Test Elevation	398.30	Inner ring penetration	2 in
	Test Elevation raised to 4.50' due to refusal on weathered rock	Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/16/2021	10:05 AM	0.50	7.00		7.00					
	E		10:35 AM	(.50)	4.75	2.25	5.75	1.25	4.50	2.50		
2	S		10:35 AM	0.17	7.00		7.00					
	E		10:45 AM	(.67)	6.38	0.63	6.75	0.25	3.75	1.50		
3	S		10:45 AM	0.17	7.00		7.00					
	E		10:55 AM	(.83)	6.38	0.63	6.75	0.25	3.75	1.50		
4	S		10:55 AM	0.17	7.00		7.00					
	E		11:05 AM	(1.00)	6.38	0.63	6.75	0.25	3.75	1.50		
6	S		11:05 AM	0.17	7.00		7.00					
	E		11:15 AM	(1.17)	6.25	0.75	6.25	0.75	4.50	4.50		
8	S		11:15 AM	0.17	7.00		7.00					
	E		11:25 AM	(1.33)	6.25	0.75	6.2500	0.75	4.50	4.50		
9	S		11:25 AM	0.17	7.00		7.00					
	E		11:35 AM	(1.50)	6.250	0.75	6.2500	0.75	4.50	4.50		
10	S		11:35 AM	0.17	7.00		7.00					
	E		11:45 AM	(1.67)	6.38	0.63	6.3800	0.62	3.75	3.72		
11	S		11:45 AM	0.17	7.00		7.00					
	E		11:55 AM	(1.83)	6.38	0.63	6.3800	0.62	3.75	3.72		
12	S		11:55 AM	0.17	7.00		7.00					
	E		12:05 PM	(2.00)	6.250	0.75	6.25	0.75	4.50	4.50		
13	S		12:05 PM	0.17	7.00		7.00					
	E		12:15 PM	(2.17)	6.38	0.63	6.25	0.75	3.75	4.50		
14	S		12:15 PM	0.17	7.00		7.00					
	E		12:25 PM	(2.33)	6.375	0.63	6.250	0.75	3.75	4.50		
15	S		12:25 PM	0.17	7.00		7.00					
	E		12:35 PM	(2.50)	6.38	0.63	6.25	0.75	3.75	4.50		
16	S		12:35 PM	0.17	7.00		7.00					
	E		12:45 PM	(2.67)	6.250	0.75	6.125	0.88	4.50	5.25		
17	S		12:45 PM	0.17	7.00		7.00					
	E		12:55 PM	(2.83)	6.375	0.63	6.25	0.75	3.75	4.50		
18	S		12:55 PM	0.17	7.00		7.00					
	E		1:05 PM	(3.00)	6.38	0.63	6.125	0.88	3.75	5.25		
19	S		1:05 PM	0.17	7.00		7.00					
	E		1:15 PM	(3.17)	6.38	0.63	6.13	0.88	3.75	5.25		
20	S		1:15 PM	0.17	7.00		7.00					
	E		1:25 PM	(3.33)	6.25	0.75	6.13	0.88	4.50	5.25		
21	S		1:25 PM	0.17	7.00		7.00					
	E		1:35 PM	(3.50)	6.25	0.75	6.13	0.88	4.50	5.25		
22	S											
	E											
23	S											
	E											
24	S											
	E											
25	S											
	E											
26	S											
	E											
27	S											
	E											
28	S											
	E											
29	S											
	E											

Infiltration (in/hr)	4.50
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INFILTRMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-10 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	4.50'		
Test Elevation	398.30	Inner ring penetration	2 in
	Test Elevation raised to 4.50' due to refusal on weathered rock	Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/16/2021	10:05 AM	0.50	7.00		7.00					
	E		10:35 AM	(.50)	5.50	1.50	5.25	1.75	3.00	3.50		
2	S		10:35 AM	0.17	7.00		7.00					
	E		10:45 AM	(.67)	6.50	0.50	6.25	0.75	3.00	4.50		
3	S		10:45 AM	0.17	7.00		7.00					
	E		10:55 AM	(.83)	6.375	0.63	6.75	0.25	3.75	1.50		
4	S		10:55 AM	0.17	7.00		7.00					
	E		11:05 AM	(1.00)	6.375	0.63	6.25	0.75	3.75	4.50		
6	S		11:05 AM	0.17	7.00		7.00					
	E		11:15 AM	(1.17)	6.25	0.75	6.13	0.88	4.50	5.25		
8	S		11:15 AM	0.17	7.00		7.00					
	E		11:25 AM	(1.33)	6.25	0.75	6.250	0.75	4.50	4.50		
9	S		11:25 AM	0.17	7.00		7.00					
	E		11:35 AM	(1.50)	6.125	0.88	6.00	1.00	5.25	6.00		
10	S		11:35 AM	0.17	7.00		7.00					
	E		11:45 AM	(1.67)	6.125	0.88	6.00	1.00	5.25	6.00		
11	S		11:45 AM	0.17	7.00		7.00					
	E		11:55 AM	(1.83)	6.625	0.38	6.50	0.50	2.25	3.00		
12	S		11:55 AM	0.17	7.00		7.00					
	E		12:05 PM	(2.00)	6.625	0.38	6.50	0.50	2.25	3.00		
13	S		12:05 PM	0.17	7.00		7.00					
	E		12:15 PM	(2.17)	6.625	0.38	6.50	0.50	2.25	3.00		
14	S		12:15 PM	0.17	7.00		7.00					
	E		12:25 PM	(2.33)	6.625	0.38	6.50	0.50	2.25	3.00		
15	S		12:25 PM	0.17	7.00		7.00					
	E		12:35 PM	(2.50)	6.625	0.38	6.50	0.50	2.25	3.00		
16	S		12:35 PM	0.17	7.00		7.00					
	E		12:45 PM	(2.67)	6.625	0.38	6.375	0.63	2.25	3.75		
17	S		12:45 PM	0.17	7.00		7.00					
	E		12:55 PM	(2.83)	6.625	0.38	6.50	0.50	2.25	3.00		
18	S		12:55 PM	0.17	7.00		7.00					
	E		1:05 PM	(3.00)	6.625	0.38	6.50	0.50	2.25	3.00		
19	S		1:05 PM	0.17	7.00		7.00					
	E		1:15 PM	(3.17)	6.625	0.38	6.375	0.63	2.25	3.75		
20	S		1:15 PM	0.17	7.00		7.00					
	E		1:25 PM	(3.33)	6.625	0.38	6.50	0.50	2.25	3.00		
21	S		1:25 PM	0.17	7.00		7.00					
	E		1:35 PM	(3.50)	6.625	0.38	6.50	0.50	2.25	3.00		
22	S											
	E											
23	S											
	E											
24	S											
	E											
25	S											
	E											
26	S											
	E											
27	S											
	E											
28	S											
	E											
29	S											
	E											
									Infiltration (in/hr)	2.25		

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-11 (A)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.50'		
Test Elevation	401.30	Inner ring penetration	2 in
		Outer ring penetration	4 in
Test Elevation raised to 6.50' due to refusal on weathered rock			

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/17/2021	10:35 AM	0.50	7.00			7.00				
	E		11:05 AM	(.50)	6.25	0.75	5.875	1.13	1.50	2.25		
2	S		11:05 AM	0.50	7.00			7.00				
	E		11:35 AM	(1.00)	6.625	0.38	6.4375	0.56	0.75	1.13		
3	S		11:35 AM	0.50	7.00			7.00				
	E		12:05 PM	(1.50)	6.4375	0.56	6.3125	0.69	1.13	1.38		
4	S		12:05 PM	0.50	7.00			7.00				
	E		12:35 PM	(2.00)	6.375	0.63	6.375	0.63	1.25	1.25		
6	S		12:35 PM	0.50	7.00			7.00				
	E		1:05 PM	(2.50)	6.3125	0.69	6.1875	0.81	1.38	1.63		
8	S		1:05 PM	0.50	7.00			7.00				
	E		1:35 PM	(3.00)	6.3125	0.69	6.1875	0.81	1.38	1.63		
9	S		1:35 PM	0.50	7.00			7.00				
	E		2:05 PM	(3.50)	6.3125	0.69	6.1875	0.81	1.38	1.63		
10	S											
10	E											
11	S											
11	E											
12	S											
12	E											
13	S											
13	E											
14	S											
14	E											
15	S											
15	E											
16	S											
16	E											
17	S											
17	E											
18	S											
18	E											
19	S											
19	E											
20	S											
20	E											
21	S											
21	E											
(in\hr)									1.34			

INFILTROMETER DATA

Project Identification	506411	Constants	Area, in ²
Test Location	IT-11 (B)	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	6.50'		
Test Elevation	401.30	Inner ring penetration	2 in
		Outer ring penetration	4 in
Test Elevation raised to 6.50' due to refusal on weathered rock			

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	4/17/2021	10:40 AM	0.50	7.00			7.00				
	E		11:10 AM	(.50)	6.25	0.75	5.75	1.25		1.50	2.50	
2	S		11:10 AM	0.50	7.00			7.00				
	E		11:40 AM	(1.00)	6.3125	0.69	6.125	0.88		1.38	1.75	
3	S		11:40 AM	0.50	7.00			7.00				
	E		12:10 PM	(1.50)	6.4375	0.56	6.1875	0.81		1.13	1.63	
4	S		12:10 PM	0.50	7.00			7.00				
	E		12:40 PM	(2.00)	6.3125	0.69	6.25	0.75		1.38	1.50	
6	S		12:40 PM	0.50	7.00			7.00				
	E		1:10 PM	(2.50)	6.3125	0.69	6.25	0.75		1.38	1.50	
8	S		1:10 PM	0.50	7.00			7.00				
	E		1:40 PM	(3.00)	6.3125	0.69	6.25	0.75		1.38	1.50	
9	S		1:40 PM	0.50	7.00			7.00				
	E		2:10 PM	(3.50)	6.3125	0.69	6.25	0.75		1.38	1.50	
10	S											
	E											
11	S											
	E											
12	S											
	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
17	S											
	E											
18	S											
	E											
19	S											
	E											
20	S											
	E											
21	S											
	E											
(in\hr)									1.38			

INFILTROMETER DATA

Project Identification	4791i1	Constants	Area, in ²
Test Location	IT 07	Inner ring	50.3
Tested By	Z.Heim	Annular space	62.9
Depth of Testing	3.67 Feet	Inner ring penetration	2 in
		Outer ring penetration	4 in

No.	Start or End	Date	Time	Elpd Time, hr (Total)	Water Measurements				Liq Temp °F	Infiltration Rate		Remarks
					Inner level (h), in	Δh, in	Annular level (h), in	Δh, in		Inner in / h	Annular in / h	
1	S	11/24/2017	10:55 AM	0.17	7.00			7.00				
	E		11:05 AM	(.17)	6.000	1.00		6.75	0.25		6.00	1.50
2	S		11:05 AM	0.08	7.00			7.00				
	E		11:10 AM	(.25)	6.25	0.75		6.75	0.25		9.00	3.00
3	S		11:10 AM	0.08	7.00			7.00				
	E		11:15 AM	(.33)	5.50	1.50		6.75	0.25		18.00	3.00
4	S		11:15 AM	0.17	7.00			7.00				
	E		11:25 AM	(.50)	5.375	1.63		6.50	0.50		9.75	3.00
6	S		11:25 AM	0.17	7.00			7.00				
	E		11:35 AM	(.67)	5.50	1.50		6.375	0.63		9.00	3.75
8	S		11:35 AM	0.17	7.00			7.00				
	E		11:45 AM	(.83)	5.50	1.50		6.50	0.50		9.00	3.00
9	S		11:45 AM	0.17	7.00			7.00				
	E		11:55 AM	(1.00)	5.500	1.50		6.50	0.50		9.00	3.00
10	S		11:55 AM	0.17	7.00			7.00				
	E		12:05 PM	(1.17)	5.375	1.63		6.50	0.50		9.75	3.00
11	S		12:05 PM	0.17	7.00			7.00				
	E		12:15 PM	(1.33)	5.375	1.63		6.50	0.50		9.75	3.00
12	S		12:15 PM	0.17	7.00			7.00				
	E		12:25 PM	(1.50)	5.50	1.50		6.50	0.50		9.00	3.00
13	S		12:25 PM	0.17	7.00			7.00				
	E		12:35 PM	(1.67)	5.50	1.50		6.50	0.50		9.00	3.00
14	S		12:35 PM	0.17	7.00			7.00				
	E		12:45 PM	(1.83)	5.375	1.63		6.375	0.63		9.75	3.75
15	S		12:45 PM	0.17	7.00			7.00				
	E		12:55 PM	(2.00)	5.50	1.50		6.625	0.38		9.00	2.25
16	S		12:55 PM	0.17	7.00			7.00				
	E		1:05 PM	(2.17)	5.500	1.50		6.625	0.38		9.00	2.25
17	S		1:05 PM	0.17	7.00			7.00				
	E		1:15 PM	(2.33)	5.375	1.63		6.25	0.75		9.75	4.50
18	S		1:15 PM	0.17	7.00			7.00				
	E		1:25 PM	(2.50)	5.50	1.50		6.375	0.63		9.00	3.75
19	S		1:25 PM	0.17	7.00			7.00				
	E		1:35 PM	(2.67)	5.375	1.63		6.375	0.63		9.75	3.75
20	S		1:35 PM	0.17	7.00			7.00				
	E		1:45 PM	(2.83)	5.50	1.50		6.50	0.50		9.00	3.00
21	S		1:45 PM	0.17	7.00			7.00				
	E		1:55 PM	(3.00)	5.50	1.50		6.625	0.38		9.00	2.25
21	S		1:55 PM	0.17	7.00			7.00				
	E		2:05 PM	(3.17)	5.50	1.50		6.625	0.38		9.00	2.25
21	S		2:05 PM	0.17	7.00			7.00				
	E		2:15 PM	(3.33)	5.375	1.63		6.25	0.75		9.75	4.50
21	S		2:15 PM	0.17	7.00			7.00				
	E		2:25 PM	(3.50)	5.50	1.50		6.50	0.50		9.00	3.00
21	S		2:25 PM	0.17	7.00			7.00				
	E		2:35 PM	(-10.92)	5.500	1.50		6.50	0.50		9.00	3.00
21	S											
	E											
21	S											
	E											
									Infiltration (in/hr)	9.19		

INFILTRMETER DATA

Project Identification _____ Constants _____ Area, cm² _____ Liq depth, cm _____ No. _____ Vol / ΔH _____

Test Location _____ Inner ring _____ 706.9 _____

Tested By _____ Annular space _____ 2120.6 _____

pH _____ Liquid Used _____

Depth to water table _____ Inner ring penetration _____ Liquid level maintained using: _____

Ground Temp _____ @ depth (cm) _____ Outer ring penetration _____ float valve _____

No.	Start or End	Date	Time	Elpd Time Δ / (total) (hr)	Flow Readings				Liq Temp °C	Infiltration Rate		Remarks
					Inner level, ml	flow, cm ³	Annular level, ml	flow, cm ³		Inner cm / h	Annular cm / h	
1	S											
	E											
2	S											
	E											
3	S											
	E											
4	S											
	E											
5	S											
	E											
6	S											
	E											
7	S											
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10	S											
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	E											
13	S											
	E											
14	S											
	E											
15	S											
	E											
16	S											
	E											
									Average Rate Infiltration (in/hr)			

Formulas: $V_{IR} = \text{Inner Infiltration Rate: } V_{IR} = \Delta V_{IR} / (A_{IR} * \Delta t)$ $V_A = \text{Annular space infiltration rate: } V_A = \Delta V_A / (A_A * \Delta t)$

V = volume V_{IR} = inner ring V_A = annular ring A = area t = time Δ = difference
 V_{IR} = the difference of the flow divided by the area multiplied by the interval of time

NOTE: When recording Inner height and Annular height, record the total volume of liquid that has left the cylinders (i.e. if cylinders are refilled, add the volume added to all subsequent readings).

EXAMPLE	Inner height, cm	flow, cm ³	interval readings cm ³
S	0	5.08	0
E	0.25	5.08	1350
S	0.25	5.08	1350
E	0.5	5.08	2650
S	0.25	5.08	1300
E	0.75	5.08	3950

0 (refill cyl) 1300

$$V_{IR} = \frac{(2650\text{cm}^3 - 1350\text{cm}^3)}{(706.9\text{cm}^2 \times 0.25\text{hr})} = \frac{7.36 \text{ cm/hr}}{2.5 \text{ cm/in}} = 2.90 \text{ in/hr}$$

This is the total accumulated flow from the graduated cylinder readings

This is a measurement to verify the liquid depth is a constant
 Should the depth change - record the new data, and restart with the previous height and cylinders at 0
 (This is an unlikely event that would occur if the floats fail to work properly)



SCHOCK GROUP LLC

SURVEYING & LAND DEVELOPMENT SERVICES

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

Date: March 31, 2021

To: Mr. Steve Norcini, P.E.
Radnor Township

From: Schock Group LLC

Re: 200 S Ithan Ave
Preliminary Subdivision Plans

Dear Mr. Norcini,

In response to the updates resulting from approvals at Radnor Township's Shade Tree Commission and the Board of Commissioner's Conditional Use Hearing for the development at 200 South Ithan Avenue, we are presenting the following updates to the original preliminary subdivision and land development review letters from Gannett Flemming and Gilmore & Associates on October 22nd and 23rd respectively. The original response letter was prepared by Momenee and Associates and dated on November 17th, 2020 and is attached to this letter. The intent is to update the responses of the November 17th letter to reflect the current approvals and conditions and to replace the previous letter in kind.

Gannett Flemming Letter Updated Responses:

Zoning

- 1. §280-20.A - Under the R-2 requirements, every lot shall have a lot area of not less than 20,000 square feet and such lot shall be not less than 100 feet in width at the building line. There are proposed lots where the minimum lot width is not met (If not developed under DM).*
All lots conform to the density modification requirements and DM use was confirmed by the board of commissioners in a conditional use approval letter on February 22nd, 2021.
- 2. §280-91.A — Under the DM requirements, not less than 15% of the tract area shall be designated in the subdivision and land development plan as common open space. The area of open space must be shown on the plans for the proposed project.*
The open space was provided as part of the original Trianon subdivision that the development is a part of.
- 3. §280-92.A(2) - In R-1A and R-2 districts, the minimum tract size must be at least 15 acres in order to develop under Density Modification. The tract size must be shown on the plans. The lot area indicated on the Delaware County Property records is 5.87 acres. If the minimum tract area is not met, this lot cannot be developed under Density Modification.*

The property is being developed as part of the original Trianon development that was approved for density modification.

4. *The zoning table must be revised to indicate that this property is within the R-2 Zoning District.*
The property is being developed as part of the original Trianon development that was approved for density modification.
5. *Porches must be included in the building coverage calculation in the zoning table.*
Porches have now been included in the calculated building area.
6. *§280-92.A(2)— There shall be no building within 60 feet of an existing street right-of- way line and 40 feet away from any adjacent property line. It appears the building for Lot #1 is within 60 feet of an existing right-of-way line.*
The Lot 1 building envelope is located 60 feet off Ithan Avenue right of way and 35 feet off the new roadway curb line, which complies with the perimeter density modification requirement. The perimeter setback for the subdivision is shown and dimensioned on Sheet 3.
7. *§280-97.B — All yard setback requirements must be clearly dimensioned on the plans for the R-2 zoning district. The yard setback requirements must be measured from the right of way line.*
The property is being developed as part of the original Trianon development that was approved for density modification. Front yard setbacks have been measured from the back of curb per the DM setback requirement.
8. *§280-100 Any application for a condition use approval of a proposed density modification development as provided for in this article shall be submitted in accordance with this section.*
Density Modification was confirmed by the board of commissioners in a conditional use hearing on January 25th, 2021.
9. *§280-112.D - It appears that the dwelling proposed for Lot #1 is located in the existing slopes of 20% of greater. This is not a permitted use in the steep slope area. Only the uses listed in this section of the code are permitted.*
It appears that a portion of these slopes were man-made as a result of prior construction work in this area. Additional review is underway. If necessary, the applicant will re-orient the house on the site to avoid the slopes and comply with §280-112.D.

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 streets) must be shown on the plans. The applicant has requested a waiver from this requirement.

A waiver is requested for this requirement. An aerial photograph of the site and surrounding areas is included as part of the plan set. Available utility information has been added to the plan to significantly meet the requirements of Section 255-20-B(1)(n).

2. *§255-27-C(1) — Sidewalks must be provided along minor collector streets (South Ithan Avenue). The applicant has requested a waiver from this requirement.*

The applicant is requesting a waiver from sections 255-27C(1), C(2) and Section 255-37-A regarding installing sidewalks in the proposed cul-de-sac and along the Ithan Avenue frontage of the proposed site. The conditional use approval from the Board of Commissioners requires installation of a sidewalk along the approximately 1,400 linear foot portion of South Ithan Avenue between Agnes Irwin School and Meadowood Lane. Initial plans have been developed and are included on Sheet 6A.

3. *§255-27.C(1)— Sidewalks must be provided along the proposed cul-de-sac. The applicant has requested a waiver from this requirement.*

See response in paragraph 2 above.

4. *§255-27.C(2) — Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.*

The required right-of-way along South Ithan Avenue is being provided.

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. South Ithan Avenue is a Minor Collector. The right-of-way requirement is 60 feet and the cartway is 36 feet. Trianon Lane is a local road and the right-of-way requirement is 60 feet and the cartway is 28 feet.*

The right-of-way has been adjusted to the required 60-foot radius.

6. *§255-27.D(2) - Cul-de-sacs shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of not less than 60 feet and shall be paved to a radius of not less than 40 feet. The plans indicate a proposed right-of-way radius of 50 feet.*

The right of way has been adjusted to the required 60 foot radius.

7. *§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 required curb and right-of-way returns have been provided and labeled on the plans.

8. *§255-27-F(5) -The approach to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed in accordance with accepted engineering standards. The applicant has requested a waiver for this requirement.*

The approach has been adjusted to a straight course of 100 ft of horizontal alignment and a waiver is no longer requested.

9. *§255-37(A) - Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.*

See response in paragraph 2 above.

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.*

Truck turning templates are shown on Sheet 6 demonstrating compliance.

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).*

Applicant will agree to fee in lieu of.

12. *§255-49 - Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners.*

Placeholder lighting is shown on the plan to be designed before final submission.

13. *§255-51 - Sidewalks shall be constructed as required by §255-27C. These standards shall apply on new streets and on existing streets unless, in the option of the Board of Commissioners, they are unnecessary for public safety and convenience.*

The application is requesting a waiver to this section along with the agreement to install a sidewalk along a portion of South Ithan Avenue on the opposite side of the street.

14. *§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 Marshal] shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.

This condition is accepted and applicant will provide information with final plans.

Stormwater

1. *§245-13 - Please provide a drainage plan that conforms with this section of the code.*
Detailed drainage and stormwater design will be made part of the final submission.
2. *§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.*
This condition is accepted and applicant will include required statement as part of final plans.
3. *Please revise the plans to provide specific dimensional data for each stormwater management system.*
This condition is accepted and applicant will comply as part of final plans. Current stormwater systems are placeholder systems showing the square footage required for loading ratio requirements is achievable. Detailed dimensions will be provided with final design.
4. *Please revise the plans to provide details for the ST-36 Stormtank Chamber that is proposed.*
This condition is accepted and applicant will comply as part of final plans.
5. *Please revise the stormwater report to include all applicable calculations to show how the stormwater requirements are met for sections including but not limited to §245-22 through §245-27.*
This condition is accepted and applicant will comply as part of final plans.
6. *Please provide drainage area maps of the pre-developed and post-developed conditions.*
This condition is accepted and applicant will comply as part of final plans.
7. *Please provide infiltration testing results including a depth to limiting zone.*
This condition is accepted and applicant will comply as part of final plans.
8. *Please provide stormwater piping profiles including all crossing utilities.*
This condition is accepted and applicant will comply as part of final plans.

9. *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.*

This condition is accepted and applicant will comply.

Sanitary Sewer

1. *All existing and proposed sanitary sewer easements must be shown on the plans.*
All sewer easements are shown on the plans. No additional easements are required for sewer main extensions. Any additional easements required for laterals serving the individual lots will be identified and provided as part of the final plan submission.
2. *An easement must be provided for the sanitary sewer lateral for Lot 5 since it encroaches on the property line of Lot 6.*
The sanitary sewer lateral for Lot 5 is shown on lot 5 and only crosses a portion of lot 6 within the right of way of Trianon Lane. An easement through the public right of way of Lot 6 and should not be needed for this connection.
3. *Profiles of the sanitary sewer laterals must be provided.*
This condition is accepted and applicant will comply as part of final plans.
4. *Depressed curbing (12 feet) is required where the sewer line leaves the street to provide easement access to the sanitary sewer lines.*
This condition is accepted and applicant will comply as part of final plans.

General

1. *The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.*
The development went before the Radnor Township Shade Tree Commission in January of 2021 and received approval.

Gilmore & Associates Updated Responses:

Re: G&A #20-08063

Subdivision And Land Development Comments

1. *§255-27.C, §255-37, & 5255-51 — Provide sidewalks on both sides of the cul-de-sac. Installation of sidewalk along the site frontage for Ithan Avenue is also required unless, in the opinion of the*

Board of Commissioners, it is unnecessary for public safety and convenience. There are some worn paths in the area of Ithan Avenue indicating pedestrian usage. The applicant has requested a waiver from §255-27.C, §255-37.

Applicant will agree to fee in lieu of.

2. *§255—27.D.(2) — Cul-de-sacs shall have a turnaround with a minimum outside radius for the right-of-way of not less than 60 feet at the closed end. The proposed plan indicates a proposed right-of-way radius of 50 feet.*

Plans have been updated to show a 60-foot radius for the cul-de-sac right-of-way.

3. *§255—27.F.(2) — Provide horizontal alignment data for the proposed street to ensure compliance. The minimum center-line radii for horizontal curves is to be 150 feet.*

The proposed roadway is designed with a horizontal curve of 290ft radius, and therefore complies with §255-27.F.(2). Additional data has been provided on plan for clarity.

4. *§255-27.F.(5) — The approaches to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed in accordance with accepted engineering standards. The applicant has requested a waiver.*

The approach has been adjusted to a straight -course of 100 ft of horizontal alignment, and a waiver is no longer being requested.

5. *§255-27.G - Where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 100 feet for local streets.*

The proposed roadway has been adjusted to provide a 5% leveling area for the first 70 feet. This is based on ASSHTO standards for safe stopping distances for a 5% grade on wet surfaces. Our calculations are attached to this letter.

6. *§255-27.H(1) — The street shall be laid out to intersect as nearly as possible at right angles. Determine if the new street can be aligned to intersect South Ithan Avenue closer to a 90-degree angle.*

§255-27.H(1): "Streets shall be laid out to intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 70°."

The roadway intersection alignment has been revised to provide an 80 degree intersection, and based on §255-27.H (1) we believe the new roadway complies with this ordinance.

7. *§255-27.I(4) — Ensure the driveways to each lot do not exceed 16% grade.*

This condition is accepted, and applicant will comply. Detailed grading for driveways will be

included as part of final plans for this project.

8. §255-27.D(3) — Grades across cul-de-sacs shall not exceed 3%. Label the proposed grades to ensure compliance with this requirement.

The cul-de-sac grades run at a max of 2.25%, additional labeling has been added to ensure compliance.

9. §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).

Clear sight triangles have been shown on the revised plans.

10. §255-28 - Provide the available and required sight distance at the proposed intersection.

This condition is accepted and applicant will comply. The following table is included on the plan set.

Sight Distance Table		
25 MPH		
2 Lane Roadway		
	Left Turn	Right Turn
Required	250'	195'
70 Degree Road	350+	500+
80 Degree Road	350+	500+

11. On Sheet 7, the "No Outlet" sign on the northeast corner of the access intersection is mislabeled as a stop sign (R1-1); revise.

The correct designation for this sign is now shown.

12. On Sheet 7, provide the cross slope of Ithan Avenue from the centerline on the driveway profile.

The cross slope is now shown on the cross-section detail.

13. On Sheet 10, provide English units for the "No Outlet" (W14-2) sign detail.

Imperial units are now shown.

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

Very truly yours,

Timothy E. Davis

David R. Fiorello, P.E., P.L.S.

cc. Joseph Conwell

Enclosed:

“Application Of GPX Ithan Development LLC Adjudication” dated February 22, 2021



Date: March 24, 2021

To: Mr. Steve Norcini, P.E.
Radnor Township

From: Schock Group LLC

Re: 200 S Ithan Ave
Preliminary Subdivision Plans

Dear Mr. Norcini,

In response to the updates resulting from approvals at Radnor Township's Shade Tree Commission and the Board of Commissioner's Conditional Use Hearing for the development at 200 South Ithan Avenue, we are presenting the following updates to the original preliminary subdivision and land development review letters from Gannett Flemming and Gilmore & Associates on October 22nd and 23rd respectively. The original response letter was prepared by Momenee and Associates and dated on November 17th, 2020 and is attached to this letter. The intent is to update the responses of the November 17th letter to reflect the current approvals and conditions and to replace the previous letter in kind.

Gannett Flemming Letter Updated Responses:

Zoning

1. *§280-20.A - Under the R-2 requirements, every lot shall have a lot area of not less than 20,000 square feet and such lot shall be not less than 100 feet in width at the building line. There are proposed lots where the minimum lot width is not met (If not developed under DM).*
All lots conform to the density modification requirements and DM use was confirmed by the board of commissioners in a conditional use approval letter on February 22nd, 2021.
2. *§280-91.A — Under the DM requirements, not less than 15% of the tract area shall be designated in the subdivision and land development plan as common open space. The area of open space must be shown on the plans for the proposed project.*
The open space was provided as part of the original Trianon subdivision that the development is a part of.
3. *§280-92.A(2) - In R-1A and R-2 districts, the minimum tract size must be at least 15 acres in order to develop under Density Modification. The tract size must be shown on the plans. The lot area indicated on the Delaware County Property records is 5.87 acres. If the minimum tract area is not met, this lot cannot be developed under Density Modification.*

The property is being developed as part of the original Trianon development that was approved for density modification.

4. *The zoning table must be revised to indicate that this property is within the R-2 Zoning District.*
The property is being developed as part of the original Trianon development that was approved for density modification.
5. *Porches must be included in the building coverage calculation in the zoning table.*
Porches have now been included in the calculated building area.
6. *§280-92.A(2)— There shall be no building within 60 feet of an existing street right-of- way line and 40 feet away from any adjacent property line. It appears the building for Lot #1 is within 60 feet of an existing right-of-way line.*
The Lot 1 building envelope is located 60 feet off Ithan Avenue right of way and 35 feet off the new roadway curb line, which complies with the perimeter density modification requirement. The perimeter setback for the subdivision is shown and dimensioned on Sheet 3.
7. *§280-97.B — All yard setback requirements must be clearly dimensioned on the plans for the R-2 zoning district. The yard setback requirements must be measured from the right of way line.*
The property is being developed as part of the original Trianon development that was approved for density modification. Front yard setbacks have been measured from the back of curb per the DM setback requirement.
8. *§280-100 Any application for a condition use approval of a proposed density modification development as provided for in this article shall be submitted in accordance with this section.*
Density Modification was confirmed by the board of commissioners in a conditional use hearing on January 25th, 2021.
9. *§280-112.D - It appears that the dwelling proposed for Lot #1 is located in the existing slopes of 20% of greater. This is not a permitted use in the steep slope area. Only the uses listed in this section of the code are permitted.*
A waiver for §280-112.D in this area is requested.

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 streets) must be shown on the plans. The applicant has requested a waiver from this requirement.*

An aerial photograph of the site and surrounding areas is included as part of the plan set. Available utility information has been added to the plan to meet the requirements of this section and a waiver is no longer requested.

2. §255-27-C(1) — Sidewalks must be provided along minor collector streets (South Ithan Avenue). The applicant has requested a waiver from this requirement.

The applicant agreed to the terms of the conditional use approval that include the installation of a sidewalk along a portion of South Ithan Avenue on the opposite side of the street. Initial plans have been developed and are included on Sheet 6A.

3. §255-27.C(1)— Sidewalks must be provided along the proposed cul-de-sac. The applicant has requested a waiver from this requirement.

The application is requesting a waiver to this section with the agreement to install a sidewalk along a portion of South Ithan Avenue on the opposite side of the street. Initial plans have been developed and are included on Sheet 6A.

4. §255-27.C(2) — Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.

The required right-of-way along South Ithan Avenue is being provided.

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. South Ithan Avenue is a Minor Collector. The right-of-way requirement is 60 feet and the cartway is 36 feet. Trianon Lane is a local road and the right-of-way requirement is 60 feet and the cartway is 28 feet.

The right-of-way has been adjusted to the required 60-foot radius.

6. §255-27.D(2) - Cul-de-sacs shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of not less than 60 feet and shall be paved to a radius of not less than 40 feet. The plans indicate a proposed right-of-way radius of 50 feet.

The right of way has been adjusted to the required 60 foot radius.

7. §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 required curb and right-of-way returns have been provided and labeled on the plans.

8. §255-27-F(5) -The approach to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed in accordance

with accepted engineering standards. The applicant has requested a waiver for this requirement. The approach has been adjusted to a straight course of 100 ft of horizontal alignment and a waiver is no longer requested.

9. *§255-37(A) - Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.*

The application is requesting a waiver to this section along with the agreement to install a sidewalk along a portion of South Ithan Avenue on the opposite side of the street.

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.*

Truck turning templates are shown on Sheet 6 demonstrating compliance.

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).*

Applicant will agree to fee in lieu of.

12. *§255-49 - Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners.*

Placeholder lighting is shown on the plan to be designed before final submission.

13. *§255-51 - Sidewalks shall be constructed as required by §255-27C. These standards shall apply on new streets and on existing streets unless, in the option of the Board of Commissioners, they are unnecessary for public safety and convenience.*

The application is requesting a waiver to this section along with the agreement to install a sidewalk along a portion of South Ithan Avenue on the opposite side of the street.

14. *§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 Marshal] shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.*

This condition is accepted and applicant will provide information with final plans.

Stormwater

1. *§245-13 - Please provide a drainage plan that conforms with this section of the code.*
Detailed drainage and stormwater design will be made part of the final submission.
2. *§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.*
This condition is accepted and applicant will include required statement as part of final plans.
3. *Please revise the plans to provide specific dimensional data for each stormwater management system.*
This condition is accepted and applicant will comply as part of final plans. Current stormwater systems are placeholder systems showing the square footage required for loading ratio requirements is achievable. Detailed dimensions will be provided with final design.
4. *Please revise the plans to provide details for the ST-36 Stormtank Chamber that is proposed.*
This condition is accepted and applicant will comply as part of final plans.
5. *Please revise the stormwater report to include all applicable calculations to show how the stormwater requirements are met for sections including but not limited to §245-22 through §245-27.*
This condition is accepted and applicant will comply as part of final plans.
6. *Please provide drainage area maps of the pre-developed and post-developed conditions.*
This condition is accepted and applicant will comply as part of final plans.
7. *Please provide infiltration testing results including a depth to limiting zone.*
This condition is accepted and applicant will comply as part of final plans.
8. *Please provide stormwater piping profiles including all crossing utilities.*
This condition is accepted and applicant will comply as part of final plans.
9. *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.*
This condition is accepted and applicant will comply.

Sanitary Sewer

1. *All existing and proposed sanitary sewer easements must be shown on the plans.*
All sewer easements are shown on the plans. No additional easements are required for sewer main extensions. Any additional easements required for laterals serving the individual lots will be identified and provided as part of the final plan submission.
2. *An easement must be provided for the sanitary sewer lateral for Lot 5 since it encroaches on the property line of Lot 6.*
The sanitary sewer lateral for Lot 5 is shown on lot 5 and only crosses a portion of lot 6 within the right of way of Trianon Lane. An easement through the public right of way of Lot 6 and should not be needed for this connection.
3. *Profiles of the sanitary sewer laterals must be provided.*
This condition is accepted and applicant will comply as part of final plans.
4. *Depressed curbing (12 feet) is required where the sewer line leaves the street to provide easement access to the sanitary sewer lines.*
This condition is accepted and applicant will comply as part of final plans.

General

1. *The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.*
The development went before the Radnor Township Shade Tree Commission in January of 2021 and received approval.

Gilmore & Associates Updated Responses:

Re: G&A #20-08063

Subdivision And Land Development Comments

1. *§255-27.C, §255-37, & 5255-51 — Provide sidewalks on both sides of the cul-de-sac. Installation of sidewalk along the site frontage for Ithan Avenue is also required unless, in the opinion of the Board of Commissioners, it is unnecessary for public safety and convenience. There are some worn paths in the area of Ithan Avenue indicating pedestrian usage. The applicant has requested a waiver from §255-27.C, §255-37.*
Applicant will agree to fee in lieu of.

2. §255—27.D.(2) — *Cul-de-sacs shall have a turnaround with a minimum outside radius for the right-of-way of not less than 60 feet at the closed end. The proposed plan indicates a proposed right-of-way radius of 50 feet.*

Plans have been updated to show a 60-foot radius for the cul-de-sac right-of-way.

3. §255—27.F.(2) — *Provide horizontal alignment data for the proposed street to ensure compliance. The minimum center-line radii for horizontal curves is to be 150 feet.*

The proposed roadway is designed with a horizontal curve of 290ft radius, and therefore complies with §255-27.F.(2). Additional data has been provided on plan for clarity.

4. §255-27.F.(5) — *The approaches to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed in accordance with accepted engineering standards. The applicant has requested a waiver.*

The approach has been adjusted to a straight -course of 100 ft of horizontal alignment, and a waiver is no longer being requested.

5. §255-27.G - *Where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 100 feet for local streets.*

The proposed roadway has been adjusted to provide a 5% leveling area for the first 70 feet. This is based on ASSHTO standards for safe stopping distances for a 5% grade on wet surfaces. Our calculations are attached to this letter.

6. §255-27.H(1) — *The street shall be laid out to intersect as nearly as possible at right angles. Determine if the new street can be aligned to intersect South Ithan Avenue closer to a 90-degree angle.*

§255-27.H(1): "Streets shall be laid out to intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 70°."

The roadway intersection alignment has been revised to provide an 80 degree intersection, and based on §255-27.H (1) we believe the new roadway complies with this ordinance.

7. §255-27.I(4) — *Ensure the driveways to each lot do not exceed 16% grade.*

This condition is accepted, and applicant will comply. Detailed grading for driveways will be included as part of final plans for this project.

8. §255-27.D(3) — *Grades across cul-de-sacs shall not exceed 3%. Label the proposed grades to ensure compliance with this requirement.*

The cul-de-sac grades run at a max of 2.25%, additional labeling has been added to ensure

compliance.

9. §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).*

Clear sight triangles have been shown on the revised plans.

10. §255-28 - *Provide the available and required sight distance at the proposed intersection.*
This condition is accepted and applicant will comply. The following table is included on the plan set.

Sight Distance Table		
25 MPH		
2 Lane Roadway		
	Left Turn	Right Turn
Required	250'	195'
70 Degree Road	350+	500+
80 Degree Road	350+	500+

11. *On Sheet 7, the "No Outlet" sign on the northeast corner of the access intersection is mislabeled as a stop sign (R1-1); revise.*

The correct designation for this sign is now shown.

12. *On Sheet 7, provide the cross slope of Ithan Avenue from the centerline on the driveway profile.*

The cross slope is now shown on the cross-section detail.

13. *On Sheet 10, provide English units for the "No Outlet" (W14-2) sign detail.*

Imperial units are now shown.

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

Very truly yours,



Timothy E. Davis



David R. Fiorello, P.E., P.L.S.

cc. Joseph Conwell

Enclosed:

"Application Of GPX Ithan Development LLC Adjudication" dated February 22, 2021



November 17, 2020

Mr. Steve Norcini, P.E.
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Preliminary Subdivision Plan
200 South Ithan Avenue
Radnor Township, Delaware County**

Our File # 19-283

Dear Mr. Norcini

On behalf of GPX Realty Partners, we are submitting revised preliminary plans for the subdivision of the property at 200 South Ithan Avenue. The plans have been updated to address the comments raised by the township consultants and the items raised by the Planning Commission at their last meeting. This letter contains our response to the comments raised by Gannett Fleming and Gilmore Associates.

The Gannett Fleming comments are addressed as follows.

Zoning

1. §280-20.A - *Under the R-2 requirements, every lot shall have a lot area of not less than 20,000 square feet and such lot shall be not less than 100 feet in width at the building line. There are proposed lots where the minimum lot width is not met (If not developed under DM)*

The intent of the subdivision is to develop these lots in accordance with the Density Modification provisions of the original Trianon Subdivision. All proposed lots conform to the density modification requirements.

2. §280-91.A — *Under the DM requirements, not less than 15% of the tract area shall be designated in the subdivision and land development plan as common open space. The area of open space must be shown on the plans for the proposed project.*
Open space was provided as part of the original Trianon subdivision of which these lots are a part.

3. *§280-92.A(2) - In R-1A and R-2 districts, the minimum tract size must be at least 15 acres in order to develop under Density Modification. The tract size must be shown on the plans. The lot area indicated on the Delaware County Property records is 5.87 acres. If the minimum tract area is not met, this lot cannot be developed under Density Modification.*
The property is being developed as part of the original Trianon development that was approved for density modification.
4. *The zoning table must be revised to indicate that this property is within the R-2 Zoning District.*
The township zoning map shows this property as part of the R2-DM district. As noted, this property is being developed as part of the original Trianon development that was approved for density modification.
5. *Porches must be included in the building coverage calculation in the zoning table*
Porches have now been included in the calculated building area
6. *§280-92.A(2)— There shall be no building within 60 feet of an existing street right-of-way line and 40 feet away from any adjacent property line. It appears the building for Lot #1 is within 60 feet of an existing right-of-way line.*
The Lot 1 building envelope is located 60 feet off Ithan Avenue right of way and 35 feet off the new roadway curb line, which complies with the perimeter density modification requirement.
7. *§280-97.B — All yard setback requirements must be clearly dimensioned on the plans for the R-2 zoning district. The yard setback requirements must be measured from the right of way line.*
The property is being developed as part of the original Trianon development that was approved for density modification and front yard setbacks have been measured from the back of the curb per the DM setback requirements.
8. *§280-100 Any application for a condition use approval of a proposed density modification development as provided for in this article shall be submitted in accordance with this section.*
Conditional use approval will be sought if deemed necessary.
9. *§280-112.D - It appears that the dwelling proposed for Lot #1 is located in the existing slopes of 20% of greater. This is not a permitted use in the steep slope area. Only the uses listed in this section of the code are permitted.*
It appears that a portion of these slopes were man-made as a result of prior construction work in this area. Additional review is underway for these areas.

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 streets) must be shown on the plans. The applicant has requested a waiver from this requirement.

An aerial photograph of the site and surrounding areas is included as part of the plan set. Available utility information has been added to the plan to meet the requirements of this section and a waiver is no longer being requested.

2.

§255-27-C(1) — Sidewalks must be provided along minor collector streets (South Ithan Avenue). The applicant has requested a waiver from this requirement.

The applicant is offering to provide a fee in lieu of the sidewalks along Ithan Avenue as a contribution to the township in assisting to provide sidewalks in alternate locations along Ithan Avenue

3.

§255-27.C(1)— Sidewalks must be provided along the proposed cul-de-sac. The applicant has requested a waiver from this requirement.

The plans have been revised to incorporate sidewalks along the cul-de-sac roadway and this waiver is no longer requested. The slope of the sidewalk will coincide with the slope of the roadway. Because the grade of the roadway is 10% along portions of the roadway, a waiver is required from §255-37.H to allow the grade to exceed 7%. This waiver request has been added to the plan.

4.

§255-27.C(2) — Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.

The required right-of-way along Ithan Avenue is being provided.

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. South Ithan Avenue is a Minor Collector. The right-of-way requirement is 60 feet and the cartway is 36 feet. Trianon Lane is a local road, and the right-of-way requirement is 60 feet and the cartway is 28 feet.

The required right-of-way along Ithan Avenue is being provided. No improvements are planned for Trianon Lane

6. *§255-27.D(2) - Cul-de-sacs shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of not less than 60 feet and shall be paved to a radius of not less than 40 feet. The plans indicate a proposed right-of-way radius of 50 feet.*

The right of way has been adjusted to the required 60-foot radius.

,

7. *§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 required curb and right-of way returns have been provided and labeled on the plans

8. *§255-27-F(5) -The approach to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed in accordance with accepted engineering standards. The applicant has requested a waiver for this requirement.*

The approach has been adjusted to a straight course of 100 ft of horizontal alignment, and a waiver is no longer being requested.

9. *§255-37(A) - Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.*

The plans have been revised to incorporate sidewalks along the cul-de-sac roadway. The slope of the sidewalk will coincide with the slope of the roadway. Because the grade of the roadway is 10% along portions of the roadway, a waiver is required from §255-37.H to allow the grade to exceed 7%. This waiver request has been added to the plan.

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.*

Truck turning templates are shown on the plan demonstrating that this requirement

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).*

Applicant will agree to the fee in lieu of.

12. *§255-49 - Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners.*

Placeholder lighting is shown on the plan to be designed before final submission.

13. *§255-51 - Sidewalks shall be constructed as required by §255-27C. These standards shall apply on new streets and on existing streets unless, in the option of the Board of Commissioners, they are unnecessary for public safety and convenience.*

Sidewalks are now shown along the cul-de-sac roadway

14. §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 Marshal] shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.*

This condition is accepted, and applicant will provide information with final plans.

Stormwater

1. §245-13 - *Please provide a drainage plan that conforms with this section of the code.*

Detailed drainage and stormwater design will be made part of the final plan submission

2. §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.*

This condition is accepted and we will include the required statement as part of the final plans.

3. *Please revise the plans to provide specific dimensional data for each stormwater management system.*

This condition is accepted, and applicant will comply as part of the final plans. Current stormwater systems are placeholder systems showing the square footage required for loading ratio requirements is achievable. Detailed dimensions and specifications will be provided with final design.

4. *Please revise the plans to provide details for the ST-36 Stormtank Chamber that is proposed.*

This condition is accepted, and applicant will comply as part of the final plans.

5. *Please revise the stormwater report to include all applicable calculations to show how the stormwater requirements are met for sections including but not limited to §245-22 through §245-27.*

This condition is accepted, and applicant will comply as part of the final plans.

6. *Please provide drainage area maps of the pre-developed and post-developed conditions.*

This condition is accepted, and applicant will comply as part of final plan design.

7. *Please provide infiltration testing results including a depth to limiting zone.*

This condition is accepted, and applicant will comply as part of final plan design.

8. *Please provide stormwater piping profiles including all crossing utilities.*
This condition is accepted, and applicant will comply as part of final plan design.
9. *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.*
This condition is accepted, and applicant will comply.

Sanitary Sewer

1. *All existing and proposed sanitary sewer easements must be shown on the plans.*
All sewer easements are shown on the plans. No additional easements are required for sewer main extensions. Any additional easement required for laterals serving the individual lots will be identified and provided as part of the final plan submission.
2. *An easement must be provided for the sanitary sewer lateral for Lot 5 since it encroaches on the property line of Lot 6.*
The sanitary sewer lateral for Lot 5 is shown on lot 5 and only crosses a portion of lot 6 within the right of way of Trianon Lane. An easement through the public right of way of Lot 6 and should not be needed for this connection.
3. *Profiles of the sanitary sewer laterals must be provided.*
This condition is accepted, and applicant will provide these as part of the final plan.
4. *Depressed curbing (12 feet) is required where the sewer line leaves the street to provide easement access to the sanitary sewer lines.*
This condition is accepted, and applicant will provide as part of the final plans.

General

1. *The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.*
This condition is accepted and applicant will comply.

The Gilmore comments are addressed as follows:

Subdivision and Land Development Comments

1. *§255-27.C, §255-37, & 5255-51 — Provide sidewalks on both sides of the cul-de-sac. Installation of sidewalk along the site frontage for Ithan Avenue is also required unless, in the opinion of the Board of Commissioners, it is unnecessary for public safety and convenience. There are some worn paths in the area of Ithan Avenue indicating pedestrian usage. The applicant has requested a waiver from §255-27.C, §255-37.*

The applicant is offering to provide a fee in lieu of the sidewalks along Ithan Avenue as a contribution to the township in assisting to provide sidewalks in alternate

locations along Ithan Avenue. The plans have been revised to incorporate sidewalks along the cul-de-sac roadway and this waiver is no longer requested.

2. *§255—27.D.(2) — Cul-de-sacs shall have a turnaround with a minimum outside radius for the right-of-way of not less than 60 feet at the closed end. The proposed plan indicates a proposed right-of-way radius of 50 feet.*

Plans have been updated to show a 60-foot radius for the cul-de-sac right-of-way

3. *§255—27.F.(2) — Provide horizontal alignment data for the proposed street to ensure compliance. The minimum center-line radii for horizontal curves is to be 150 feet.*

The proposed roadway is designed with a horizontal curve of 290ft radius, and therefore complies with §255-27.F.(2). Additional data has been provided on plan for clarity.

4. *§255-27.F.(5) — The approaches to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed in accordance with accepted engineering standards. The applicant has requested a waiver.*

The approach has been adjusted to a straight course of 100 ft of horizontal alignment, and a waiver is no longer being requested

5. *§255-27.G - Where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 100 feet for local streets.*

The proposed roadway has been adjusted to provide a 5% leveling area for the first 70 feet. This is based on ASSHTO standards for safe stopping distances for a 5% grade on wet surfaces. Our calculations are attached to this letter.

6. *§255-27.H(1) — The street shall be laid out to intersect as nearly as possible at right angles. Determine if the new street can be aligned to intersect South Ithan Avenue closer to a 90-degree angle. §255-27.H(1): "Streets shall be laid out to intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 70°."*

The roadway intersection alignment has been revised to provide an 80 degree intersection, and based on §255-27.H(1) we believe the new roadway complies with this ordinance.

7. *§255-27.I(4) — Ensure the driveways to each lot do not exceed 16% grade.*

This condition is accepted, and applicant will comply. Detailed grading for driveways will be included as part of final plans for this project.

- 8.

§255-27.D(3) — Grades across cul-de-sacs shall not exceed 3%. Label the proposed grades to ensure compliance with this requirement.

The cul-de-sac grades run at a max of 2.25%, additional labeling has been added to demonstrate compliance.

9. §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).*

Clear sight triangles have been shown on the revised plans.

10. §255-28 - *Provide the available and required sight distance at the proposed intersection.*

Sight distance information is included on the plans.

11. *On Sheet 7, the "No Outlet" sign on the northeast corner of the access intersection is mislabeled as a stop sign (R1-1); revise.*

The correct designation for this sign is now shown

12. *On Sheet 7, provide the cross-slope of lthan Avenue from the centerline on the driveway profile.*

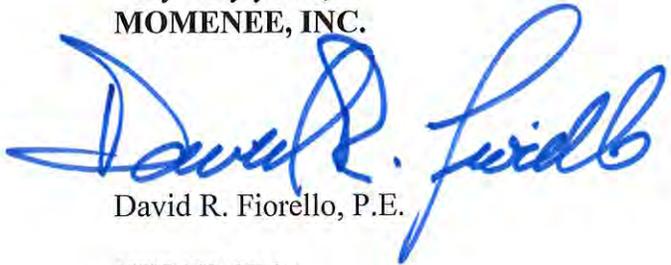
The cross slope is now shown on the cross-section detail.

13. *On Sheet 10, provide English units for the "No Outlet" (W14-2) sign detail.*

Imperial units are now shown.

I trust that with these revisions the plans can now be considered for preliminary approval. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE, INC.



David R. Fiorello, P.E.

19283-L02_RT.doc

cc: Joe Conwell

Safe Stopping Distance Calculation:

Formula Used

$$d = \frac{V^2}{30 \left[\frac{a}{32.2} \pm G \right]}$$

d = stopping distance

G = road grade

V = design speed

a = design deceleration rate, taking from ASSHTO Green Book Chapter 2: Design Controls for Wet Conditions recommended rate of 11.2

Calculation

For 25 mph speed limit:

$$d = \frac{25^2}{30 \left[\frac{11.2}{32.2} - .05 \right]} = 69.95 \text{ ft}$$

For 15 mph speed limit:

$$d = \frac{15^2}{30 \left[\frac{11.2}{32.2} - .05 \right]} = 25.18 \text{ ft}$$

Approach used in 200 S Ithan design: 70 feet @ 5%.



DELAWARE COUNTY PLANNING DEPARTMENT

1055 E. Baltimore Pike – Suite 100
Media, PA 19063

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

COUNCIL

BRIAN P. ZIDEK
CHAIRMAN

DR. MONICA TAYLOR
VICE CHAIR

KEVIN M. MADDEN
ELAINE PAUL SCHAEFER
CHRISTINE A. REUTHER

November 20, 2020

LINDA F. HILL
DIRECTOR

Mr. William White
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

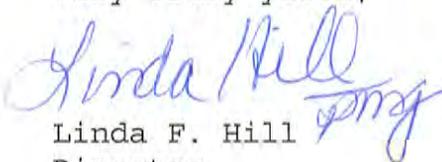
RE: Name of Dev't: 200 South Ithan
DCPD File No.: 34-1622-84-87-89-95-98-99-00-20
Developer: GPX Realty Partners Attn: Joe Conwell
Location: North side of Ithan Avenue, approximately
1,500' east of Conestoga Road
Recv'd in DCPD: October 29, 2020

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,


Linda F. Hill
Director

cc: GPX Realty Partners Attn: Joe Conwell
Momenee Inc.



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

Date: November 19, 2020
File No.: 34-1622-84-87-89-95-98-99-00-20

PLAN TITLE: 200 South Ithan

DATE OF PLAN: October 2, 2020

OWNER OR AGENT: GPX Realty Partners
Attn: Joe Conwell

LOCATION: North side of Ithan Avenue,
approximately 1,500' east of
Conestoga Road

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Preliminary subdivision and land
development

ZONING DISTRICT: R-2/DM

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivision: Subdivide 6.946 acres
into 9 lots

Land development: construct 9
single-family detached dwellings

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

STAFF REVIEW BY: Michael A. Leventry



Date: November 19, 2020
File No.: 34-1622-84-87-89-95-98-99-00-20

REMARKS:

PREVIOUS ACTION

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on July 20, 2000, as a subdivision. The applicant proposed to adjust the lot lines of five parcels. The Planning Commission recommended approval.

CURRENT PROPOSAL

The applicant proposes to further subdivide the Trianon tract under the density modification provision creating 9 lots with single-family detached dwellings on each.

SITE CHARACTERISTICS

The site is the location of the main house of a large estate that was previously subdivided. The neighborhood surrounding the proposal consists of single-family detached dwellings.

APPLICABLE ZONING

The proposal is located within the R-2 district in conjunction with the Township's Density Modification provision and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

The original Trianon subdivision was approved under the Township's density modification feature within the code. It consisted of 57 parcels to each contain a single-family detached dwelling and Parcel 58, containing the estate house, which was approved to contain 6 dwelling units. The current proposal consolidates parcels (and approved units) from Lots 1, 52, 57, and 58, totaling

Date: November 19, 2020
File No.: 34-1622-84-87-89-95-98-99-00-20

REMARKS (continued):

9 developable lots/dwelling units. However, in the interim and since the original plan approval, our files indicate that parcel 58 was further subdivided in the year 2000 (reviewed by our office on July 15, 1999). The subdivision of 2000 created two lots out of Parcel 58 (those dwellings now front onto the corner of Chalous Lane and South Ithan Avenue). The Township should confirm details of previous subdivisions in relation to the current subdivision to ensure that the current use of the originally approved units and density modification is accurate and correct. Will these units be included within an existing homeowner's association (if one exists for the larger community)?

COMPLIANCE

Upon the Township confirming the density modification provisions, the proposal appears to comply with the Municipal zoning code provisions.

WAIVERS

The applicant is seeking waiver relief for the following:

- Section 255-27.C-1./255.51: To forego providing sidewalks along the proposed cul-de-sac and along Ithan Avenue.
- Section 255-27.F-5: To forego providing a straight approach for the cul-de-sac entering Ithan Avenue. Staff disagrees with this waiver request as it appears that there is adequate space to provide a 90° approach for the cul-de-sac's entry onto Ithan. A 90° approach is optimal for motorist safety.

Staff has no other comments related to these waiver requests.

Date: November 19, 2020
File No.: 34-1622-84-87-89-95-98-99-00-20

REMARKS (continued):

STREET AND STORMWATER SYSTEM OWNERSHIP AND MAINTENANCE

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.

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.

HIGHWAY OCCUPANCY PERMIT

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the plan will need a highway occupancy permit(s) for access onto Ithan Avenue (S.R. G309).

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.: 34-1622-84-87-89-95-98-99-00-20

REMARKS (continued):

HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE

The site contains a mansion estate called Bloomfield, built in 1922 and designed by prominent architect Horace Trumbauer. It is on the Radnor Historic Resource Survey of 2003 as #87. Though no protective ordinance is in place, it would be beneficial to the Township and the new development to retain and re-use any salvageable remaining elements from the estate.

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.

PIERCE, CANIGLIA & TAYLOR
ATTORNEYS AT LAW
125 Strafford Avenue - Suite 110
P. O. Box 312
Wayne, Pennsylvania 19087

JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR

TELEPHONE
(610) 688-2626
FAX
(610) 688-5761
EMAIL

Nick@piercecanigliataylor.com

February 5, 2021

Steve Norcini, P.E.
Engineering Department
Township of Radnor
301 Iven Avenue
Wayne, Pa. 19087

Re: 200 S. Ithan Avenue
Application of GPX Realty Partners
Preliminary Land Development Plan

Dear Steve:

This will confirm that I have been authorized by the Applicant to confirm that the Applicant has granted to the Township an additional thirty (30) day extension until April 4, 2021 to take action on the above Plan.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Patricia L. Kaufman



*Excellence Delivered **As Promised***

MEMORANDUM

Date: October 22, 2020

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

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 200 S. Ithan Avenue
Preliminary Subdivision Plans

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development for compliance with the Radnor Township Code. The Plans were 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 a single-family home on each lot. This project is located in the R-2 district of the Township. The applicant has indicated that this will be developed under a previous density modification from the late 80's.

The applicant has indicated in an October 2, 2020 letter that the following waivers are being requested:

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 streets) must be shown on the plans.
2. §255-27-C(1) – Sidewalks along minor collector streets (South Ithan Avenue)
3. §255-27-C(1) – Sidewalks along proposed culs-de-sac.
4. §255-27-F(5) – Straight approach length to an intersection
5. §255-37-A – Sidewalks and paths when required by the Board of Commissioners
6. §255-51 – Installation of Sidewalks

200 S. Ithan Avenue

Plans Prepared By: Momenee, Inc.

Dated: October 2, 2020

Gannett Fleming, Inc.

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

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com

Sewage Facilities Planning

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

Zoning

1. §280-20.A – Under the R-2 requirements, every lot shall have a lot area of not less than 20,000 square feet and such lot shall be not less than 100 feet in width at the building line. There are proposed lots where the minimum lot width is not met. (If not developed under DM)
2. §280-91.A – Under the DM requirements, not less than 15% of the tract area shall be designated in the subdivision and land development plan as common open space. The area of open space must be shown on the plans for the proposed project.
3. §280-92.A(2) – In R-1A and R-2 districts, the minimum tract size must be at least 15 acres in order to develop under Density Modification. The tract size must be shown on the plans. The lot area indicated on the Delaware County Property records is 5.87 acres. If the minimum tract area is not met, this lot cannot be developed under Density Modification.
4. The zoning table must be revised to indicate that this property is within the R-2 Zoning District.
5. Porches must be included in the building coverage calculation in the zoning table.
6. §280-92.A(2) – There shall be no building within 60 feet of an existing street right-of-way line and 40 feet away from any adjacent property line. It appears the building for Lot #1 is within 60 feet of an existing right-of-way line.
7. §280-97.B – All yard setback requirements must be clearly dimensioned on the plans for the R-2 zoning district. The yard setback requirements must be measured from the right of way line.
8. §280-100 – Any application for a condition use approval of a proposed density modification development as provided for in this article shall be submitted in accordance with this section.

9. §280-112.D – It appears that the dwelling proposed for Lot #1 is located in the existing slopes of 20% of greater. This is not a permitted use in the steep slope area. Only the uses listed in this section of the code are permitted.

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 streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-27-C(1) – Sidewalks must be provided along minor collector streets (South Ithan Avenue). The applicant has requested a waiver from this requirement.
3. §255-27-C(1) – Sidewalks must be provided along the proposed cul-de-sac. The applicant has requested a waiver from this requirement.
4. §255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.
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. South Ithan Avenue is a Minor Collector. The right-of-way requirement is 60 feet and the cartway is 36 feet. Trilon Lane is a local road and the right-of-way requirement is 60 feet and the cartway is 28 feet.
6. §255-27.D(2) – Cul-de-sacs shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of not less than 60 feet and shall be paved to a radius of not less than 40 feet. The plans indicate a proposed right-of-way radius of 50 feet.
7. §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.
8. §255-27-F(5) – The approach to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed

in accordance with accepted engineering standards. The applicant has requested a waiver for this requirement.

9. §255-37-A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.
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 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).
12. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners.
13. §255-51 – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on new streets and on existing streets unless, in the option of the Board of Commissioners, they are unnecessary for public safety and convenience.
14. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.

Stormwater

1. §245-13 – Please provide a drainage plan that conforms with this section of the code.
2. §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.

3. Please revise the plans to provide specific dimensional data for each stormwater management system
4. Please revise the plans to provide details for the ST-36 Stormtank Chamber that is proposed.
5. Please revise the stormwater report to include all applicable calculations to show how the stormwater requirements are met for sections including but not limited to §245-22 through §245-27.
6. Please provide drainage area maps of the pre-developed and post-developed conditions.
7. Please provide infiltration testing results including a depth to limiting zone.
8. Please provide stormwater piping profiles including all crossing utilities.
9. 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. All existing and proposed sanitary sewer easements must be shown on the plans.
2. An easement must be provided for the sanitary sewer lateral for Lot 5 since it encroaches on the property line of Lot 6.
3. Profiles of the sanitary sewer laterals must be provided.
4. Depressed curbing (12 feet) is required where the sewer line leaves the street to provide easement access to the sanitary sewer lines.

General

1. 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.

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a horizontal line and a small flourish.

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



MEMORANDUM

Date: October 23, 2020

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: 200 S. Ithan Avenue
Land Development Plan Review
Radnor Township, Delaware County, PA
G&A #20-08063

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The subject parcel located at 200 South Ithan Avenue is situated in the R-2/D-M Zoning District within Radnor Township, Delaware County. The applicant intends to develop the parcel in order to construct nine (9) single family homes with driveway access to a new cul-de-sac street located between Chalous Lane and Gramont Lane.

B. DOCUMENTS REVIEWED

1. Land Development Plans for 200 South Ithan Avenue, prepared by Momenee, Inc., prepared for GPX Realty Partners, consisting of 9 sheets, dated October 2, 2020.
2. Preliminary Planting Plan for 200 South Ithan Avenue, prepared by Jonathan Alderson Landscape Architects, Inc., consisting of 1 sheet, dated July 30, 2020.
3. Submission letter prepared by Momenee, Inc., prepared for Radnor Township, dated October 2, 2020.

C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-27.C, §255-37, & §255-51 – Provide sidewalks on both sides of the cul-de-sac. Installation of sidewalk along the site frontage for Ithan Avenue is also required unless, in the opinion of the Board of Commissioners, it is unnecessary for public safety and

convenience. There are some worn paths in the area of Ithan Avenue indicating pedestrian usage. **The applicant has requested a waiver from §255-27.C, §255-37.**

2. §255-27.D.(2) – Cul-de-sacs shall have a turnaround with a minimum outside radius for the right-of-way of not less than 60 feet at the closed end. The proposed plan indicates a proposed right-of-way radius of 50 feet.
3. §255-27.F.(2) – Provide horizontal alignment data for the proposed street to ensure compliance. The minimum center-line radii for horizontal curves is to be 150 feet.
4. §255-27.F.(5) – The approaches to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed in accordance with accepted engineering standards. **The applicant has requested a waiver.**
5. §255-27.G – Where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 100 feet for local streets.
6. §255-27.H(1) – The street shall be laid out to intersect as nearly as possible at right angles. Determine if the new street can be aligned to intersect South Ithan Avenue closer to a 90-degree angle.
7. §255-27.I(4) – Ensure the driveways to each lot do not exceed 16% grade.
8. §255-27.D(3) – Grades across cul-de-sacs shall not exceed 3%. Label the proposed grades to ensure compliance with this requirement.
9. §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).
10. §255-28 – Provide the available and required sight distance at the proposed intersection.
11. On Sheet 7, the “No Outlet” sign on the northeast corner of the access intersection is mislabeled as a stop sign (R1-1); revise.
12. On Sheet 7, provide the cross slope of Ithan Avenue from the centerline on the driveway profile.
13. On Sheet 10, provide English units for the “No Outlet” (W14-2) sign detail.

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



Newark, DE | Georgetown, DE | Bryn Mawr, PA | Exton, PA | Forest Hill, MD

924 County Line Road, Bryn Mawr, PA 19010
Phone: (610) 527-3030 Fax (610) 527-9008

October 2, 2020

Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Preliminary Subdivision Plan
200 South Ithan Avenue
Radnor Township, Delaware County**

Our File # 19-283

Gentlemen:

On behalf of GPX Realty Partners, we are submitting an application for preliminary plan approval of the subdivision of the property at 200 South Ithan Avenue. The tract includes lots 1, 52, 57 and 58 at Trianon. The Trianon subdivision was approved in the late 80s as part of the density modification provisions of the township zoning code. The intent of the plan is to merge lots 1, 52, 57 and 58, and subdivide the tract into 9 individual lots using the original density modification provisions permitted under article 19 of the township zoning ordinance. All lots will be developed as single-family residences.

Waivers are being requested from the following sections of the township Subdivision and Land

Article 4: Application and Plan Requirements:

255-207. Preliminary Plan:

255-20 (b-1n) 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 (note; an aerial photo of the peripheral areas is included showing these features).

Article 5: Design Standards:

255-27. Streets:

255-27 (C-1) Sidewalks Along Minor Collector Streets (South Ithan Avenue)

255-27 (C-1) Sidewalks Along Proposed Cul-De-Sac.

255-27 (F-5) Straight Approach Length To An Intersection

255.37. Sidewalks and Pedestrian Paths

255-37 (A) Sidewalks and Paths When Required by The Board of Commissioners.

Article 6: Required Improvements:

255.51. Sidewalks

255.51 Installation Of Sidewalks

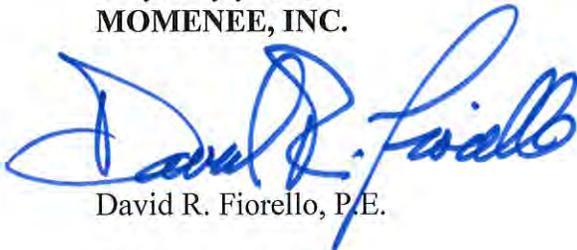
Enclosed for review are the following:

- Signed Township Application
- Township Application fee of \$50.00
- Signed County Act 247 Review Application
- County Act 247 Review fee of \$240.00
- Copy of the Title Report
- Copy of Deed
- 2 copies of the Stormwater Management Feasibility Narrative
- 19 Sets of full-size Preliminary Subdivision Plans (8 signed and notarized)
- 7 Sets of reduced size plans
- 2 Thumb Drives containing plans and documents

Please note that the applicant has already established an escrow account for the professional reviews.

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

Very truly yours,
MOMENEE, INC.



David R. Fiorello, P.E.

19283-Prelim-L01_RT.doc

cc: Joe Conwell

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 GPX REALTY PARTNERS (ATTN: JOE CONWELL) E-mail CONWELL@GPXREALTY.COM

Address 357 SOUTH GULPH ROAD, KING OF PRUSSIA, PA 19406 Phone 610-220-3997

Name of Development 200 S. ITHAN SUBDIVISION

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm MOMENEE INC. Phone 610-527-3030

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Contact DAVID R. FIORELLO, P.E. E-mail DFIORELLO@KARINSENGINEERING.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 checked="" type="checkbox"/> Steep Slopes

Zoning District R-2 DM

Tax Map # 36 / 24 / 116

Tax Folio # 36 / 04 / 02344 / 00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

MERGE EXISTING VACANT LOTS 1, 52, 57 & 58 AND SUBDIVIDE INTO 9 NEW RESIDENTIAL LOTS TO BE

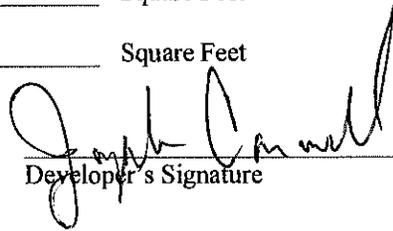
SERVED BY A NEW CUL-DE-SAC ROADWAY

PROJECT INCLUDES PARCELS 36-24-116:000, 36-24-189:000, 36-24-187:000 AND 36-24-184:000

Total Site Area	6.946	Acres
Size of All Existing Buildings	2,038	Square Feet
Size of All Proposed Buildings	33,300+/-	Square Feet
Size of Buildings to be Demolished	2,038	Square Feet

JOSEPH S. CONWELL

Print Developer's Name



Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

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

Print Name and Title of Designated Municipal Official _____

Phone Number _____

Official's Signature _____

Date _____

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 200 SOUTH ITHAN AVENUE

Zoning District R-2/DM Application No. _____
(Twp. Use)

Fee _____ Ward No. _____ Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner _____

Name GPK REALTY PARTNERS ATT'D: JOE COWELL

Address 357 SOUTH GULPH RD. KING OF PRUSSIA, PA 19406

Telephone 215.259.2530 Fax 215.259.2525 Cell 610.220.3997

Email COWELL@GPKREALTY.COM

Designer: (Choose one) Engineer X Surveyor _____

Name MONEREE INC. ATT'D DAVID R. FIORELLO P.E.

Address 924 COUNTY LINE ROAD BRYD MANTZ 19010

Telephone 610.527.3030 Fax 610.527-9008

Email DFIORELLO@KARIUSENGINEERING.COM

Area of property 6.948 AC Area of disturbance 6 AC ±

Number of proposed buildings 9 Proposed use of property RESIDENTIAL

Number of proposed lots 9

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

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

REQUIREMENTS ARE BEING REQUESTED FROM SIDEWALK REQUIREMENTS
OF 255-27 & 255-37. THERE ARE NO EXISTING SIDEWALKS
NO TRUNK.
WAIVER IS BEING REQUESTED FROM INTERSECTION APPROACH
LENGTH BECAUSE OF EXISTING DRIVEWAY ALIGNMENT (255-27-F-5)

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

PROPERTY IS PART OF TRIADON SUBDIVISION WHICH
WAS DEVELOPED AS PART OF DENSITY MODIFICATION
PROVISIONS OF ZONING ORDINANCE

Individual/Corporation/Partnership Name

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

Joseph Coonwell

Print Name

Joseph Coonwell

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

NOTE:

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

When Recorded Return To: _____
First American Title Insurance Company
National Commercial Services
2 Liberty Place, 50 S 16th St., Suite 2600
Philadelphia, PA 19102
File No. NCS _____

1

Prepared By:

First American Title Insurance Company
National Commercial Services
Two Liberty Place, 50 South 16th St., Suite 2600
Philadelphia, PA 19102

Return To:

First American Title Insurance Company
National Commercial Services
Two Liberty Place, 50 South 16th St., Suite 2600
Philadelphia, PA 19102

UPI#:

36-04-02700-51 (Lot 52)
36-04-02220-79 (Lot 57)
36-04-02344-00 (Lot 58)
36-04-02700-03 (Lot 1)

NCS-993233-PHIL



This Indenture dated this 26th day of February 2020, made effective the 27th day of February, 2020.

Between

Julie Charbonneau, individually

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

and

GPX Ithan Development 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 One Million Eight Hundred Sixty Thousand and 00/100 Dollars (\$1,860,000.00) 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

ALL THOSE CERTAIN lots or pieces of ground, Situate in Radnor Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania, dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226 as follows, to wit:

BEGINNING at a point in the center line of Trianon Lane (60 feet wide) measured along the center line of Trianon Lane from its intersection with the center line of Gramont Lane (60 feet wide) (if extended) the five following courses and distances: (1) North 73 degrees 30 minutes West 166.63 feet to a point of curve; (2) Westwardly on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 136.49 feet to a point of tangent; (3) South 54 degrees 22 minutes West 94.94 feet to a point of curve; (4) Westwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 136.57 feet to a point of tangent; (5) North 73 degrees 20 minutes West 39.83 feet to the point and place of beginning; thence extending from said point and place of beginning, South 24 degrees 20 minutes East along Lot 51 on said plan 185.11 feet to a point; thence extending South 65 degrees 40 minutes West along Lot 58 on said plan 75.00 feet to a point; thence extending North 24 degrees 20 minutes West still along said Lot 250.00 feet to the center line of Trianon lane; thence extending South 73 degrees 20 minutes East along the center line of Trianon Lane 99.17 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 52 on the above mentioned Plan.

PREMISES B

ALL THAT CERTAIN lot or piece of ground.

SITUATE in Radnor Township, Delaware County, Pennsylvania bounded and described according to a Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania, dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226, as follows, to wit:

BEGINNING at a point in the center line of Gramont Lane (60 feet wide) measured along the same the two following courses and distances from the intersection of the center line of Gramont Lane (60 feet wide) and the center line of Trianon Lane (60 feet wide); (1) South 16 degrees 30 minutes West 260.72 feet to a point of curve; (2) Southwardly on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 176.90 feet to the point and place of beginning; thence extending from said point and place of beginning Southwardly along the center line of Gramont Lane on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 20.06 feet to a point; thence extending South 67 degrees 58 minutes West along open space "G" 260.00 feet to a point; thence extending North 22 degrees 02 minutes West along Lot 58 on said plan crossing a 20 feet wide sanitary sewer easement 130 feet to a point; thence extending North 79 degrees 13 minutes 46 seconds East still along Lot 58 on said plan recrossing said 20 feet wide sanitary sewer easement 98.36 feet to a point in the bed of same; thence extending South 22 degrees 2 minutes East along Lot 56 on said plan 90.79 feet to a point; thence extending North 67 degrees 58 minutes East still along Lot 56 on said plan 162.06 feet to a point in the center line of Gramont Lane the first mentioned point and place of BEGINNING.

BEING Lot No. 57 Gramont Lane.

PREMISES C

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania being described according to a 3 lot Minor Final Subdivision of the Lewis Property made by Momenee and Associates, Inc. C.E. Land Surveyor, Bryn Mawr, Pennsylvania 19010, dated 06-14-99, recorded 04-16-01 in Plan Volume 20, Page 436 as follows to wit:

BEGINNING at a point in the center line of South Ithan Avenue a corner of Lot #3 on said plan being measured North 67 degrees 38 minutes 00 seconds East 70.47 feet from the intersection with Chalous Lane (60 feet wide) thence extending along the said Lot #3 North 06 degrees 53 minutes 42 seconds East 263.23 feet to a point in the bed of an existing 20 feet wide sanitary sewer easement; thence along same and also along Lots 2 and 3 North 82 degrees 53 minutes 00 seconds West 163.24 feet to a point; thence extending North 19 degrees 02 minutes 43 seconds East 142.35 feet to a point; thence extending North 82 degrees 16 minutes West, 180 feet to a point in the center line of Trianon Lane (60 feet wide); thence extending along the same the four following courses and distances (1) Northwestwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 64.41 feet to a point of tangent (2) North 13 degrees 21 minutes 9 seconds West 58.99 feet to a point of curve (3) Northwestwardly, Northwardly and Northeastwardly on the arc of a circle curving to the right having a radius of 180 feet the arc distance of 376.63 feet to a point of tangent and (4) South 73 degrees 28 minutes East 11.50 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 52 on Plan of Trianon aforesaid 250 feet to a point, thence extending North 65 degrees 40 minutes East continuing along said Lot 75 feet to a point, thence extending South 24 degrees 20 minutes East along Lot No. 51 on Plan of Trianon 24.89 feet to a point, thence extending North 65 degrees 40 minutes East along the new lot line through Lot 51 on Plan of Trianon 70 feet to a point, thence extending South 24 degrees 20 minutes East along Lot No. 50 on Plan of Trianon 80.84 feet to a point, thence extending North 65 degrees 40 minutes East continuing along said Lot 119.65 feet to a point, thence extending South 1 degrees 28 minutes 5 seconds West along Lots 54 and 55 on Plan of Trianon 172.23 feet to a point in the bed of said 20 feet wide sanitary sewer easement, thence extending South 79 degrees 13 minutes 46 seconds West 98.36 feet to a point, thence extending South 22 degrees 2 minutes East along Lot 57 and active Open Space on Plan of Trianon recrossing said easement 246.19 feet to a point in the center line of Ithan Avenue aforesaid, thence extending South 67 degrees 11 minutes West along the same 364.79 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 58 on said Plan (also shown on the Plan as Lot 1) and the Southeasterly 10 feet of Lot No. 51 on Trianon Plan.

PREMISES D

ALL THAT CERTAIN lot or piece of ground, Situate in Radnor Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226 as follows, to wit:

BEGINNING at a point in the center of Trianon Lane (60 feet wide) measured the two following courses and distances along the same from the center line of Chalous Lane (if extended) (60 feet wide) (1) North 70 degrees 50 minutes East 105.42 feet to a point of curve and (2) Northeastwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 135.01 feet, the point and place of beginning, thence extending Northwardly along the center of Trianon Lane on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 57.73 feet to a point, thence along Lot 58 on said plan the two following courses and distances (1) South 82 degrees 16 minutes East 180 feet to a point and (2) South 19 degrees 2 minutes 43 seconds West 116.01 feet to a point; thence extending North 63 degrees 22 minutes West along open space "A" on said Plan 176.18 feet to the first mentioned

point and place of BEGINNING.

BEING Lot No. 1 on the above mentioned Plan.

BEING the same premises which Jerald S. Batoff, individually, by Deed dated 05/07/2013 and recorded 05/10/2013 in Delaware County at Record Book 5322 Page 1780, granted and conveyed unto Julie Charbonneau, individually, 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 anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, 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 hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, to and for the only proper use and behoof of the said Grantee, forever.

AND the said Grantor, does, by these presents, covenant, grant and agree, to and with the said Grantee, that the said Grantor, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with appurtenances, unto the said Grantee, against the said Grantor, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, them or any of them, shall and will

Warrant and Forever Defend.

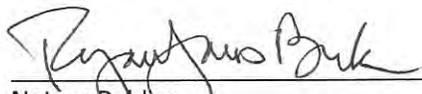

Julie Charbonneau

State of New York

County of Niagara: ss

On the 26th day of February, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Julie Charbonneau, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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


Notary Public:
My commission expires:

RYAN JAMES BREHMER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR6381346
Qualified in Niagara County
My Commission Expires 10-15-2022



The address of the above-named Grantee is:

c/o GPX Principal Realty Management
1717 Arch Street, 39th Floor
Philadelphia, Pennsylvania 19103

On behalf of the Grantee

GPX ITHAN DEVELOPMENT LLC,
a Pennsylvania limited liability company

By: _____

Name: *Thomas Graviha*

Title: *President*

DEED

Julie Charbonneau, individually

TO:

**GPX Ithan Development LLC, a
Pennsylvania limited liability
company**

PREMISES:

**Trianon Lane, Gramont Lane,
200 South Ithan Avenue
Township of Radnor
County of Delaware, PA**

NCS-993233-PHIL

First American Title Insurance
Company National Commercial
Services
Two Liberty Place, 50 South 16th
St., Suite 2600
Philadelphia, Pennsylvania 19102

*The address of the above-named
Grantee is:*

On behalf of the Grantee



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-993233-PHIL

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 EXTRACONTRACTUAL 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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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.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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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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>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-993233-PHIL

Transaction Identification Data for reference only:

File No.: NCS-993233-PHIL

Issuing Office: Two Liberty Place, 50 South 16th St.,
Suite 2600, Philadelphia, PA 19102

Issuing Office File No.: NCS-993233-PHIL

Property Address: Trianon Lane (Lot 52 and Lot 1), Gramont
Lane (Lot 57), 200 South Ithan Avenue (Lot 58), Radnor, PA
19085

SCHEDULE A

1. Commitment Date: November 12, 2019
2. Policy to be Issued:
 - (a) ALTA® Owners Policy (as modified by TIRBOP)
Proposed Insured: GPX Ithan Development LLC, a Pennsylvania limited liability company
Proposed Policy Amount: \$2,050,000.00
 - (b) ALTA® Loan Policy (as modified by TIRBOP)
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Julie Charbonneau, individually
5. The Land referred to in this Commitment is described in SCHEDULE C.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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First American

Schedule B

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-993233-PHIL

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.

Deed from Julie Charbonneau to GPX Ithan Development LLC.
5. Original government issued and valid 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 to be insured.
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. The Proposed Insured must notify the Company if any construction has been performed in the past six (6) months or is expected to be performed prior to the recording of the instruments to be insured.
9. Powers of Attorney (POA): If any party to the settlement intends to use a Power of Attorney, a copy of such Power of Attorney must be submitted for review and approved in advance, with original POA to be provided at or before settlement.
10. Proof that no parties to this transaction are involved in bankruptcy proceedings in any jurisdiction; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.

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11. Funds must be in the form of a wire. Wire instructions sent upon request. Please contact Company in advance if funding is contemplated other than by wire.

12. REAL ESTATE TAXES:

Receipts for Township/Borough/City, County and School taxes for the prior three years, to be produced. Company will order a tax certificate for each tax parcel listed hereon.

The following tax parcels are covered by this Commitment:

Tax Parcel:	Assessment:
36-04-02700-51 (Premises A-Lot 52),	\$121,920.00 (Land Only)
36-04-02220-79 (Premises B-Lot 57),	\$122,100.00 (Land Only)
36-04-02344-00 (Premises C-Lot 58),	\$338,060.00
36-04-02700-03 (Premises D-Lot 1)	\$123,100.00 (Land Only)

13. SEWER AND WATER CHARGES: Provide most recent billing statement(s) for Sewer and Water. Parties are responsible to obtain final readings prior to settlement.

14. Proof to be furnished that any special assessment imposed by a Business Improvement District, Special Services District or Neighborhood Improvement District has been paid in full.

15. MECHANIC LIENS AND MUNICIPAL CLAIMS: (4)

Radnor Township vs. Julie Charbonneau for Municipal Lien on property known as Tax Parcel 36-04-02344-00 (Lot 58), filed 09/13/2017 to Docket No. CV-2017-065332 in the amount of \$77.35.

Radnor Township vs. Julie Charbonneau for Municipal Lien on property known as Tax Parcel 36-04-02344-00 (Lot 58), filed 11/15/2017 to Docket No. CV-2017-066024 in the amount of \$21,303.00.

Radnor Township vs. Julie Charbonneau for Municipal Lien on property known as Tax Parcel 36-04-02344-00 (Lot 58), filed 11/15/2017 to Docket No. CV-2017-066026 in the amount of \$4,725.00.

Radnor Township vs. Julie Charbonneau for Municipal Lien on property known as Tax Parcel 36-04-02344-00 (Lot 58), filed 11/15/2017 to Docket No. CV-2017-0066028 in the amount of \$19,791.29.

16. JUDGMENTS: None

17. BANKRUPTCIES: A search of Julie Charbonneau, conducted in the US Eastern, Middle and Western Districts of Pennsylvania, finds the following: None.

18. MORTGAGES: None

19. UCCs: None

20. Taxes for the year(s) 2017-2019 in the amount of \$8,563.82 have been returned to the Tax Claim Bureau of the County of Delaware as unpaid and liened and are payable at that office only.

21. SUPPORT ARREARAGE SEARCH RESULTS: NONE

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22. Proof that Julie Charbonneau, grantee(s) in Deed recorded in Record Book 5322 Page 1780, is/are the same person(s) as the proposed grantor(s) and that they are not involved in any divorce proceedings.

23. As to GPX Ithan Development LLC, the following must be furnished:
 - (a) Certificate of Organization and all amendments thereto filed with the Department of State of the State of Pennsylvania.
 - (b) Operating Agreement and all amendments thereto.
 - (c) Proof that all the consents and requirements of the Operating Agreement have been met with respect to the authority of the members or managers to execute and deliver the title documents on behalf of GPX Ithan Development LLC for this transaction.
 - (d) Proof that all corporate taxes owed to the Commonwealth of Pennsylvania have been paid to date. Company will order a Corporate Lien Certificate.
 - (e) Certificate of Good Standing (only if the limited liability company is a foreign entity, i.e., created in a state other than Pennsylvania).

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First American

Schedule B (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-993233-PHIL

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. Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area content and encroachments, which an accurate and satisfactory Land Title Survey would disclose. [This exception cannot be deleted from the policy but may be removed by adding endorsements PA 300 or PA 301]
4. Possible interim real estate taxes by reason of increased assessments due to new construction and/or major improvements.
5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
6. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Delaware County, Pennsylvania in Plan Book Volume 14 Page 225, Plan Book Volume 14 Page 226, Plan Book Volume 20 Page 40, Plan Book Volume 20 Page 436, Plan Book Volume 21 Page 230 and Plan Book Volume 21 Page 279.
7. Rights granted to Philadelphia Electric Company as set forth in Volume 223 Page 1724.
8. Rights granted to Philadelphia Suburban Water Company as set forth in Volume 223 Page 1997.
9. Rights granted to Bell Telephone Company of Pennsylvania as set forth in Volume 272 Page 1847 and Volume 307 Page 628.

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10. Restrictions as set forth in Deed Book 350 Page 64 (set forth below); but deleting any covenant, condition or restriction indicating a preference, limitation, specification or discrimination based on race, color, religion, sex, handicap, familial status, national origin, age, ancestry, disability or use of guide or support animals to the extent such covenants, conditions or restrictions violate 42 U.S.C. §3604(c) and/or 43 P.S. §951.

Under and Subject nevertheless to the following conditions and restrictions that the said Grantee, his heirs and assigns shall at all times hereafter forever leave unbuilt upon and unobstructed except by steps, cellar doors, fences trees or shrubbery thereupon the entire tract having a frontage on any of the above mentioned Roadways for additional 50 feet back from the building line of any said roadway and no stables or garage or other buildings other than a dwelling shall be erected within 125 feet from the building line of any of the said roads nor within 10 feet of the boundary line of ground on either side of the above described tracts and that only one dwelling house shall be erected on every 100 feet frontage of said roadways and shall cost not less than \$5000 to build nor shall any building or buildings be erected or converted into a hotel, tavern, drinking saloon, blacksmith, carpenters or wheelwright shop, steam mill tannery, slaughter house, skin dressing establishment, livery stable public garage, glue, soap, candle or starch manufactory or commercial building or buildings to be used for any offensive use or occupation hereafter forever.

11. Declaration of Covenants, Conditions, Restrictions, Easements and Assessments as set forth in Volume 251 Page 425, as amended in Volume 665 Page 595 and Volume 1943 Page 80 and Record Book 2977 Page 2246 but deleting any covenant, condition or restriction indicating a preference, limitation, specification or discrimination based on race, color, religion, sex, handicap, familial status, national origin, age, ancestry, disability or use of guide or support animals to the extent such covenants, conditions or restrictions violate 42 U.S.C. §3604(c) and/or 43 P.S. §951..

Company agrees to removes the above exception Record Book 2977 Page 2246 upon the recording of a termination of the restrictions set forth therein executed by Robin Batoff and Jerald Batoff and/or, their heirs, as the case may be.

12. Reservations as set forth in Volume 518 Page 1973 and Volume 532 Page 469 .
13. This item has been intentionally deleted.
14. Deed of Restrictions as set forth in Volume 1943 page 76.

Company agrees to removes the above exception upon the recording of a termination of the restrictions set forth therein executed by Wayne H. Lewis and Mary Jane Lewis and/or, their heirs, as the case may be.

15. A 20 wide sanitary sewer easement as shown on Plan Book 20 page 436 and as referenced in the descriptions of Premises B and Premises C herein.
16. Ordinance #89-39, as set forth in Volume 1017 Page 148 (as to streets, sanitary sewers and storm sewers).

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First American

Schedule C

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-993233-PHIL

PREMISES A

ALL THOSE CERTAIN lots or pieces of ground, Situate in Radnor Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania, dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226 as follows, to wit:

BEGINNING at a point in the center line of Trianon Lane (60 feet wide) measured along the center line of Trianon Lane from its intersection with the center line of Gramont Lane (60 feet wide) (if extended) the five following courses and distances: (1) North 73 degrees 30 minutes West 166.63 feet to a point of curve; (2) Westwardly on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 136.49 feet to a point of tangent; (3) South 54 degrees 22 minutes West 94.94 feet to a point of curve; (4) Westwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 136.57 feet to a point of tangent; (5) North 73 degrees 20 minutes West 39.83 feet to the point and place of beginning; thence extending from said point and place of beginning, South 24 degrees 20 minutes East along Lot 51 on said plan 185.11 feet to a point; thence extending South 65 degrees 40 minutes West along Lot 58 on said plan 75.00 feet to a point; thence extending North 24 degrees 20 minutes West still along said Lot 250.00 feet to the center line of Trianon lane; thence extending South 73 degrees 20 minutes East along the center line of Trianon Lane 99.17 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 52 on the above mentioned Plan.

PREMISES B

ALL THAT CERTAIN lot or piece of ground.

SITUATE in Radnor Township, Delaware County, Pennsylvania bounded and described according to a Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania, dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226, as follows, to wit:

BEGINNING at a point in the center line of Gramont Lane (60 feet wide) measured along the same the two following courses and distances from the intersection of the center line of Gramont Lane (60 feet wide) and the center line of Trianon Lane (60 feet wide); (1) South 16 degrees 30 minutes West 260.72 feet to a point of curve; (2) Southwardly on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 176.90 feet to the point and place of beginning; thence extending from said point and place of beginning Southwardly along the center line of Gramont Lane on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 20.06 feet to a point; thence extending South 67 degrees 58 minutes West along open space "G" 260.00 feet to a point; thence extending North 22 degrees 02 minutes West along Lot 58 on said plan crossing a 20 feet wide sanitary sewer easement 130 feet to a point; thence extending North 79 degrees 13 minutes 46 seconds East still along Lot 58 on said plan recrossing said 20 feet wide sanitary sewer easement 98.36 feet to a point in the bed of same; thence extending South 22 degrees 2 minutes East along Lot 56 on said plan 90.79 feet to a point; thence extending North 67 degrees 58 minutes East still along Lot 56 on said plan 162.06 feet

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to a point in the center line of Gramont Lane the first mentioned point and place of BEGINNING.

BEING Lot No. 57 Gramont Lane.

PREMISES C

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania being described according to a 3 lot Minor Final Subdivision of the Lewis Property made by Momenee and Associates, Inc. C.E. Land Surveyor, Bryn Mawr, Pennsylvania 19010, dated 06-14-99, recorded 04-16-01 in Plan Volume 20, Page 436 as follows to wit:

BEGINNING at a point in the center line of South Ithan Avenue a corner of Lot #3 on said plan being measured North 67 degrees 38 minutes 00 seconds East 70.47 feet from the intersection with Chalous Lane (60 feet wide) thence extending along the said Lot #3 North 06 degrees 53 minutes 42 seconds East 263.23 feet to a point in the bed of an existing 20 feet wide sanitary sewer easement; thence along same and also along Lots 2 and 3 North 82 degrees 53 minutes 00 seconds West 163.24 feet to a point; thence extending North 19 degrees 02 minutes 43 seconds East 142.35 feet to a point; thence extending North 82 degrees 16 minutes West, 180 feet to a point in the center line of Trianon Lane (60 feet wide); thence extending along the same the four following courses and distances (1) Northwestwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 64.41 feet to a point of tangent (2) North 13 degrees 21 minutes 9 seconds West 58.99 feet to a point of curve (3) Northwestwardly, Northwardly and Northeastwardly on the arc of a circle curving to the right having a radius of 180 feet the arc distance of 376.63 feet to a point of tangent and (4) South 73 degrees 28 minutes East 11.50 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 52 on Plan of Trianon aforesaid 250 feet to a point, thence extending North 65 degrees 40 minutes East continuing along said Lot 75 feet to a point, thence extending South 24 degrees 20 minutes East along Lot No. 51 on Plan of Trianon 24.89 feet to a point, thence extending North 65 degrees 40 minutes East along the new lot line through Lot 51 on Plan of Trianon 70 feet to a point, thence extending South 24 degrees 20 minutes East along Lot No. 50 on Plan of Trianon 80.84 feet to a point, thence extending North 65 degrees 40 minutes East continuing along said Lot 119.65 feet to a point, thence extending South 1 degrees 28 minutes 5 seconds West along Lots 54 and 55 on Plan of Trianon 172.23 feet to a point in the bed of said 20 feet wide sanitary sewer easement, thence extending South 79 degrees 13 minutes 46 seconds West 98.36 feet to a point, thence extending South 22 degrees 2 minutes East along Lot 57 and active Open Space on Plan of Trianon recrossing said easement 246.19 feet to a point in the center line of Ithan Avenue aforesaid, thence extending South 67 degrees 11 minutes West along the same 364.79 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 58 on said Plan (also shown on the Plan as Lot 1) and the Southeasterly 10 feet of Lot No. 51 on Trianon Plan.

PREMISES D

ALL THAT CERTAIN lot or piece of ground, Situate in Radnor Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pennsylvania dated 10-22-84 last revised 02-19-85 in Plan Case 14, Page 226 as follows, to wit:

BEGINNING at a point in the center of Trianon Lane (60 feet wide) measured the two following courses and distances along the same from the center line of Chalous Lane (if extended) (60 feet wide) (1) North 70 degrees 50 minutes East 105.42 feet to a point of curve and (2) Northeastwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 135.01 feet, the point and place of beginning, thence extending Northwardly along the center of Trianon Lane on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 57.73 feet to a point, thence along Lot 58 on said plan the two following courses and distances (1) South 82 degrees 16 minutes East 180 feet to a

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point and (2) South 19 degrees 2 minutes 43 seconds West 116.01 feet to a point; thence extending North 63 degrees 22 minutes West along open space "A" on said Plan 176.18 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 1 on the above mentioned Plan.

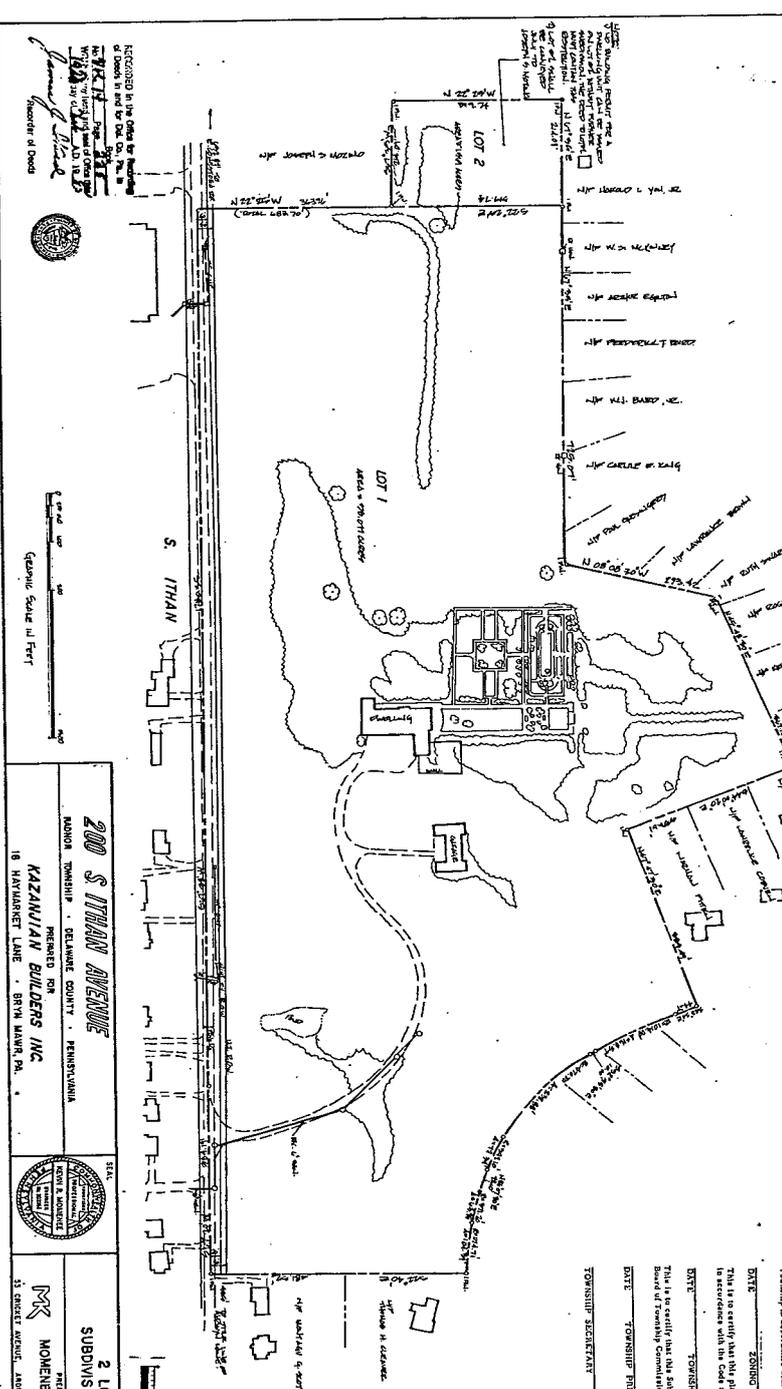
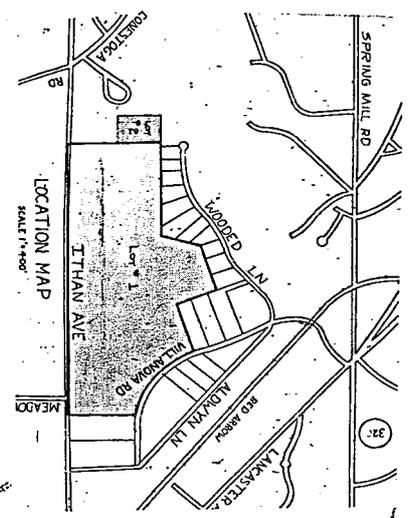
BEING FOLIO NOS. 36-04-02700-51 (Lot 52), 36-04-02220-79 (Lot 57), 36-04-02344-00 (Lot 1) and 36-04-02700-03 (Lot 58)

BEING the same premises which Jerald S. Batoff, individually, by Deed dated 05/07/2013 and recorded 05/10/2013 in Delaware County at Record Book 5322 Page 1780, granted and conveyed unto Julie Charbonneau, individually, in fee.

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200 S ITHAM AVENUE
 PREPARED FOR
 KAZANLIAN BUILDERS INC.
 18 VAN WAGENET LANE, BETH LEHMAN, PA.



2 LOT
 SUBDIVISION PLAN
 PREPARED BY
 MOMENEY-KING ASSOCIATES
 51 GERRARD AVENUE, LANCASTER, PA. 17601
 TEL: 717-397-1505

REMOVED BY THE DELAWARE COUNTY PLANNING COMMISSION
 DATE: 10/14/87
 ATTORNEY: [Signature]

Zone Requirements
 1. Minimum front set-back to building and front lot line shall be 10 feet.
 2. Minimum side set-back to building and side lot line shall be 5 feet.
 3. Minimum rear set-back to building and rear lot line shall be 5 feet.
 4. Minimum height of building shall be 8 feet.
 5. Maximum height of building shall be 12 feet.
 6. Maximum area of building shall be 10,000 sq. ft.
 7. Maximum area of parking shall be 10,000 sq. ft.
 8. Maximum area of driveway shall be 10,000 sq. ft.
 9. Maximum area of walkway shall be 10,000 sq. ft.
 10. Maximum area of other paved area shall be 10,000 sq. ft.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF DELAWARE, INC. RECORDER OF DEEDS
 ON THIS 14th DAY OF OCTOBER 1987, I have personally appeared [Signature] who being duly sworn, depose and say that the foregoing is a true and correct copy of the original of the Subdivision Plan for the 2 Lot Subdivision prepared by Momeney-King Associates, Inc. for the purposes herein contained by recording the same in the public records of the County of Delaware, Pennsylvania.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
 [Signature]
 RECORDER OF DEEDS
 COUNTY OF DELAWARE, PENNSYLVANIA

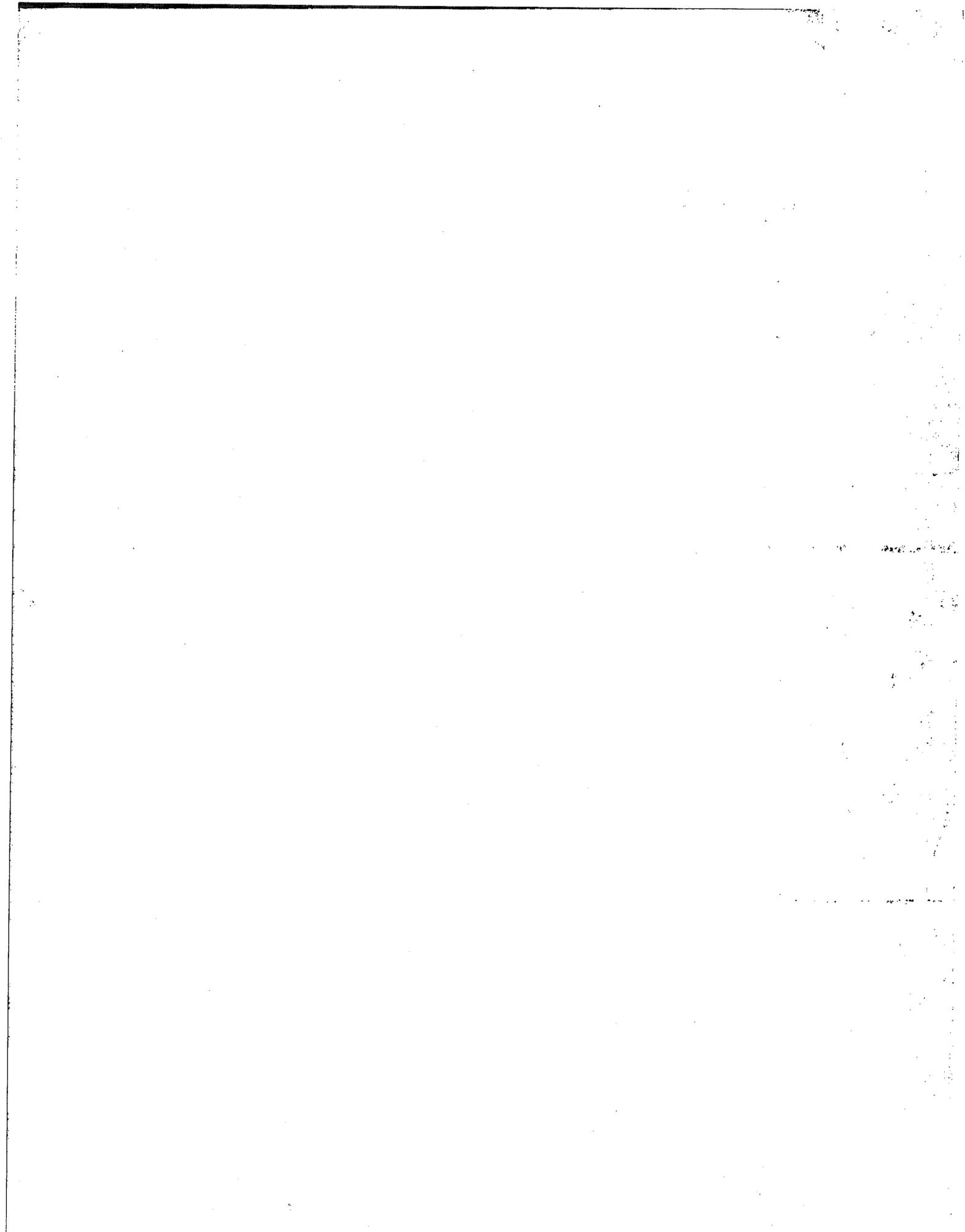
DATE: 10/14/87
 TOWNSHIP ENGINEER: [Signature]
 TOWNSHIP SECRETARY: [Signature]

Plan 14 pg. 225

NOTES AND CONDITIONS AS SHOWN ON PLAN OF TRIANON RECORDED IN
PLAN CASE 14 PAGE 226.

Notes:

1. Outline from Survey by Hopkins and Scott Inc. dated ~~May 30, 1984~~ from plan, "Map of Property for Kazanjian Builders"
2. Open space to be owned by the Home Owners Association.
3. Proposed Concrete Monuments-(unless otherwise noted are existing)()
4. All lots to be pinned.
5. All proposed Roads to be offered for dedication.
6. The following lots shall be encumbered by rights and easements.
2, 3, 20, 21, 23
35, 36, 42, 43, 44
45, 46, 47, 48, 53,
54, 55, 57, 58.
7. STREET SIGNS WILL BE PROVIDED IN ACCORDANCE WITH ART. 120-69.
8. Radius granite curbs shall be provided at all radii of 41 feet or less.
9. All fire hydrants are located no further than 3 ft. from the curb face.
10. Lot # 58 cannot be further subdivided without the approval of the Radnor Township Board of Commissioners.



CURVE TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	CHORD CURVATURE
1+00.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+100.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+200.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+300.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+400.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+500.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+600.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+700.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+800.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
1+900.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000
2+000.00	N 89° 59' 54" W	100.00	89° 59' 54"	100.00	0.0000

RECORDED in the Office for Recording of Deeds in and for Del. Co., Pa., in Book 279

No. 17 Page 279
 WITNESS my hand and seal of Office this 17 day of July A.D. 192001

Thomas J. Jurek

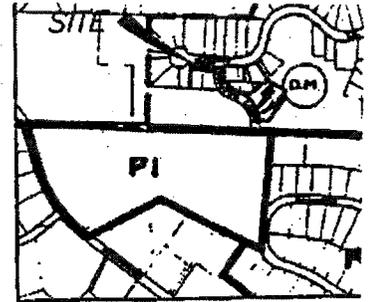


NOTICE PU 2/1/20

AREA 20,000 S.F. MIN.
 LOT WIDTH 100' AT BUILDING LINE
 BUILDING AREA 18% MAXIMUM
 FRONT YARD 40' MINIMUM (FRONT YARD TO BE ON EACH STREET ON WHICH THE LOT ADJUTS)
 SIDE YARD 30' MINIMUM
 REAR YARD 45' AGGREGATE (FOR DWELLING ONLY)
 REAR YARD IMPERVIOUS 40' MINIMUM 30% MAXIMUM

ZONING DATA (LOTS 1, 2, & 3)

DENSITY MODIFICATION
 FRONT YARD 35' MINIMUM (FROM CURB LINE)
 REAR YARD 40' MINIMUM
 BUILDING SEPARATION 40' MINIMUM

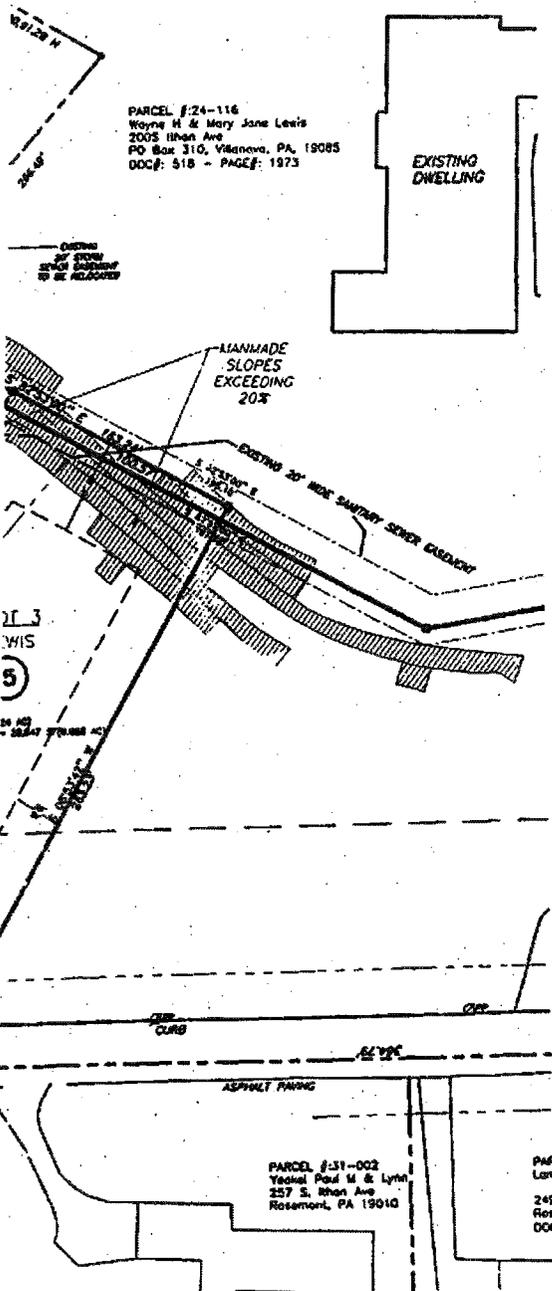


LOCATION MAP
 SCALE 1" = 50'

TRACT AREA: (COMBINED LOTS 2, 3, & 4 OF THE TRIANON SUBDIVISION PLUS LOTS 2 AND 3 OF THE LEWIS SUBDIVISION): 108,711 SF, 2.4957 AC

GENERAL NOTES

- OWNER:
 WAYNE H. LEWIS
 200 SOUTH ITHAN AVENUE
 VILLANOVA, PA 19085
 PHONE: 610-527-7600
- BOUNDARY AND TOPOGRAPHY FROM PLANS THE FOLLOWING SOURCES:
 a. PLANS FOR TRIANON PREPARED BY MOMENEE-KING ASSOCIATES, BRYN MAWR, PA DATED NOVEMBER 16, 1984, LAST REVISED 2/22/89.
 b. 3 LOT MINOR/FINAL SUBDIVISION FOR 200' SOUTH ITHAN AVENUE PREPARED FOR WAYNE LEWIS BY MOMENEE AND ASSOCIATES INC. DATED JUNE 14, 1999, LAST REVISED 10/18/99.
- TREE DATA AND INFORMATION TAKEN FROM A FIELD SURVEY BY MOMENEE SURVEY GROUP, INC. TITLED: SURVEY PLAN OF LOT 58 TRIANON DATED JANUARY 14, 1999. (JOB No. 99-128)
- THE INTENT OF THE PLAN IS TO RECONFIGURE THE LOT LINES OF LOTS 2, 3, & 4 OF THE TRIANON SUBDIVISION PLUS LOTS 2 AND 3 OF THE LEWIS SUBDIVISION. LOTS 2, 3, & 4 OF THE TRIANON SUBDIVISION WERE CREATED AS PART OF THE DENSITY MODIFICATION PROVISIONS OF THE TOWNSHIP ZONING CODE. LOTS 2 AND 3 OF THE LEWIS SUBDIVISION WERE CREATED IN CONFORMANCE WITH THE CONVENTIONAL PROVISIONS OF THE R-2 ZONING DISTRICT.
- A COMMON STORMWATER MANAGEMENT BASIN WAS DESIGNED TO ACCOMMODATE DEVELOPMENT ON LOTS 2, 3, & 4 OF THE TRIANON SUBDIVISION. INDIVIDUAL STORMWATER MANAGEMENT DETENTION SYSTEMS WERE PROPOSED TO BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF LOTS 2 AND 3 OF THE LEWIS SUBDIVISION. THEREFORE NEW LOTS 1, 2, & 3 WILL BE CONTROLLED BY THE COMMON BASIN AND LOTS 4 AND 5 REQUIRE INDIVIDUAL ON-LOT SYSTEMS. EACH SYSTEM WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOME OWNERS.
- PUBLIC SANITARY SEWER SERVICE AND PUBLIC DOMESTIC WATER SERVICE IS PROPOSED FOR ALL LOTS. LOTS 4 AND 5 WILL REQUIRE INDIVIDUAL GRINDER PUMPS TO ACCESS THE PUBLIC SEWER.
- SOIL INFORMATION TAKEN FROM THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES PREPARED BY THE UNITED STATE DEPARTMENT OF AGRICULTURE.
- FLOOD PLAIN LIMIT TAKEN FROM THE FLOOD INSURANCE STUDY FOR THE TOWNSHIP OF RADNOR PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION.
- INDIVIDUAL GRADING PERMITS WILL BE REQUIRED AT THE TIME OF CONSTRUCTION FOR ALL OF THESE LOTS. PLANS SHALL SHOW TREE COMPENSATION AND BE REVIEWED BY THE SHADE TREE COMMISSION.
- THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON LOT #58 IS 4.



STATE OF PENNSYLVANIA
 COUNTY OF DELAWARE SS

36-09-02098-48
 36-04-02098-49
 36-04-02220-79
 36-04-02344-00
 36-04-02700-00

ON THIS THE 17th DAY OF JULY, 2001
 BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY
 APPEARED MR WAYNE H. LEWIS WHO BEING DULY
 SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT
 HE IS THE OWNER OR EQUIVALENT OWNER OF THE
 PROPERTY SHOWN ON THIS PLAN THAT THE SUBDIVISION
 PLAN THEREOF WAS MADE AT HIS DIRECTION AND THAT HE
 ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND
 DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING
 TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE
 ABOVE WRITTEN.

Wayne H. Lewis
 (OWNER OR PERSONAL)

Thomas J. Jurek
 COUNTY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES
 EDWARD O. SWEENEY / History Public
 Radnor Twp., Delaware Co.
 My Commission Expires June 5, 2004

RECORD PLAN

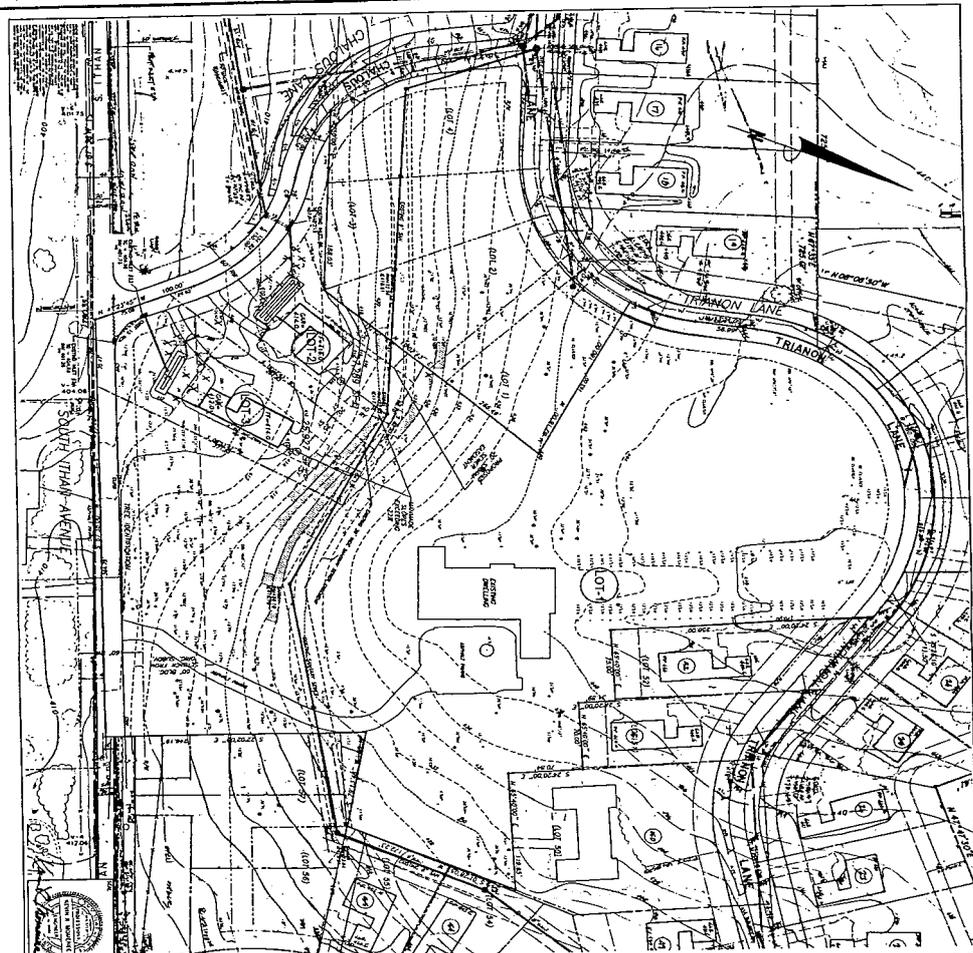
- LOT LINE CHANGE PLAN FOR
 FIVE LOTS AT TRIANON

1) 11/21/00 G



REVISIONS
 DATE: JUNE 1

SLUFF



THE ENGINEER'S AND SURVEYOR'S SEAL
 STATE OF TENNESSEE
 LICENSE NO. 12345
 DATE OF EXPIRATION: 12/31/2025
 PROJECT NO. 2024-001

THE DEVELOPER'S SEAL
 STATE OF TENNESSEE
 LICENSE NO. 67890
 DATE OF EXPIRATION: 12/31/2025
 PROJECT NO. 2024-001

NOTICE TO CONTRACTORS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES IN PLACE UNTIL THE PROJECT IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF THE PROJECT AND PROVIDE THEM TO THE DEVELOPER UPON COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

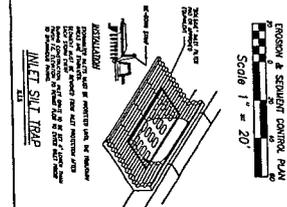
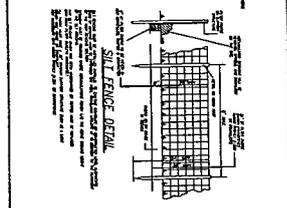
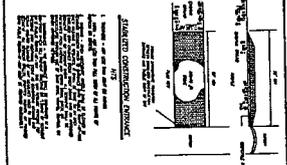
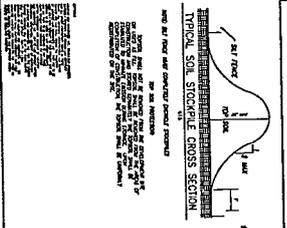
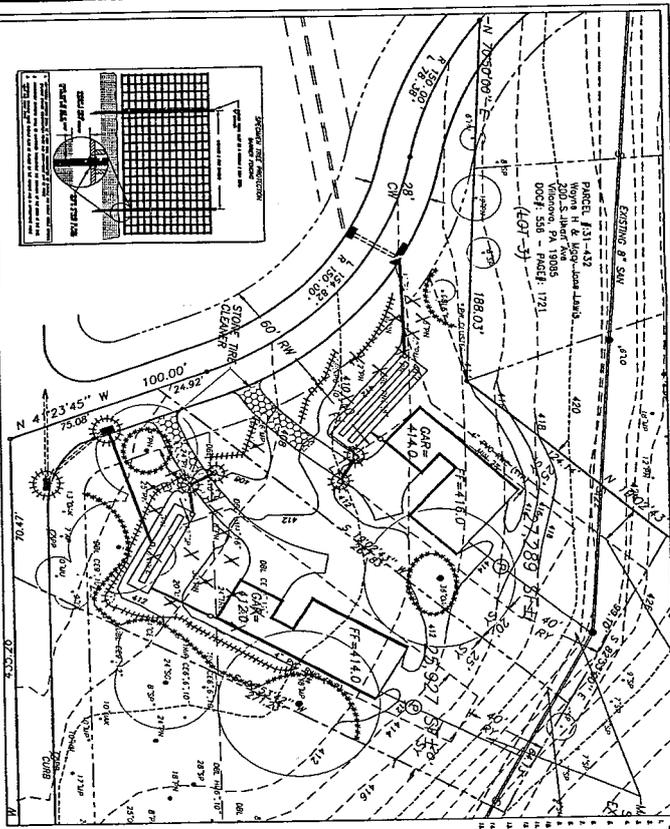
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES IN PLACE UNTIL THE PROJECT IS COMPLETE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.
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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

LEGEND

1" = 100'	1" = 100'	1" = 100'	1" = 100'
2" = 100'	2" = 100'	2" = 100'	2" = 100'
3" = 100'	3" = 100'	3" = 100'	3" = 100'
4" = 100'	4" = 100'	4" = 100'	4" = 100'
5" = 100'	5" = 100'	5" = 100'	5" = 100'
6" = 100'	6" = 100'	6" = 100'	6" = 100'
7" = 100'	7" = 100'	7" = 100'	7" = 100'
8" = 100'	8" = 100'	8" = 100'	8" = 100'
9" = 100'	9" = 100'	9" = 100'	9" = 100'
10" = 100'	10" = 100'	10" = 100'	10" = 100'

SCALE AND NOTES
 SCALE: 1" = 40'
 NOTES:
 1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

OVERHILL LAND DEVELOPMENT PLAN
 SHEET 4 OF 5 FOR DETAILED GRADING FOR LOTS 2, 3 & 4
 200 S. MAIN AVE., LEANS ROBERTSON
 LOT 3 BOUND FROM SUBDIVISION
 OVERHILL LAND DEVELOPMENT PLAN
 1/2" = 1" = 40'
 1/4" = 1" = 40'
 1/8" = 1" = 40'
 1/16" = 1" = 40'
 1/32" = 1" = 40'
 1/64" = 1" = 40'
 1/128" = 1" = 40'
 1/256" = 1" = 40'
 1/512" = 1" = 40'
 1/1024" = 1" = 40'
 1/2048" = 1" = 40'
 1/4096" = 1" = 40'
 1/8192" = 1" = 40'
 1/16384" = 1" = 40'
 1/32768" = 1" = 40'
 1/65536" = 1" = 40'
 1/131072" = 1" = 40'
 1/262144" = 1" = 40'
 1/524288" = 1" = 40'
 1/1048576" = 1" = 40'
 1/2097152" = 1" = 40'
 1/4194304" = 1" = 40'
 1/8388608" = 1" = 40'
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CONSTRUCTION, MAINTENANCE, AND OPERATION

1. All construction shall be in accordance with the approved plans and specifications.

2. The contractor shall be responsible for obtaining all necessary permits and approvals.

3. The contractor shall maintain access to all existing utilities and structures.

4. The contractor shall be responsible for the removal and disposal of all debris and materials.

5. The contractor shall be responsible for the maintenance and repair of all structures.

6. The contractor shall be responsible for the operation and maintenance of all equipment.

7. The contractor shall be responsible for the safety of all workers and the public.

8. The contractor shall be responsible for the protection of the environment.

9. The contractor shall be responsible for the control of erosion and sedimentation.

10. The contractor shall be responsible for the control of noise and vibration.

11. The contractor shall be responsible for the control of air quality.

12. The contractor shall be responsible for the control of water quality.

13. The contractor shall be responsible for the control of soil quality.

14. The contractor shall be responsible for the control of groundwater quality.

15. The contractor shall be responsible for the control of air emissions.

16. The contractor shall be responsible for the control of water discharges.

17. The contractor shall be responsible for the control of solid waste.

18. The contractor shall be responsible for the control of hazardous materials.

19. The contractor shall be responsible for the control of asbestos.

20. The contractor shall be responsible for the control of lead.

21. The contractor shall be responsible for the control of PCBs.

22. The contractor shall be responsible for the control of radon.

23. The contractor shall be responsible for the control of mold.

24. The contractor shall be responsible for the control of bacteria.

25. The contractor shall be responsible for the control of viruses.

26. The contractor shall be responsible for the control of parasites.

27. The contractor shall be responsible for the control of fungi.

28. The contractor shall be responsible for the control of plants.

29. The contractor shall be responsible for the control of animals.

30. The contractor shall be responsible for the control of insects.

31. The contractor shall be responsible for the control of birds.

32. The contractor shall be responsible for the control of mammals.

33. The contractor shall be responsible for the control of reptiles.

34. The contractor shall be responsible for the control of amphibians.

35. The contractor shall be responsible for the control of fish.

36. The contractor shall be responsible for the control of aquatic plants.

37. The contractor shall be responsible for the control of aquatic animals.

38. The contractor shall be responsible for the control of marine mammals.

39. The contractor shall be responsible for the control of marine reptiles.

40. The contractor shall be responsible for the control of marine birds.

41. The contractor shall be responsible for the control of marine mammals.

42. The contractor shall be responsible for the control of marine invertebrates.

43. The contractor shall be responsible for the control of marine algae.

44. The contractor shall be responsible for the control of marine fungi.

45. The contractor shall be responsible for the control of marine bacteria.

46. The contractor shall be responsible for the control of marine viruses.

47. The contractor shall be responsible for the control of marine parasites.

48. The contractor shall be responsible for the control of marine fungi.

49. The contractor shall be responsible for the control of marine plants.

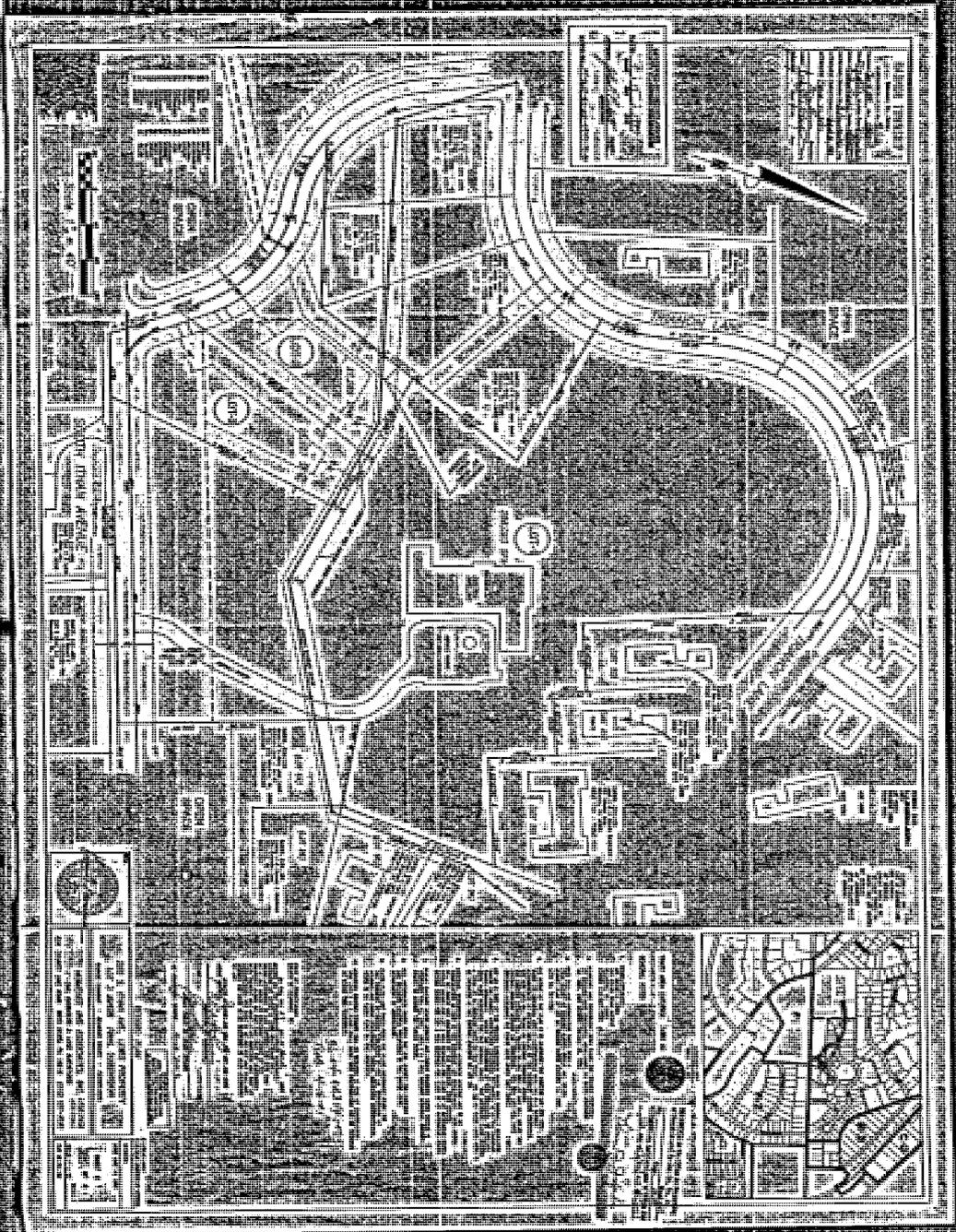
50. The contractor shall be responsible for the control of marine animals.

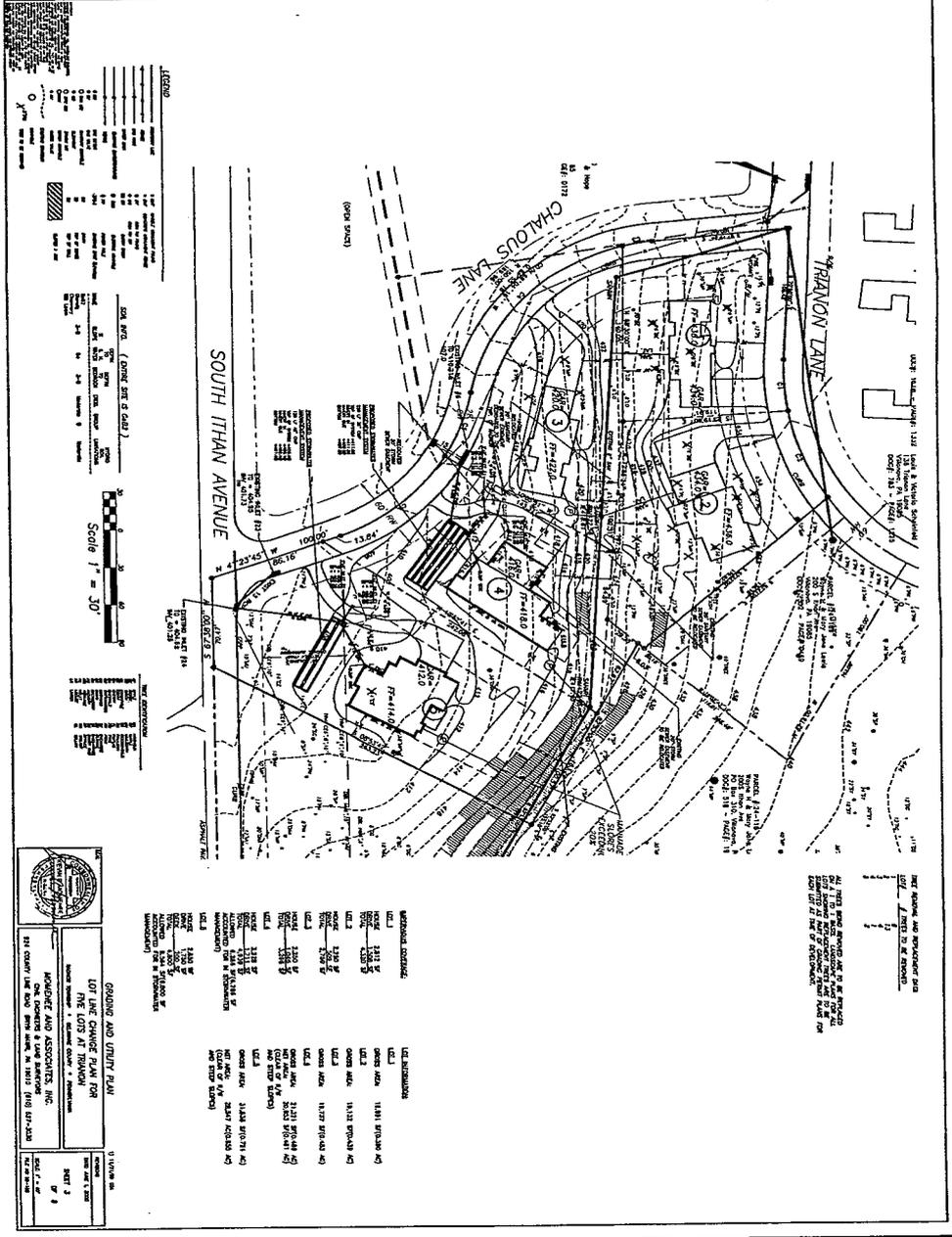
EXHIBIT A - SOIL STORAGE CONTROL PLAN

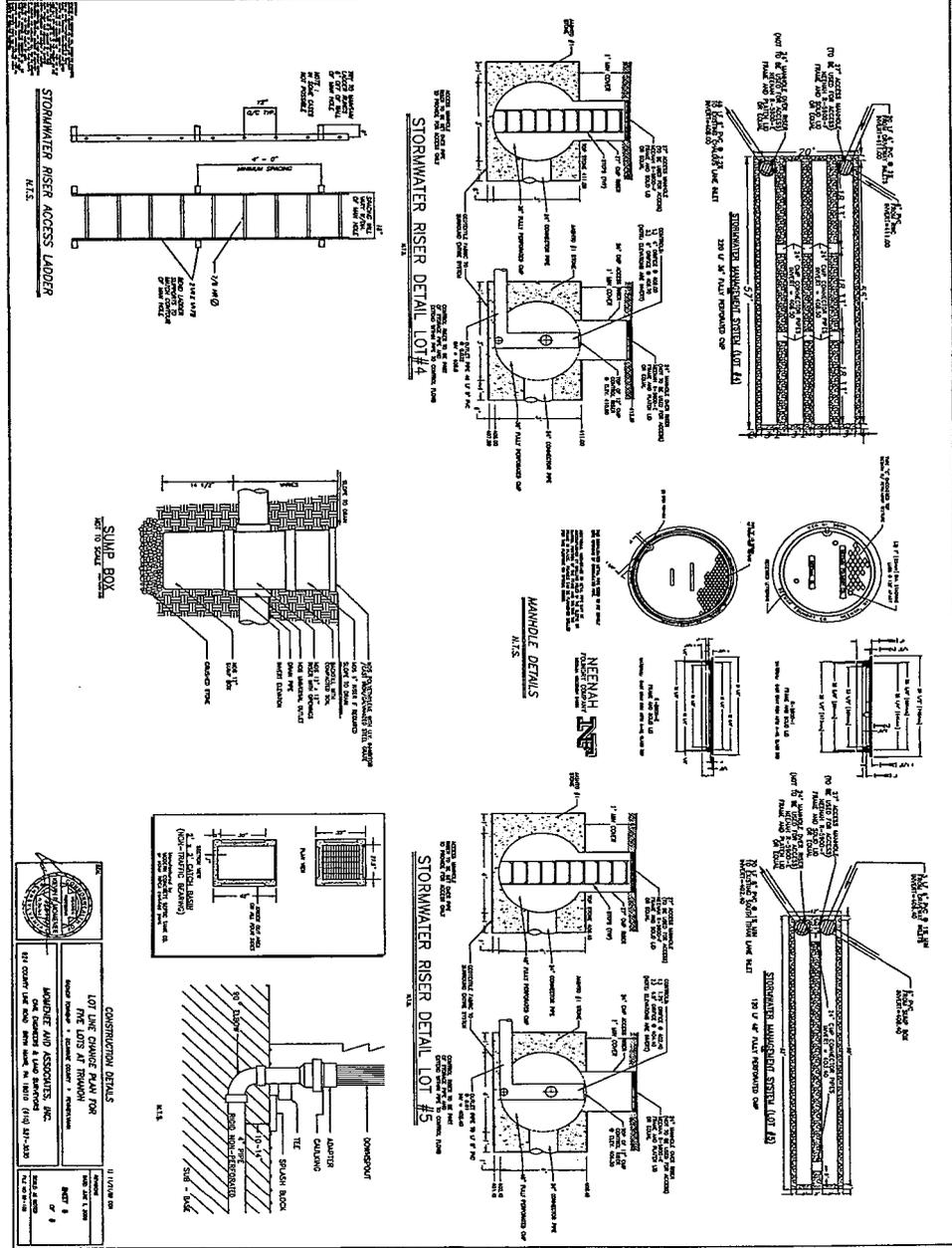
300 S. MAIN AVE. LEANS ROBERTS
 LOT 3 MAIN PAUL SHAWNSON
 HUNTER AND ASSOCIATES, INC.
 ONE EIGHTY & LINDA BLVD. SUITE 200
 WILMINGTON, DE 19801 (302) 478-1234

DATE: 10/15/2010
 SCALE: 1" = 20'

PROJECT NO.: 1000000000
 SHEET NO.: 1 OF 1







STORMWATER RISER ACCESS LADDER
M.S.

STORMWATER RISER DETAIL LOT #4
M.S.

STORMWATER RISER DETAIL LOT #5
M.S.

SLIME BOX
M.S.

MANHOLE DETAILS
M.S.

STORMWATER RISER DETAIL LOT #5
M.S.

CONSTRUCTION DETAILS

LOT LINE CHANGE PLAN FOR THE LOTS AT BRAWLEY

MONROE AND ASSOCIATES, INC.

1111 CHERRY LANE, SUITE 100, BRAWLEY, CA 92520

DATE: 11/19/2010

PROJECT: 1111 CHERRY LANE

SCALE: 1/8" = 1'-0"

11/19/2010

161.71 R-276

161.71 R-276

This Indenture, made this *6th* day of *March*

A.D. 19 *85*, between KAZANJIAN BUILDERS, INC. (PA. CORP.)

a corporation organized and existing under the laws of the

, (hereinafter called the Grantor), of the one part, and PHILADELPHIA ELECTRIC COMPANY, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, (hereinafter called the Grantee), of the other part:

WHEREAS, the Grantor(s) are the owner(s) of premises situate on the north side of Ithan Avenue in the Township of Radnor, County of Delaware, Commonwealth of PENNSYLVANIA, as more particularly described in a Deed dated December 28, 1984 and recorded in the aforesaid county in Deed Book 210, page 245 &c.,;

3 COMMONWEALTH OF PENNSYLVANIA
 1 DEPARTMENT OF REVENUE
 0
 9 REALTY
 5 TRANSFER MAR 19 '85
 0 TAX



00.01

PS 1276

Now, therefore, this Indenture Witnesseth: That the said Grantor(s) for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money unto *IT* well and truly paid by the Grantee at and before the sealing and delivery of this Indenture, the receipt whereof is hereby acknowledged, do(es) hereby give and grant to the said Grantee, and its successors and assigns, the perpetual right, liberty, privilege and authority to locate, relocate, construct, erect, install, renew, replace, add to, operate and maintain on, over, under, along, across and within said premises such communication, gas and electric transmission and distribution facilities as from time to time the Grantee, its successors or assigns, shall determine are necessary or proper to supply said premises and those adjacent thereto with communication service and gas and electricity, for the service of light, heat and power (hereinafter referred to as facilities), together with the right of ingress and egress and the right to trim and keep trimmed, in a workmanlike manner, all trees, roots and branches of trees to the extent determined necessary by said grantee, its Successors and Assigns, to provide sufficient clearance for the protection of the aforesaid facilities; together with the right to attach said facilities to the buildings erected or to be erected on said premises.

The aforesaid rights are granted under and subject to the following conditions:

(1) The location of said facilities to be installed and constructed by virtue of this agreement shall be shown and delineated on plans prepared by the Grantee, copies of which will be in the possession of the parties hereto having first been approved by them; **which approval shall not be unreasonably withheld.**

(2) The final grades of all locations where the facilities are to be constructed on said premises are to be established by Grantor(s) prior to the construction of said facilities;

(3) Grantor(s) agree(s) to establish and stake property lines as needed before said facilities are constructed;

(4) Grantor(s) agree(s) to reimburse the Grantee for any excess cost incurred due to changes deemed feasible in the opinion of Grantee and made in facilities constructed hereunder to accommodate Grantor(s) in accordance with the then effective provisions of its tariff;

(5) Grantor(s) agree(s) to keep the area where underground facilities are located clear of trees, tall shrubs, buildings or any other permanent structure which could, in the opinion of Grantee, interfere with the construction, maintenance or use of the said facilities as provided for under the terms of this agreement;

(6) Grantor(s) agree(s) that the initial exercise of any of the powers and rights herein granted shall not be construed as limiting Grantee's rights and privileges hereunder;

(7) Any utility easement shown on the developers' recorded plan shall not be construed as limiting the Grantee's rights hereunder.

(8) Grantor reserves the right to approve plans as set forth in Paragraph (1) herein on all lots sold out of the herein described premises until all such facilities initially required to provide service to the premises have been installed.

The conditions herein contained shall enure to and bind the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said Grantor to these presents has hereunto caused *ITS* common or corporate seal to be hereunto affixed, duly attested, the day and year first above written.

KAZANJIAN BUILDERS, INC. (PA. CORP.)

ATTEST:

Peggy Lou Kazanjian BY: *Leon Kazanjian*
Secretary President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Delaware*

On this, the *6th* day of *March* AD, 1985 before me, *IRENE C. MAFFEI*, the undersigned officer, personally appeared *Leon Kazanjian, Jr.*, who acknowledged himself to be the President of *Kazanjian Builders Inc.*, a corporation, and that he as such President, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

Irene C. Maffei
Notary Public

IRENE C. MAFFEI, Notary Public
Radnor Twp., Delaware Co.
My Commission Expires May 23, 1986

127131

NE M 8286

1350
01/20/2008
L 134

Right of Way Indenture

From

KAZANJIAN BUILDERS, INC.
(PA. CORP.)

To

PHILADELPHIA ELECTRIC COMPANY

Premises: Badnor Township
Delaware County
Penn.

RECORDED OF DEEDS
DELAWARE CO PA

MAR 19 12 44 PM 2008

James J. [Signature]

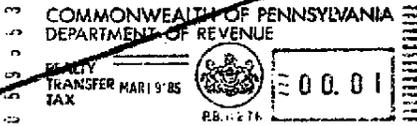


VOL 0223 PG 1727

Know all Men by these Presents, that KAZANJIAN BUILDERS, INC.,

a corporation organized under the laws of the Commonwealth of Pennsylvania,

of Radnor Township, Delaware County, Commonwealth of Pennsylvania, (herein called Grantor, whether one or more) for and in consideration of the sum of One (\$1.00) Dollar, receipt of which is hereby acknowledged, paid to Grantor by Philadelphia Suburban Water Company, a corporation organized under the laws of the Commonwealth of Pennsylvania, and intending to be legally bound hereby, does hereby grant, bargain, sell and convey unto the said Philadelphia Suburban Water Company, its successors and assigns the perpetual right of way and easement, for the purposes specified below, in Gramont Lane, Trianon Lane and Chalous Lane; in Gramont Lane, connecting to an existing water pipe in Ithan Avenue and extending in a Northwardly direction, a distance of approximately five hundred and ninety-eight feet (598'). In Trianon Lane, extending Eastwardly and Westwardly for a distance of approximately two thousand one hundred and seventy-six feet (2,176'). In Chalous Lane and extending in a Southwardly direction, a distance of approximately five hundred and forty-four feet (544'), tie into an existing main in Ithan Avenue. All of which is



in Radnor Township, Delaware County, Commonwealth of Pennsylvania, a distance of approximately Three Thousand Three Hundred Eighteen (3,318)---feet, as per plan attached. The land through which the said Grantor conveys the right of way and easement to Philadelphia Suburban Water Company by this instrument was deeded to Grantor by deed dated DEC. 28, 1984 and recorded at DELAWARE COUNTY, Pennsylvania, in Deed Book No. 210, page No. 245.

This right of way and easement is granted to Philadelphia Suburban Water Company for the purpose of laying, relaying, installing, operating, inspecting, maintaining, repairing, altering, removing, renewing and replacing its pipes or conduits, appurtenances and appliances thereto, to conduct water, with the right and privilege of entering and reentering on the said right of way and easement, of making such excavations, fills and levels as may be required, and of laying other pipes or conduits, appurtenances and appliances thereto as it may from time to time deem necessary.

To have and to hold such right of way and easement for the purposes aforesaid unto the said Philadelphia Suburban Water Company, its successors and assigns forever.

Grantor hereby constitutes and appoints _____ to be its attorney for it and in its name, and as and for its corporate act and deed to acknowledge this agreement before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment to the intent that the same may be duly recorded.

WITNESS _____ hand and seal this _____ day of _____ A. D. 19 _____

Signed, Sealed and Delivered
In the Presence of

[Signature] Witness
[Signature] Witness
[Signature] (SEAL)
[Signature] (over)

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF } ss:

I hereby certify that on this _____ day of _____ A.D. 19____, before me, the subscriber a Notary Public personally appeared the attorney named in the foregoing contract, and by virtue and in pursuance of the authority therein conferred upon him acknowledged the said agreement to be the act of the said

My Commission Expires _____ Notary Public

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF } ss:

On the _____ day of _____ Anno Domini 19____ before me, a Notary Public for the Commonwealth of Pennsylvania residing in _____ and in personally appeared the above-named _____ due form of law acknowledged the above Indenture to be _____ act and deed and desired the same might be recorded as such.

WITNESS my hand and Notarial Seal the day and year aforesaid.

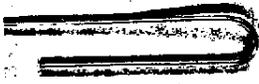
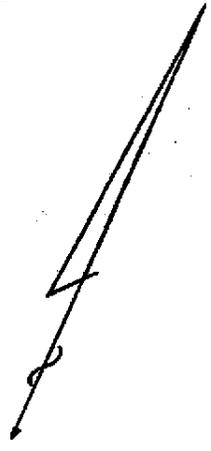
My Commission Expires _____ Notary Public

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF *Delaware* } ss: ✓

On this, the *14th* day of *February* 19*85*, before me, _____ a Notary Public, the undersigned officer, personally appeared *Geoff Kazanjian Esq.* who acknowledged *himself* to be the *President* of *Kazanjian Builders, Inc.* being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the *Corporation Builders, Inc.* By *Kazanjian Builders, Inc.* as *President*
IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

My Commission Expires _____ *Irene C. Maffei*
Notary Public

IRENE C. MAFFEI, Notary Public
Radnor Twp., Delaware Co.
My Commission Expires May 23, 1988



11

12

13



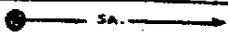
10

TRIANGLE



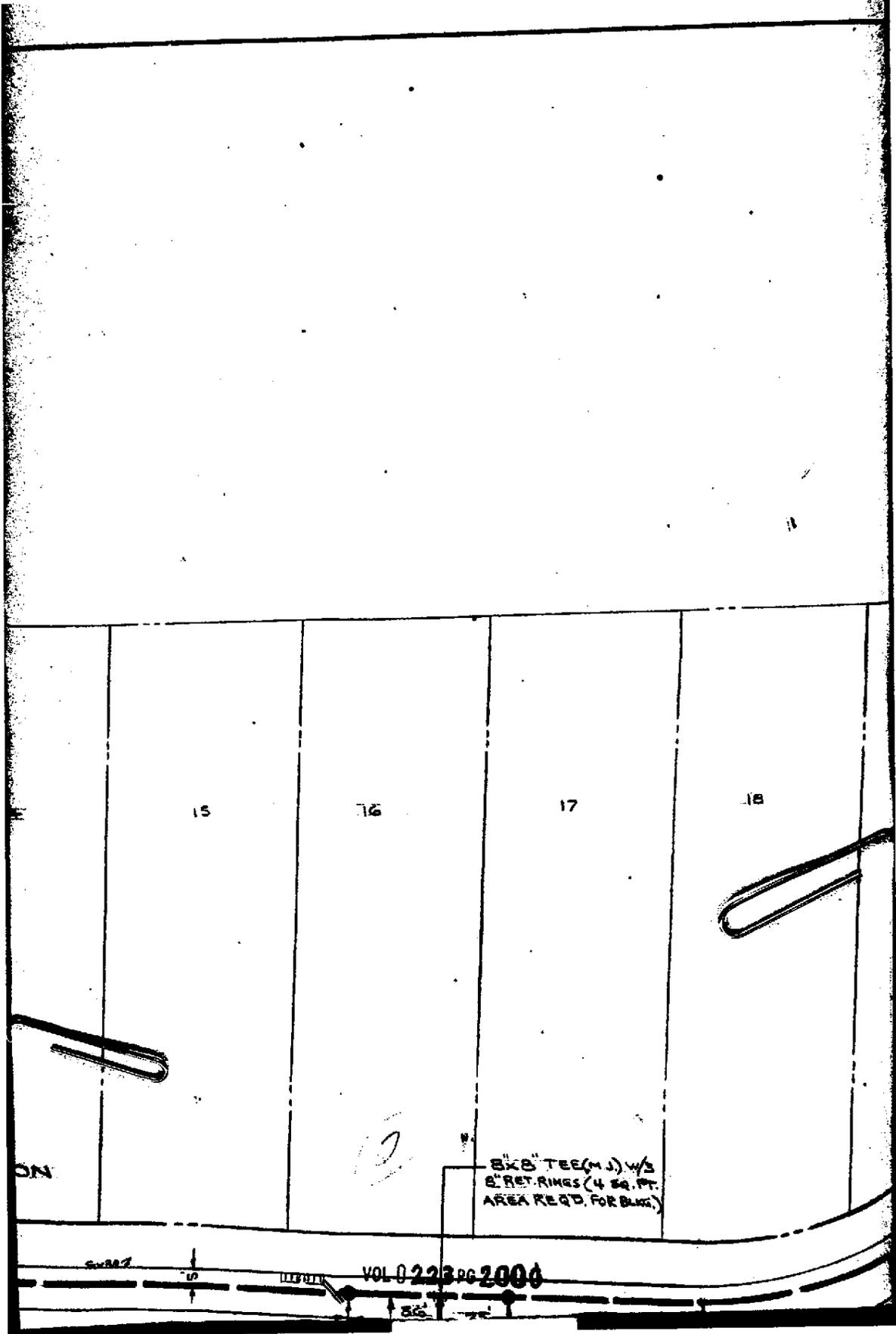
OPEN SPACE

VOL 0223 PG 11999
Vol. 223 9, 1999



254





15

16

17

18

ON

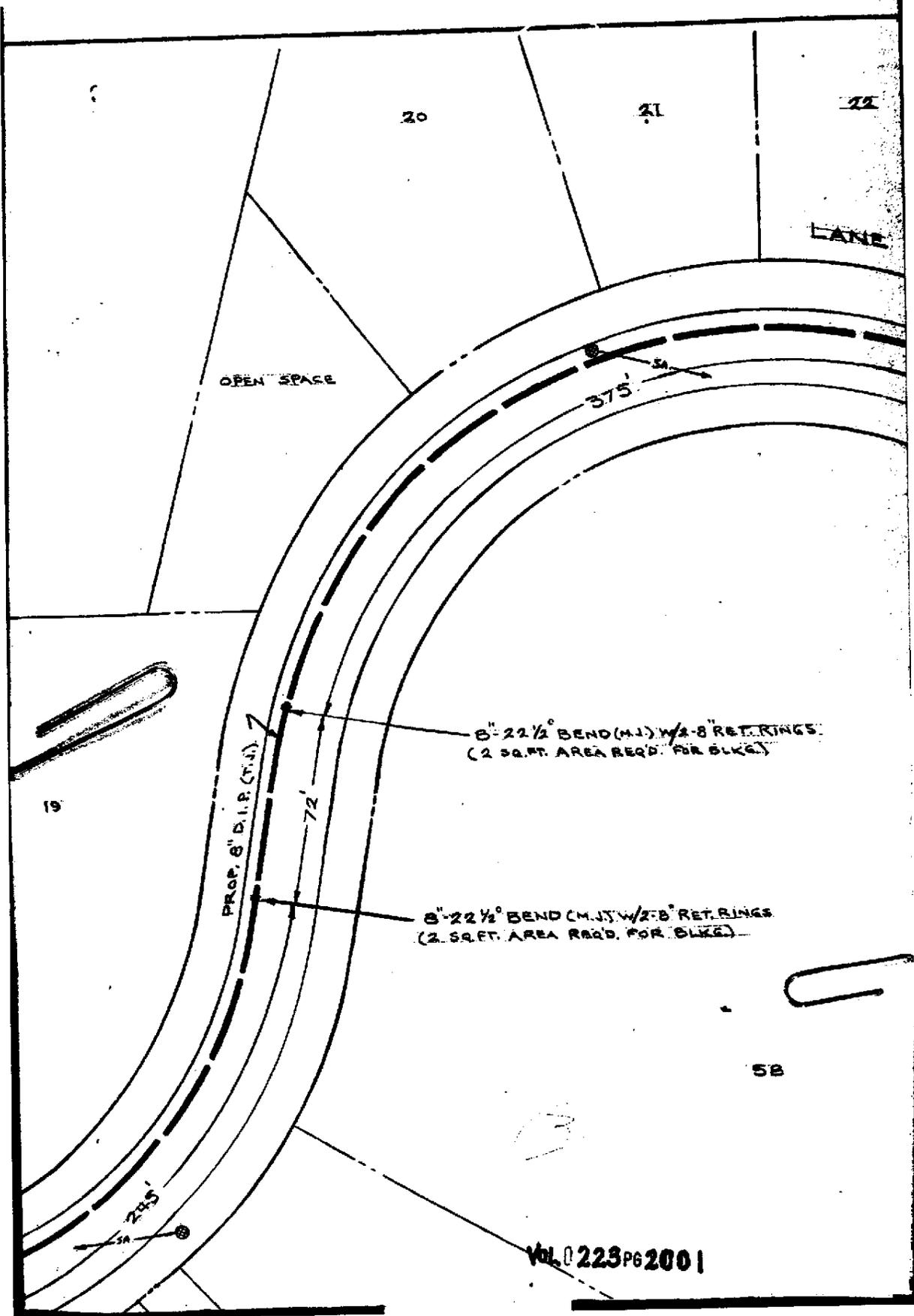
2

8x8 TEE (M.S.) w/ 6" RET. RINGS (4 sq. ft. AREA REQD. FOR BLK.)

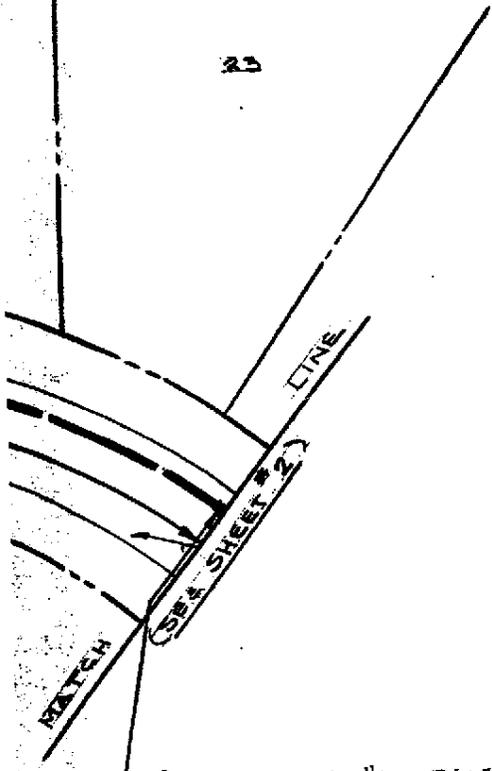
5-28-72

VOL 0 223 PG 2000

56



23

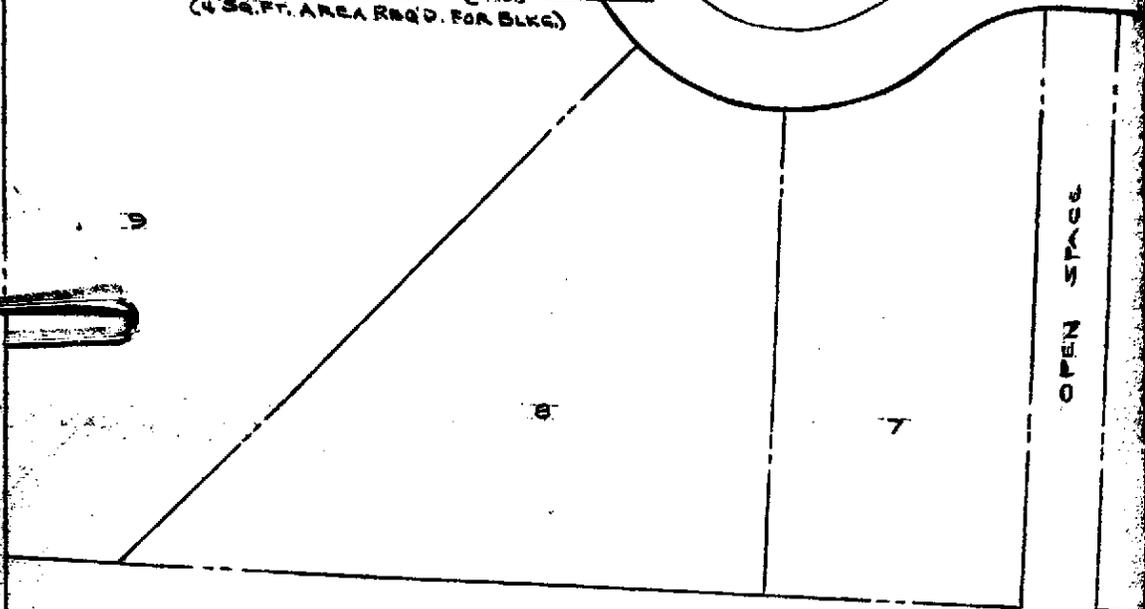


8'-22 1/2" BEND (M.W.) W/2'8" RET. RINGS
(2 SQ. FT. AREA REQ. FOR BULK.)

4

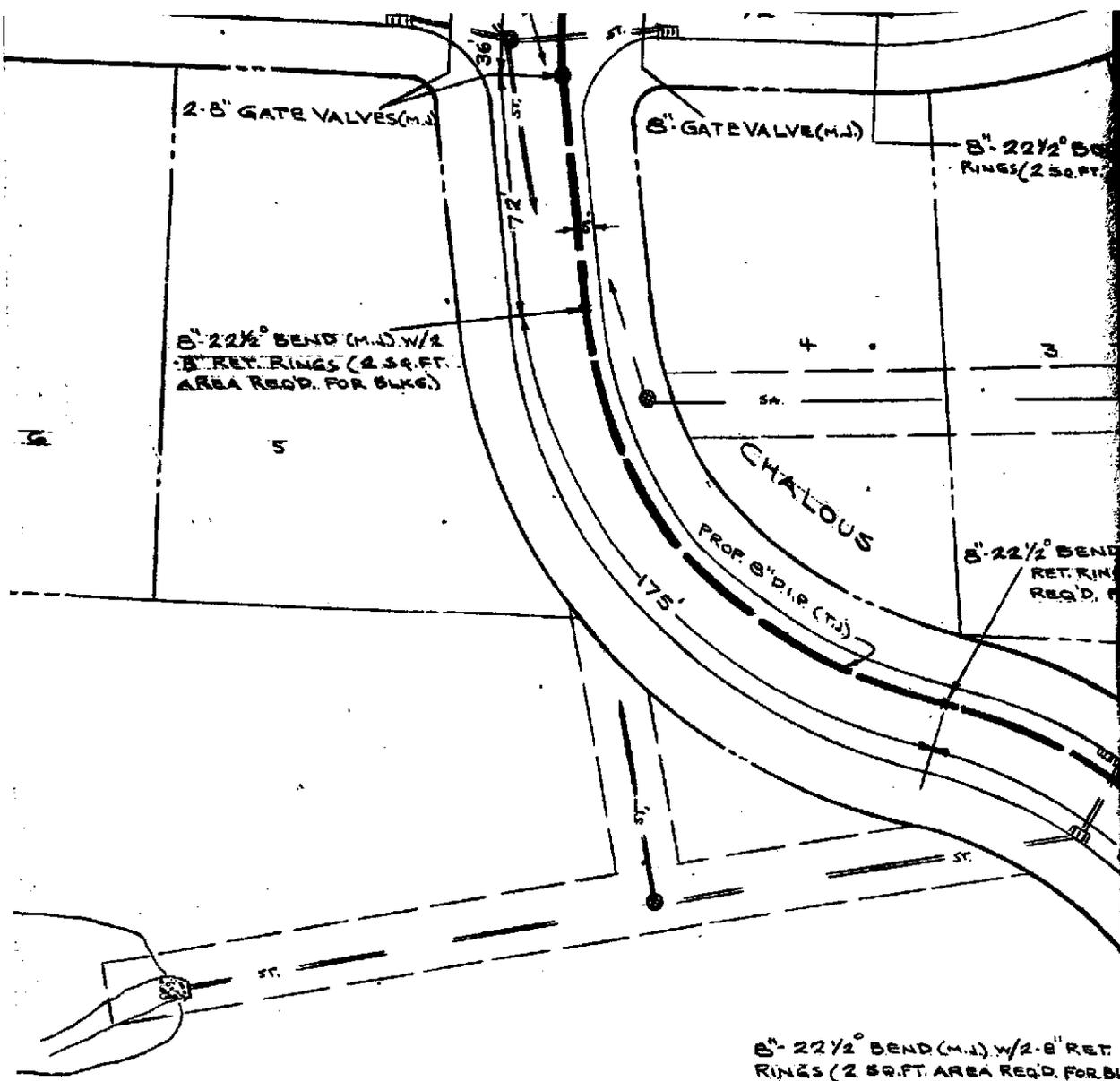
VOL 0223#2002

(4 SQ. FT. AREA REQ'D. FOR BLKG)



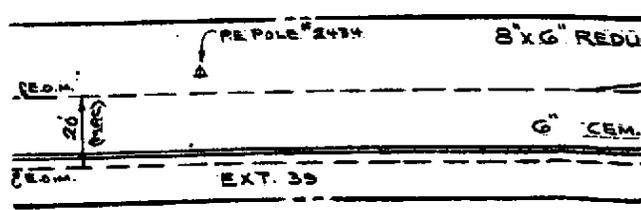
BY CRC

NO. U223PG2003



8" 22 1/2° BEND (M.A.) W/2 8" RET. RINGS (2 SQ. FT. AREA REQ'D. FOR BLK.)

ITHAN



(M.J.) W/2-8" R&T
(2 SQ. FT. AREA REQ'D. FOR BLK.)

2

OPEN SPACE

(M.J.) W/2-8"
(2 SQ. FT. AREA REQ'D. FOR BLK.)

LANE

8" 22 1/2° BEND (M.J.) W/2-8" REINFORCING
(2 SQ. FT. AREA REQ'D. FOR BLK.)

AVENUE

ER (M.J.)

RE. POLE #2432

RE. POLE #2431

3' OF 6" DIA. (G. 1/2)

G-2878

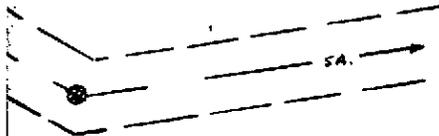
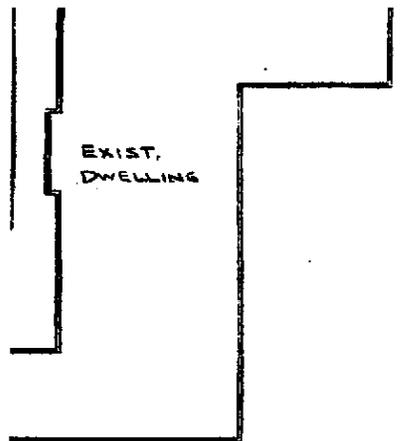
EXT. 168X C-875

F.H. #9-82
G-14191

6x6" T.S. & V. (L.D. J.S.L.)

VOL 0223 PG 2005

DRIVE WAY



BRK. 40 MAC. RD.

EXISTING SUB-SURFACE UTILITIES			
CO.	ADDRESS	CO. REP.	PHONE
P.E. CO. (ARDMORE)			
BELL (WAYNE)			1-800-342-1776
A.T. & T. (POTTSDOWN)			
RADNOR TWP.		G.P. State	
NOTE: Contractor to verify the location of all utilities before start of work, as per Act 287.			

MATERIAL RECORD				
FEET	PIPE (TYPE & CLASS)	QUAN.	SIZE	ARTICLE
				TEES
				TEES
				SLEEVES
				SLEEVES
				PLUGS
				CROSSES
				REDUCERS
				OFFSET
				BENDS
				BENDS
				ELL. SERVICE
				CURB STOP
				CONCRETE
EXCAVATION IN CUBIC YARDS				
EARTH:		ROCK:		
PAVING:				
STARTED:				
FINISHED:		CHECKED WITH STORES BY:		
WATER ON:		POSTED TO PLATE BY:		
REMARKS:				



SHEET 1 OF 2

PHILADELPHIA SUBURBAN WATER COMPANY

SCALE 1" = 40' F. H. No. EXT. No.

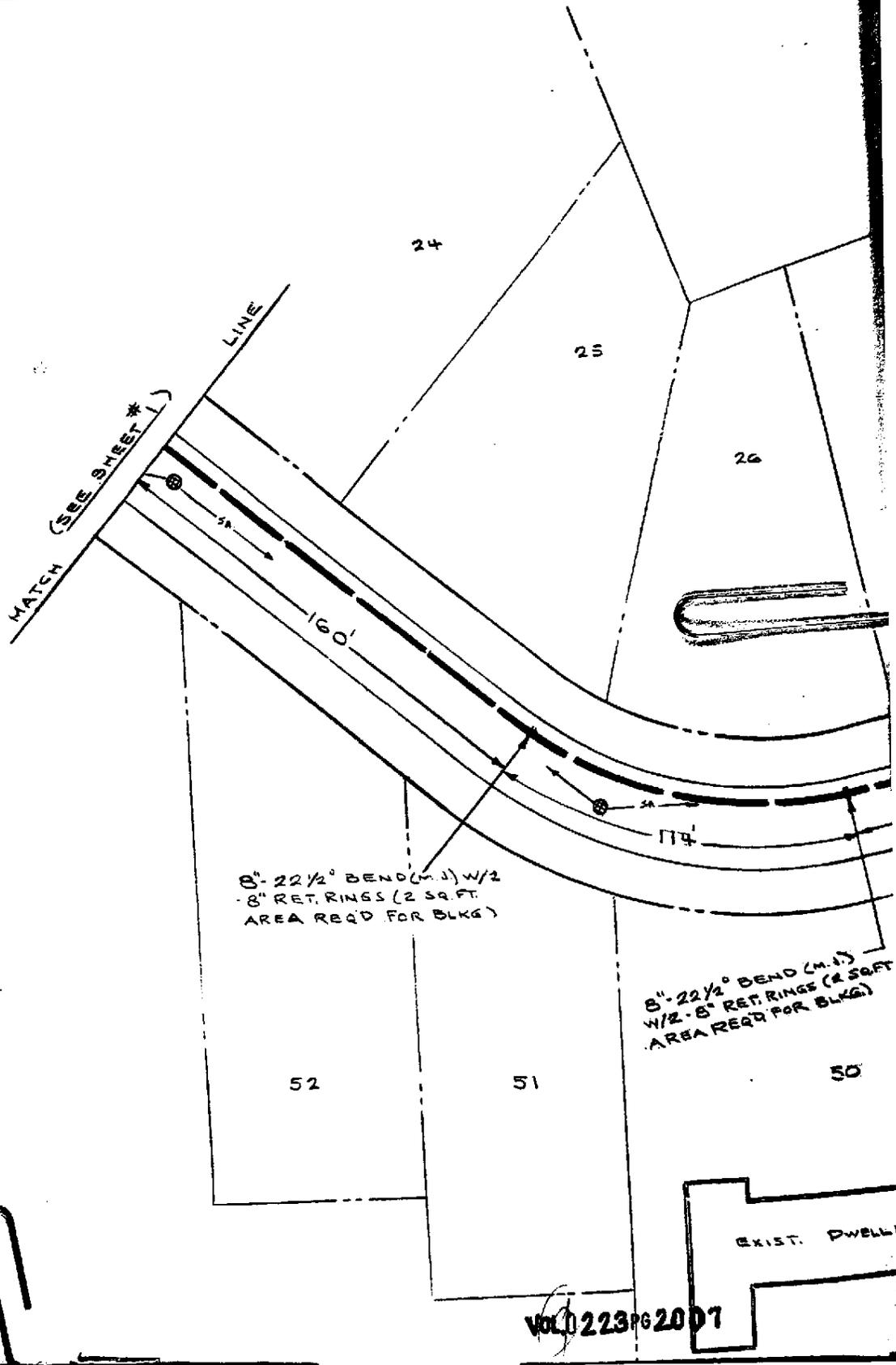
FOR KAZANJIAN BUILDERS, INC. AUTH. No.

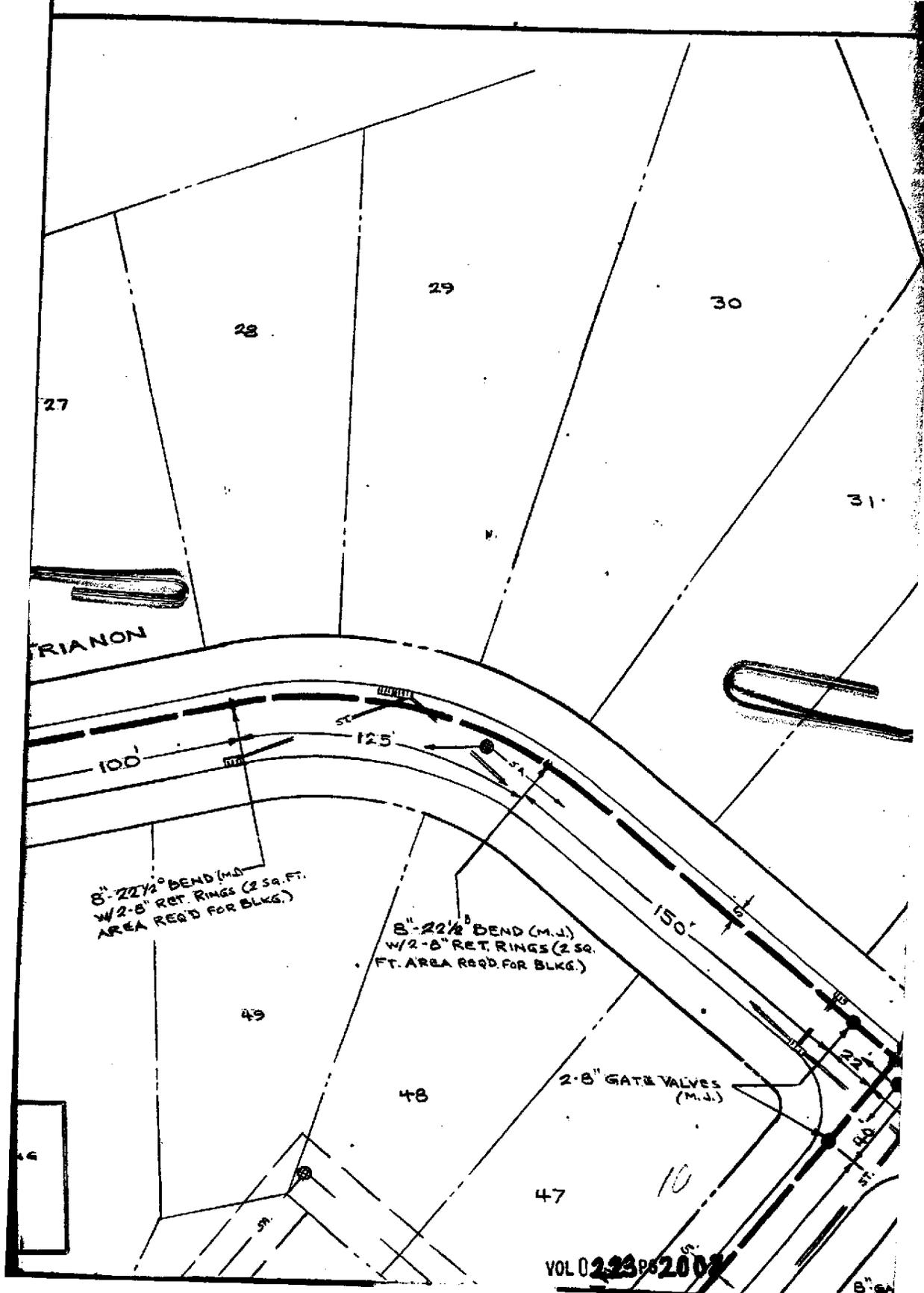
LOCATION RADNOR TWP, DELAWARE COUNTY

PLATE No. H-21222 INTS. No. QUAD. No. ACC. No. 3876

APPROVED *Richard R. Regler 11/18/85* A-281G

VOL 0229 PG 2006





TRIANON

8" - 22 1/2° BEND (M.J.)
 W/2-8" RET. RINGS (2 SQ. FT.
 AREA REQ'D FOR BLKG.)

8" - 22 1/2° BEND (M.J.)
 W/2-8" RET. RINGS (2 SQ.
 FT. AREA REQ'D FOR BLKG.)

2-8" GATE VALVES
 (M.J.)

VOL 0 233 2008

1" = 50'

32

33

8" x 8" TEE (M.W.) w/ 3" x 3"
RET. RINGS (450 FT
AREA REQD. FOR BULK)

OPEN SPACE

34

35

36

4.50"

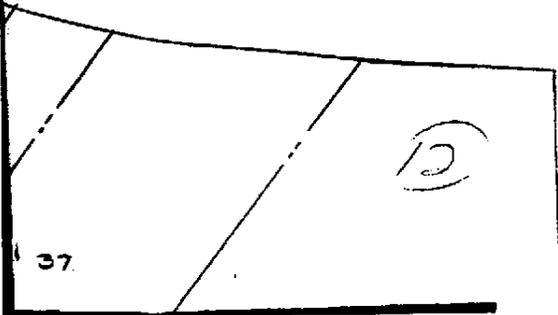
PROP. 8" D.I.P. (C.F.)

5.0"

TE VALVE (M.F.)

OPEN SPACE

VOL 0 229 P6 2009



37

VOL 0229 PG 2010

EXIST DWELLING

58

SA.

57

OPEN SPACE

ITHAN

RE. POLE #2429

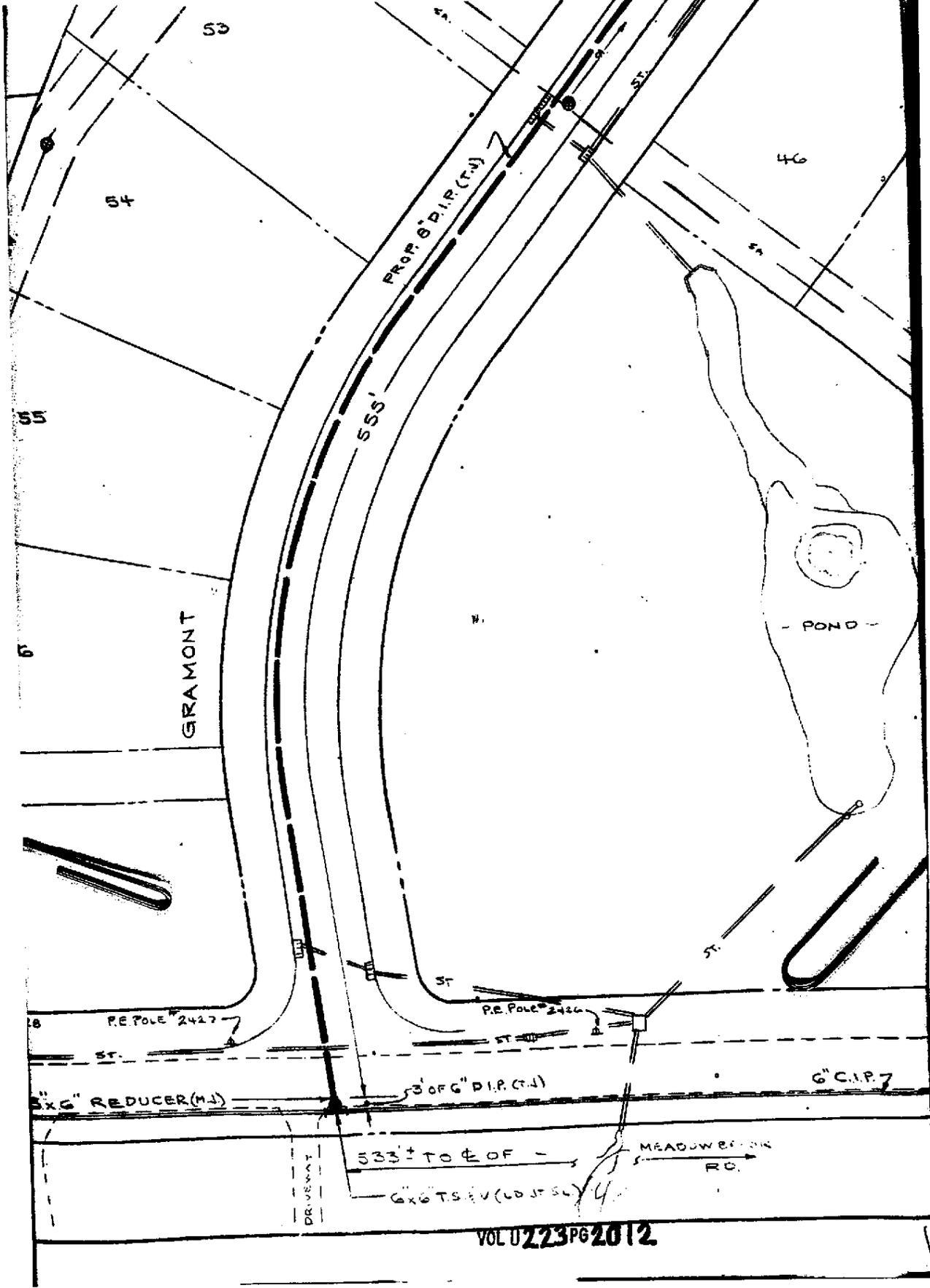
RE. POLE #2

20
(MAG)

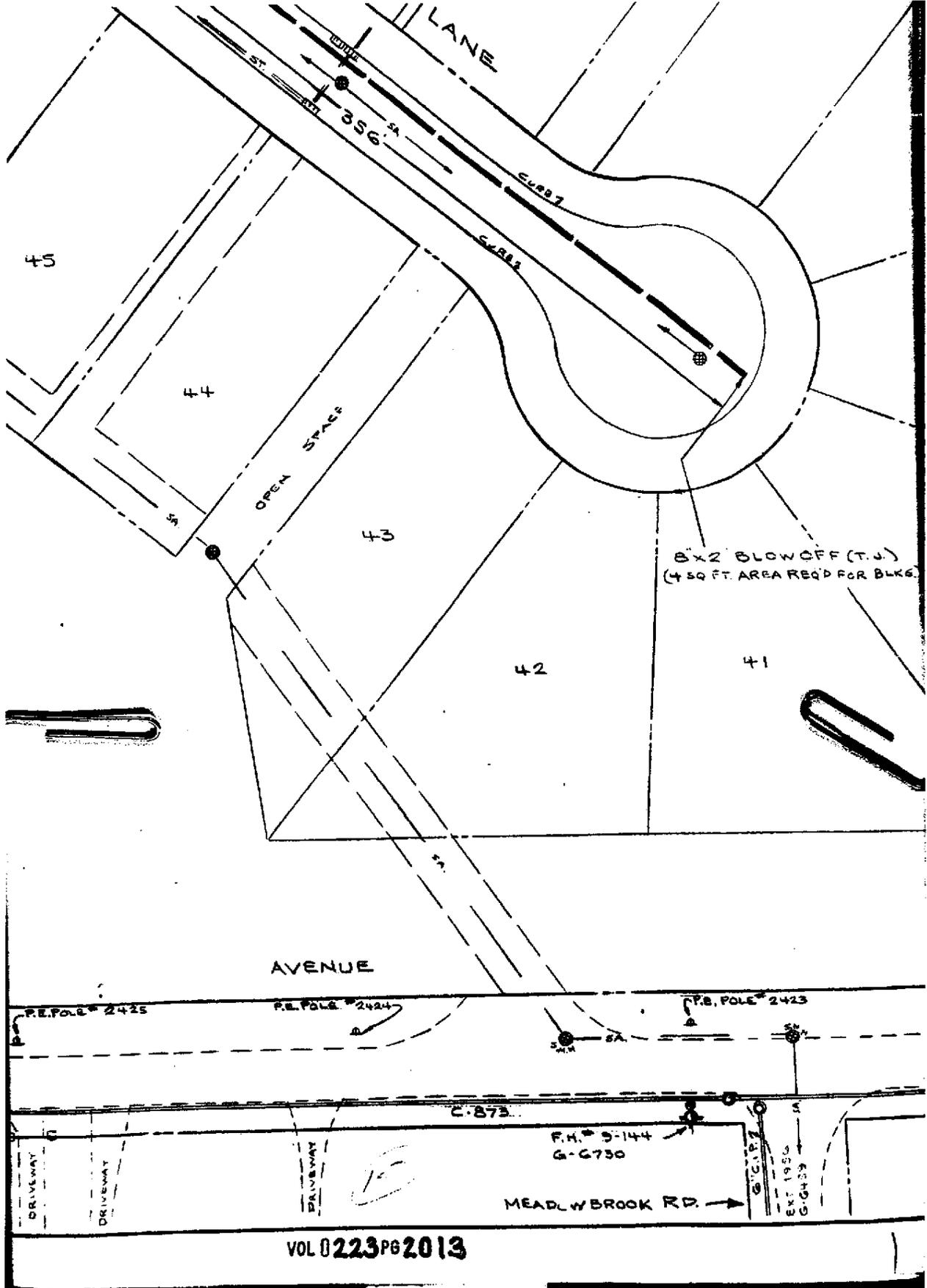
EXT. 1983

BY ENG
2-10-57

VOL 0223 P02011



VOL U223PG2012



127210

<u>N. R. Reed</u>	
	43.50
	.01 State
	<hr/> 43.51

Hagenjion Bldg. Inc.

to

Phil's Sub. Water Co.

James J. Hall



RECORDER OF DEEDS
DELAWARE CO. PA

MAR 19 3 08 PM '85

In consideration of the sum of one Dollar(s) (\$ 1.00) and other good and valuable consideration to it paid, receipt whereof is hereby acknowledged,

Kazanjian Builders, Inc.

(corporation, partnership, individual)

hereby grant(s) to The Bell Telephone Company of Pennsylvania, and to _____

_____ and to their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain aerial and underground communication and electric lines and appliances, including conduits, manholes, interface and (or) remote terminal equipment cabinet(s) transformers, pads, vaults, secondary junction boxes, poles, anchors, crossarms, cables and wires (hereinafter referred to as utility facilities) on, over, under, along, and across the land, and the highways adjacent thereto,

known as Trianon Plan of Lots,

situate along Trianon Lane, Chalous Lane, and Graymont Lane

in the Township of Radnor

County of Delaware, Commonwealth of Pennsylvania with the right of access over said land to construct and maintain said utility facilities by the most reasonable means; with the right to trim and keep trimmed trees and shrubs so as to clear utility facilities by at least three feet; and with the right to permit others to use said utility facilities. The approximate location of said utility facilities to be placed by virtue of this grant is more fully shown on a plan marked

_____, which is made part hereof by reference. Any dedicated utility easement shown on the developer's plan shall not be interpreted as restricting the grantees' rights hereunder.

Grantor(s), their successors and assigns, hereby agree(s) that they will:

1. Grade to within six inches of final grade all private property locations where utility facilities are to be constructed prior to the placing thereof.
 2. Establish and stake property lines as needed before said utility facilities are constructed.
 3. Keep the area where the utility facilities are located clear of trees, tall shrubs, outdoor fireplaces or any structure which could, in the opinion of grantees, interfere with the construction, maintenance or use of the said utility facilities as provided for under the terms of this grant.
 4. Reimburse the respective grantees the actual cost of any changes deemed feasible in the opinion of grantees made in the utility facilities constructed hereunder to accommodate grantor(s).
- Property shown on a plan by Monenee - King Associates, Consulting Engineers. (Except Lots #5, 8, 9, 14, and 19)

IN WITNESS WHEREOF, Grantor(s) _____ has _____ caused this grant to be duly executed this 16 day of September, A.D. 19 85 at Bryn Mawr

(Post Office Address)

WITNESS OR ATTEST:

Rosemary Haffrey

Kazanjian Builders, Inc.
Leon Kazanjian, Jr.

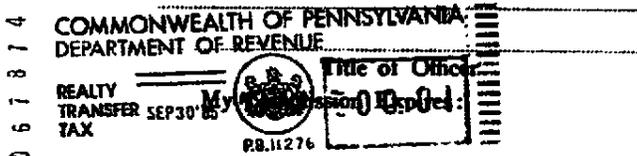
VOL 0272 PG 1847

Approved:

COMMONWEALTH OF PENNSYLVANIA } ss.
COUNTY OF

On this, the _____ day of _____, 19____, before me
_____, the undersigned officer, personally appeared
_____, known to me (or satisfactorily proven) to be
the person whose name _____ subscribed to the within instrument, and acknowledged that
executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

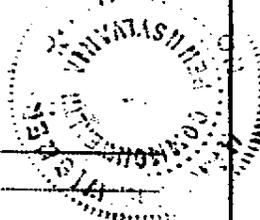


COMMONWEALTH OF PENNSYLVANIA } ss.
COUNTY OF Montgomery

On this, the 16th day of September, 19 85, before me
_____, a Notary Public, the undersigned officer, personally appeared
Leon Kazanjian, Jr., who acknowledged himself to be the
President of Kazanjian Builders, Inc. a corporation,
and that he as such President, being authorized to do so, executed the foregoing instrument for
the purposes therein contained by signing the name of the corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal.

[Handwritten Signature]



Title of Officer _____
My Commission Expires _____
HARRY E. WISNER, Notary Public
Upper Merion Twp., Montgomery Co.
My Commission Expires May 28, 1987

159914

B. Sobel
13.51

RIGHT OF WAY

Judgment

From

KAZANJIAN BUILDERS, INC.

To

THE BELL TELEPHONE COMPANY
OF PENNSYLVANIA

✓

MR. HARRY E. WISNER
Valley Forge Executive Mall
Building 8, Suite 401
Wayne, Pa. 19087

Premises: Trianon
Township of Radnor
County of Delaware

James J. Hall



VOL 0272 PG 1849

RECORDER OF DEEDS
DELAWARE

SEP 30 10 50 AM '85

3451

Form 2865 (3-74) FCU

Received of The Bell Telephone Company of Pennsylvania, the sum of one Dollar(s) (\$ 1.00), in consideration of which the undersigned hereby grants unto said company, its successors and assigns, the right, privilege and authority to construct, reconstruct, operate, maintain and remove its entrance, riser, floor and distribution cables with all necessary terminals and other facilities (hereinafter referred to as utility appliances) required to provide telephone service to the various occupants of building known as _____

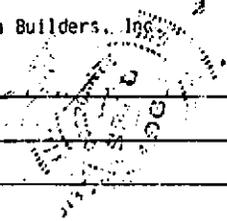
and located at 200 South Ithan Avenue,
of Radnor, County of Delaware
Commonwealth of Pennsylvania with the right of access to and from said building to construct and maintain said utility appliances.

The said utility appliances shall be installed in a good and workmanlike manner by and at the expense of the said Telephone Company; but, any subsequent relocation of said utility appliances made necessary because of alterations to or improvements in the building shall be done by the Telephone Company at the expense of the owner of the building.

IN WITNESS WHEREOF Kazanjian Builders, Inc. have hereunto set its hand(s) and seal(s) this 16 th day of December, A.D. 1985, at Villanova
(Post Office Address)

WITNESS OR ATTEST:

Kazanjian Builders, Inc.



Approved:

VOL 030 TPG 0528

COMMONWEALTH OF PENNSYLVANIA } ss.
COUNTY OF

On this, the _____ day of _____, 19____, before me
the undersigned officer, personally appeared
the person whose name _____, known to me (or satisfactorily proven) to be
executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer
My Commission Expires:

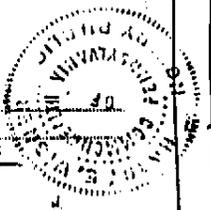
COMMONWEALTH OF PENNSYLVANIA } ss.
COUNTY OF Montgomery

On this, the 16th day of September, 1985, before me
a Notary Public, the undersigned officer, personally appeared
Leon Kazanjian, Jr., who acknowledged himself to be the
President of Kazanjian Builders, Inc., a corporation,
and that he as such President, being authorized to do so, executed the foregoing instrument for
the purposes therein contained by signing the name of the corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal.

Harry E. Wagner

Title of Officer
My Commission Expires:



HARRY E. WAGNER, Notary Public
Upper Merion Twp., Montgomery Co.
My Commission Expires May 28, 1987

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
QUALITY TRANSFER (LD-1) 85
TAX
00.01

005634

NR deed

**RIGHT OF WAY
INDEMNITY**

From

KAZANJIAN BUILDERS, INC.

To

**THE BELL TELEPHONE COMPANY
OF PENNSYLVANIA**



**MIR. HARRY E. WISNER
Valley Forge Executive Mall
Building 8, Suite 401
Wayne, Pa. 19087**

**Premises: Trianon
Township of Radnor
County of Delaware**

*13.50
101 State Tax
13.51*



**RECORDED OF DEEDS
DELAWARE**

FEB 3 11 15 AM '86

1914

This Indenture Made the Fourth day of February in the year of our Lord one thousand nine hundred and Fourteen (1914) BETWEEN Franklin A. Glemmer of the City and State of New York unmarried & being of the County of Hamilton of the one part

And George Mc. Ladden of Villa Nova in the Township of Radnot County of Delaware and State of Pennsylvania heretofore called that Grantee

of the other part. Witnesseth, That the said Grantor

for and in consideration of the sum of One Dollar lawful money of the United States of America, unto him well and truly paid by the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee his heirs

Heirs and Assigns, all those two certain tracts or pieces of land situate in the township of Radnot County of Delaware and State of Pennsylvania bounded and described in accordance with a Plan of Villa Nova made by Milton R. Jonesa L. E. on the Eleventh day of May A.D. 1907, as follows to wit:

Beginning at a stone in the middle of Ocean Avenue a corner by other land of George Mc Ladden thence leaving said road and by other land of said George Mc Ladden North Forty four degrees One Minute thirty seconds West (N. 44° 01' 30" West) Four hundred seventy two and thirty seven one hundredths (472.37) feet to a stake in corner of lot No. 48 recently conveyed to the said George Mc. Ladden thence by said lot North twenty two degrees four minutes thirty seconds East (N. 22° 04' 30" E.) two hundred sixty two and seventy one hundredths (262.71) feet to a spike in the middle of Villa Nova Road thence extending along the middle of said Road in an Easterly and Northerly direction the following courses and distances to wit: First, on a line curving to the North with a radius of Four hundred and seventy one hundredths (470.70) feet a distance of One hundred twenty five one hundredths (125.10) feet second, on a line curving to the North with a radius of three hundred forty nine and ten one hundredths (349.10) feet a distance of seventy two and ten one hundredths (72.10) feet third North Eighty six degrees ten minutes East (N. 86° 10' E.) forty eight and one hundredths (48.10) feet fourth on a line curving to the North on a radius of three hundred seventy one and twenty one hundredths (371.21) feet the distance of sixty four (64) feet to a spike marking the intersection of the middle lines of Villa Nova Road & Barclay Road thence extending along the middle of said Barclay Road the following courses and distances: First South fifteen degrees forty one minutes West (S. 15° 41' W.) ninety seven (97) feet, second, on a line curving to the East with a radius of two hundred eighty one four tenths (281.4) feet the distance of one hundred twelve and five hundredths (112.5) feet third curving to the East with a radius of five hundred fifty three and nine tenths (553.9) feet a distance of eighty and six tenths (80.6) feet fourth thence South curving to the East with a radius of two hundred forty seven and fifty one hundredths (247.51) feet the distance of sixty six and fifty one hundredths (66.51) feet fifth still curving to the East with a radius of three thousand six hundred and forty nine (3649) feet the distance of one hundred seventy five and one hundredths (175.01) feet to the middle of Ocean Avenue the chord of said curved line East

mentioned in a conveyance twenty two degrees five minutes East
 S. 22° 05' E.) thence extending along the middle of Sibley Avenue south
 down degrees twenty three minutes west (S. 67° 23' W.) one hundred forty seven
 feet to the point of beginning, containing
 one thousand one hundred thirty one ten thousandths (3,8131) acres

Also all that certain tract or piece of land bounded & described as
 follows: Beginning at Spike on the Middle of Villa Nova Road a corner of
 lot No. 48, conveyed recently to George Mcadden four hundred thirty
 three and eight one hundredths (433.08) feet measured along the middle
 of said Road in a westerly direction from a Spike marking the intersection
 of section of the middle line of said Villa Nova Road & Barclay Road thence
 leaving said Villa Nova Road by said lot No. 48, south thirty seven degrees
 ten minutes thirty seconds west (S. 37° 10' 30" W.) two thousand eight
 hundred and eighty one hundredths (2,881.00) feet to a stake in one of other
 land of said Mcadden, thence by the said land north forty four
 degrees one minute thirty seconds west (N. 44° 01' 30" W.) six hun-
 dred twenty six and sixty eight one hundredths (626.68) feet to a
 corner of lot No. 43, thence by said lot No. 43 north forty four degrees
 fifty eight minutes thirty seconds east (N. 45° 58' 30" E.) one hundred ninety
 eight and sixty five one hundredths (198.65) feet to a spike in the
 middle of Villa Nova Road thence extending along the middle of
 said Road south forty three degrees twenty one minute thirty seconds East (S. 43°
 21' 30" E.) four hundred twenty five feet two one hundredths (425.50) feet to
 a spike thence still along the middle of said Road on a line curving
 to the north with a radius of one thousand fourteen (1,014) feet the
 distance of one hundred seventy four feet one hundredths (170.16)
 feet to the place of beginning, containing two thousand seven hundred five
 hundred forty one ten thousandths (2,7541) acres

Being the part of one of the same several premises
 which J. Everett Esq. with Clerk by deed Poll bearing
 date the Eleventh day of March A. D. 1910, and recorded in the
 Office for the Recording of Deeds in the County of Delaware at
 Media in Deed Book C. No. 14 page 148 granted & conveyed unto the
 said Franklin S. Sumner in fee.

Together with all and singular the Improvements streets alleys Passages
 Ways, Water, Water-Courses, Rights, Liberties, Privileges, Franchises and Appurtenances, whatsoever thereto 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 *him the said Grantor* in law, copy,
 or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said *tracts or pieces of land* now described
 Franchises and Privileges hereby granted or mentioned and intended so to be,
 unto the said *Grantee his heirs*
 with the Appurtenances.

Heirs and Assigns, to and for the only proper use and behoof of the said *Grantee his heirs*
 18367 084 - 100 370 107

Heirs and Assigns forever, Under And Subject Nevertheless to the conditions and
 restrictions that the said *Grantee his heirs* or Assigns shall at all times
 hereafter forever leave unobstructed except by steps
 cellar doors fences trees or shrubbery thereupon the entire space
 having a frontage on any of the above mentioned Roadways for a distance
 of Fifty (50) feet each from the fronting line of any of said Roadways
 and no tables or signs or other buildings or structures shall be erected
 shall be erected which is one hundred and thirty five (35) feet from the

145160

N. P. Deal

104.50

**TRIANGON
HOMESERS DOCUMENTS**

**RECORDER OF DEEDS
DELAWARE**

JUL 17 2 5 PM '65

DL025100025

**TRIANGON
DECLARATION**

WL0251700426

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DECLARATION

This Declaration, made this *3rd* day of *July*, 1968 by Kanamjian Builders, Inc., a Pennsylvania corporation (the "Declarant"), the fee simple owner of the Property described below, and joined in by Trianon Homeowners Association, a Pennsylvania not-for-profit corporation, and the Township of Radnor (the "Township"), witnesses as follows:

1. **Definitions.** The following terms, when used in this Declaration, shall have the meanings respectively indicated:

"Articles" and "By-Laws" mean respectively the articles of incorporation and by-laws of the Association, attached as Schedules B and C hereto, respectively, as the same may have been at the time of reference amended consistently with Section 13 hereof.

"Assessments" means the assessments imposed upon Members of the Association in respect of the Common Expenses pursuant to the By-Laws. The term includes the entire amount of any Assessment payable in installments, even though less than all installments may be due and payable at the time of reference.

"Assessments-Passive" means the assessments imposed upon Class C Home Lot Owners only in respect of the Passive-Common Expenses pursuant to the By-Laws. The term includes the entire amount of any Assessments-Passive payable in installments, even though less than all installments may be due and payable at the time of reference.

"The Association" means the Trianon Homeowners Association, a Pennsylvania not-for-profit corporation, organized on a non-stock basis, the members of which are the Home Lot Owners (all Classes) at the time of reference.

"Class A Home Lot" means each of the lots of ground (3-32, 35, 38-49, 51-56, 57.) shown on the Plan at the time of reference, together with any residence or other improvements now or hereafter erected on such lot of ground.

"Class B Home Lot" means each of the two lots of ground (50, 58) shown on the Plan at the time of reference, together with any residence or other improvements, including conversion to condominium units (50 - 2 units; 58 - 6 units) now or hereafter on such lot of ground.

"Class C Home Lot" means each of the 6 lots of ground (33,34,36, 37,1,2) shown on the Plan at the time of reference, together with any residence or other improvements now or hereafter erected on such lot of ground. Class C Home Lots are contiguous to a Passive Open Space.

"Class A Home Lot Owner" means the natural individual, corporation, partnership, association, fiduciary or other legal entity that owns a Class A Home Lot of record in fee simple at the time of reference, or the group of two or more thereof that then so own a Class A Home Lot as tenants in common, joint tenants or tenants by the entirety. The Declarant shall, until the date of the conveyance thereof to the first Class A Home Lot Owner other than the Declarant, be the Class A Home Lot Owner of each of the Class A Home Lots. As such, the Declarant shall have all the rights and obligations of a Class A Home Lot Owner in respect thereto.

"Class B Home Lot Owner" means the natural individual, corporation, partnership, association, fiduciary or other legal entity that owns a Class B Home Lot (or Unit) of record in fee simple at the time of

reference, or the group of two or more thereof that then so own a Class B Home Lot (or Unit) as tenants in common, joint tenants or tenants by the entireties. The Declarant shall, until the date of the conveyance thereof to the first Class B Home Lot (or Unit) Owner other than the Declarant, be the Class B Home Lot (or Unit) Owner of each of the Class B Home Lots (or Units). As such, the Declarant shall have all the rights and obligations of a Class B Home Lot (or Unit) Owner in respect thereto.

"Class C Home Lot Owner" means the natural individual, corporation, partnership, association, fiduciary or other legal entity that owns a Class C Home Lot of record in fee simple at the time of reference, or the group of two or more that then so own a Class C Home Lot as tenants in common, joint tenants or tenants by the entireties. The Declarant shall, until the date of the conveyance thereof to the first Class C Home Lot other than the Declarant, be the Class C Home Lot Owner of each of the Class C Home Lots. As such, the Declarant shall have all the rights and obligations of a Class C Home Lot Owner in respect thereto.

"Common Expenses" means the expenses of the operation and maintenance of the Common Open Space, including without limitation the grassed, treed and shrubbed areas, the entrance structures, any fences, culverts, storm water disposal facilities, springhouses, walks and paths, swales, pond, stream bed, dam and retention basins thereon, and the expenses of the Council in managing the affairs of the Association and in otherwise exercising its powers and duties

hereunder, and all expenses declared to be common by this Declaration or pursuant to the By-Laws.

"Common Open Space" means all the Property, except for the portions thereof comprising all the Classes of Home Lots and portions thereof deemed Passive Open Space, and any improvements now or from time to time hereafter erected thereon.

"Council" means the body which has in the Articles and By-Laws been vested with the management of the business and affairs of the Association.

"Declaration" means this Declaration, as the same may be amended from time to time pursuant to Section 13 hereof.

"Members" means those who meet, at the time of reference, the qualifications for membership in the Association set forth in the Articles.

"Passive Open Space" means the Property as marked on the Plan, which is limited in use to Class C Home Lot Owners of Class C Home Lots contiguous to such Passive Open Space.

"The Plan" means the plan prepared by Monnee-King Associates entitled "Subdivision Record Plan" made for Kazanjian Builders, Inc. dated 10/22/84, last revised 12/28/84, which has been approved by the appropriate authorities of the Township and which is being recorded contemporaneously herewith in the Recorder's Office, as the same may have been amended pursuant to Section 13 hereof at the time of reference. The Plan describes the Common Open Space, the Passive Open Space and all Home Lots.

"The Property" means the real property situate in Radnor Township Delaware County, Pennsylvania and described on Schedule A hereto in accordance with the Plan. The Property consists of the aggregate of the Common Open Space, Passive Open Space and all Home Lots.

"The Recorder's Office" means the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania.

"The Rules" means any rules with respect to the use and maintenance of the Common Open Space, the use and maintenance of the Passive Open Space, the minimum standards for the maintenance of Home Lots and like matters, as may have been adopted by the Council pursuant to the By-Laws at the time of reference.

2. Effect of this Declaration and the Persons Bound Hereby.

The administration, operation, regulation and management of the Property shall be governed by this Declaration.

The rights, covenants, obligations, duties, benefits, easements and regulations created, declared and contained in this Declaration shall benefit and bind the Property and the Declarant, each Home Lot Owner (all Classes), the Council, the Association, all purchasers, lessees, users, mortgagees and lienholders of the Home Lots, of the Common Open Space and the Passive Open Space, and the Township, and their respective agents, employees, independent contractors, heirs, successors, personal representatives and assigns, and shall at all times hereafter be appurtenant to, affect and run with each and all of the Home Lots and all and every part of the Common Open Space and Passive Open Space. However, the rights and obligations specifically vested in the Declarant by this Declaration or the Articles or

By-Laws shall not benefit or bind purchasers of Home Lots from the Declarant, except to the extent that the conveying document to a successor declarant may so state, nor benefit nor bind the Association as grantee of the Common Open Space and Passive Open Space, except as in this Declaration or in the Articles or By-Laws specifically provided.

Every deed, lease, mortgage or other instrument conveying, leasing, mortgaging or in any way affecting title to or any interest in any one or more Home Lots, or all or any part or parts of the Common Open Space, or all or any part or parts of the Passive Open Space, shall be under or subject to this Declaration and to the rights, covenants, obligations, duties, benefits, easements and regulations herein created, declared and contained as fully as though the same were therein fully recited and set forth in their entirety. All present and future owners, mortgagees, lienholders, lessees and users of the Home Lots, the Common Open Space and the Passive Open Space, the acceptance of any such lease, deed, mortgage or other such instrument, or the act of occupancy or use of the Property or of such facilities of the Property, shall constitute an agreement to be subject hereto and bound hereby, and an acceptance and ratification of this Declaration.

This Declaration is not intended to create any rights or obligations in the Public at large or in any other person or entity than those above specifically mentioned.

3. Common Open Space and Passive Open Space. The Declarant shall, prior to Conveying any Home Lot to another, convey to the Association fee simple title to the Common Open Space and the Passive Open Space. That conveyance shall be under and subject to this Declaration and to the Plan

and to all easements, restrictions, rights-of-way and the like herein or therein set forth, and to any easements of roads, utility lines, storm sewers, sanitary sewers, culverts, and the like hereafter created and any changes in the lines hereafter effected consistently with the provisions of this Declaration.

So long as this Declaration remains effective, the Common Open Space and the Passive Open Space shall not be subdivided or subject to partition or sale for division (either voluntary or involuntary by either judicial or nonjudicial action) nor shall any part thereof or interest therein be sold, leased or otherwise disposed of, except for the following dispositions, which can be made free and clear of the terms of this Declaration:

(a) Dispositions, when approved by the Association (and the Declarant, if it is then a Home Lot Owner) of all the Common Open Space and the Passive Open Space to an appropriate governmental body or to any conservancy or other similar nonprofit public interest body or, subject to approval by the appropriate agencies of the Township, to any other person or entity or group which shall covenant to own or operate the Common Open Space and Passive Open Space consistently with this Declaration.

(b) By condemnation or deed in lieu of condemnation.

(c) As permitted by Section 5 of this Declaration.

(d) Dispositions of any part of or interest in the Common Open Space and Passive Open Space, that have been approved by the Township, the Association (by the affirmative vote of 75% of all of the Members thereof, and not just of those attending the meeting) and by the Declarant, if it is then a Home Lot Owner.

Pursuant to the provisions of Articles 135-86 and 135-94 of the Radnor Township Zoning Ordinance, as amended to the date of this Declaration,

dealing with common open space areas, it is hereby declared and covenanted that the Common Open Space: (i) shall be used only for grassland and woodland conservation, streams and pond and any retention basins, walks, paths, recreational use by the Home Lot Owners or other open space purposes and shall contain no structure (excepting structures related to recreational or maintenance uses) other than fences (none of which will be opaque), culverts, springhouses, and structures related to entrances, and to the sanitary and storm sewer, public water and utility supply, and like systems; and (ii) shall not be disposed of by sale or otherwise except as permitted by the preceding paragraph. It is also hereby declared and covenanted that the use of the Passive Open Space will conform to (i) and (ii) above, excepting that recreational use of said areas will be limited to the Class C Home Lot Owner contiguous to a Passive Open Space.

The use of the Common Open Space and the Passive Open Space shall be further subject to such rules as the Council may from time to time adopt pursuant to the By-Laws.

4. Home Lots.

(a) Class A and Class C Home Lots may be improved or used in each case only as open space or for one single family, detached, residential improvement or use;

(b) Class A and Class C may not be subdivided into two or more lots nor may two or more Class A or Class C Home Lots be combined into a fewer number of Home Lots (provided that this shall not prevent Declarant from making changes in title lines separating Home Lots owned by the Declarant);

(c) Class B Home Lots may be used for single family, detached, residential use; the existing structure on 50 may be converted to two (2) units; the existing structure on 58 may be converted to six (6) units. In the event of such conversion to residential condominiums, a separate Declaration and By-Laws would be recorded for the condominiums. In addition, Class B Home Lots, until conveyance by the Declarant to a legal entity other than the Declarant, may be in part be deemed open space. Class B Home Lots may not be subdivided into additional lots for single family dwelling construction without the approval of the Radnor Township Board of Commissioners.

(d) All Home Lots may, where held in joint tenancy or tenancy in common, be the subject of partition, or of a sale for division (either voluntary or involuntary, by either judicial or nonjudicial action) but not of a physical partition into two or more lots (or units, in the case of condominium conversion).

Home Lots may be left unimproved. One single family detached residence may be erected on two or more Class A and Class C Home Lots, in which case the number of Home Lots shall not be reduced and the owner thereof shall have the rights and obligations appurtenant to the ownership of that number of Home Lots.

The interests, easements and rights of Class A, Class B (if not converted) and Class C Home Lot Owners under this Declaration relating to the Common Open Space and Passive Open Space and any other Home Lot and the right of Membership in the Association which is appurtenant to each Home Lot, as provided in the Articles, may not be separated from the Home Lot to which they pertain. Accordingly they may not be separately assigned, transferred,

conveyed, leased or encumbered with the Home Lot, even though such interest, easement or right is not expressly referred to or described in the deed, lease, mortgage or other instrument. In the case of Class B Home Lot conversion, the number of units will increase the number of Association Members by the number of units (not to exceed an additional six members); such Members will be bound by the above.

5. Improvements by Declarant. The Declarant intends to cause to be completed on the Property, in appropriate stages, the interior roads, cul-de-sacs, curbs, lighting, sanitary sewers and storm water disposal system shown on the Plan, at the approximate locations thereon indicated, and appropriate public water and utility and television signal supply systems. Declarant, for itself and for any public utility or municipal body or television signal supply company involved, and for its or their respective agents, employees and independent contractors, retains all necessary or desirable easements over the Common Open Space, the Passive Open Space and all Home Lots to do so and for the existence, maintenance and use thereof.

Declarant reserves the right to dedicate or grant to the appropriate municipalities, municipal bodies and public utilities and television signal supply companies:

(a) the portions of the Property within the right-of-way lines of any and all existing or plotted streets shown on the Plan, other than the existing drives serving buildings now on the Property, and within any easements shown on the Plan and such other portions of the Property as Declarant in its absolute discretion deems appropriate, provided, in the last case, that the same shall not materially and adversely affect the use of any improvements then erected or being erected on a Home Lot not owned

by the Declarant; and

(b) any and all of such new sanitary sewers, storm water disposal systems and public water and utility and television signal supply systems.

Declarant reserves the right to make changes in the title lines dividing one or more Home Lots then owned by Declarant from the adjoining Common Open Space, Passive Open Space or other Home Lot and to change the location, size and permitted use of any part of the Common Open Space and Passive Open Space or any easement over any part of the Property, to the extent that the Declarant may in its judgment deem necessary or desirable in connection with the improvement and development of the Property contemplated by this Declaration. However, the Common Open Space shall not be substantially reduced in acreage or utility and no such change shall interfere with access to any Home Lot or with reasonable use of the Common Open Space by the Home Lot Owners.

6. Changes in and use of the Property by the Declarant. Notwithstanding any other provision of this Declaration, until the first day on which the Declarant shall not be in title to any Home Lot, the Declarant may:

(a) Make appropriate changes to the Property, such as, without limitation, removing trees, shrubs, rocks, and the like and cutting and filling and otherwise changing grades, contours and drainages.

(b) Use the Property for any appropriate purpose, such as, without limitation, the use and storage of construction equipment and materials, maintenance of a construction office and sales office, the use of one or more sample residences on Home Lots and the use of appropriate signs.

However, no such changes or uses shall be made in respect of Home Lots which have been transferred by the Declarant to others and have not been reacquired by the Declarant at the time of reference. Such changes and uses shall be

those that are consistent with the development and improvement of the Property as contemplated by Section 5 and with the sale of Home Lots and the construction of buildings and improvements thereon.

7. Architectural Control; Prohibited Uses. In order to insure harmonious and efficient development and maintenance of the Property, both at the time Home Lots are initially improved as well as thereafter, no structure shall be erected or remodeled or altered or added to and no trees in excess of 12" in diameter 6' above the ground and no masses of smaller trees or shrubbery shall be removed and no grades shall be materially altered on any Home Lot by any person or entity other than Declarant, except in accordance with structure and landscape plans which have been submitted to and approved by Declarant (or the Council, after all the Home Lots have been conveyed by the Declarant or its successors or assigns, to the first owner thereof other than Declarant). The term "structure" includes but is not limited to any dwelling; garage; swimming pool; wall; fence; hedge or screening; accessory building; poles, wires and cables; statues, sculptures or benches; and signs, other than professional signs (doctor, lawyer or the like) or "for sale" or "for rent" signs permitted by applicable zoning ordinance.

Such approval may be withheld or conditioned in the absolute discretion of the Declarant (or the Council, after all the Home Lots have been conveyed by the Declarant or its successors or assigns, to the first owner thereof other than Declarant) and shall relate, without limitation, to the following: general and specific architectural style and details; siting of the structure, including its relation to other structures, setbacks and garage locations, including garage door openings; roof pitch; courtyard areas; patios; trees and shrubs to be cleared; final lot grades; locations of all windows, doors and other apertures; sheds; mail boxes;

exterior lights and posts; antennas, towers or similar devices; and wall, roof, window, door and other exterior materials and colors.

Such plans shall be submitted in duplicate. Except in the case of approvals by operation of the following sentence, the legally effective evidence of the approvals required hereby and of any conditions thereto shall be a written notation of approval (stating any conditions thereto) signed by Declarant (or the Council, as the case may be) on the set of said plans returned to the applicant. Such plans shall be deemed to have been approved by Declarant (or the Council, as the case may be) unless it shall mail to the applicant, within 30 days of its receipt of the plans, written notice of disapproval, provided that the only legally effective evidence of such receipt thereof by Declarant (or the Council, as the case may be) shall be an official Postal Service receipt for certified or registered mail or other written receipt duly executed by or on behalf of Declarant (or the Council, as the case may be).

No Home Lot Owner shall place or shall permit to be placed on his Home Lot or in the street in front of his Home Lot any vehicle, trailer, boat or the like, other than a passenger automobile or van, motorcycle or bicycle, except entirely within the confines of an enclosed garage. Trash, garbage and refuse shall not be burned or stored (except awaiting normal pick-up, in appropriate containers and at appropriate locations on the Home Lot.). No activity which, in the judgment of the Council, is noxious or offensive to other Home Lot Owners shall be permitted.

8. Maintenance and Repair of the Property. Each Home Lot Owner shall keep his Home Lot, including any buildings, courtyards, patios, swimming pools, fences, landscaping, grass and other ground cover, stream beds or other

or other improvements or structures or conditions from time to time located thereon in a good state of preservation, repair, neatness and cleanliness. The Home Lot Owner shall provide such landscaping as shall be necessary to screen from view, from the Common Open Space, Passive Open Space and other Home Lots, any exterior attached or detached structures, equipment or facilities, such as air-conditioning condensers, trash containers, storage sheds and the like that may be permitted by Declarant (or the Council, as the case may be) pursuant to Section 7.

Each Home Lot Owner shall be responsible for all utility lines and services serving only his Home Lot (or his and other but less than all other Home Lots), alone or jointly with any other Home Lot Owner or Owners benefited thereby. If any Home Lot Owner fails to effect the maintenance required hereby the Association may do so, on 20 days' written notice save in emergencies. In that event, the cost thereof (plus such standard service charge as the Council may from time to time elect to impose in such cases) shall be billed to the Home Lot Owner. The cost so billed shall be deemed to be part of such Home Lot Owner's share of the Assessments for purposes of Section 11 of the Declaration.

The Council may from time to time elect to provide for each Home Lot Owner lawn maintenance and leaf removal for accessible lawn areas and snow removal from drives following snowfalls in excess of the minimum depth specified by the Council. However, lawn maintenance need not be supplied to any Home Lot until the Home Lot Owner has established the lawn to any minimum standards for lawns specified by the Council. The Council may also perform such additional services for such Home Lot Owners as may from time

to time be approved by the Members or the Class of Home Lot Owners to receive and pay for such services. The cost of all such services (plus such standard service charge as the Council may from time to time elect to impose in such cases), shall be billed to the benefitted Home Lot Owner or Home Lot Owners. The costs so billed shall be deemed to be a part of such Home Lot Owner's or Home Lot Owners' share of the Assessments for purposes of Section 11 of this Declaration.

The Association shall be responsible for the operation, management, repair, maintenance and restoration of the Common Open Space and the Passive Open Space. That obligation shall extend to any fences, culverts, storm water disposal facilities, springhouses, walks, paths, swales, dams and other structures, improvements and watercourses from time to time located thereon, including without limitation the entrance structures, pond and stream bed and any retention basins, and any necessary dredging. If the Association shall not perform these duties in any instance, the Township may perform them. In that event the Township, upon 30 days written notice to the Association and provided that the Association shall not have performed or commenced to perform such duties within that 30 day period, shall, in accordance with the provisions thereof, have the powers of the Council set forth in Section 11 to assess, collect and assert liens in respect of its reasonable costs incurred in such performance.

The Association may (with the approval of the Declarant, until the earlier of when it first ceases to own 17 Home Lots or December 31, 1989) construct such improvements on the Common Open Space as may be approved by the affirmative vote of 51% of all its Members (and not just those attending the meeting).

9. Easements. Each Home Lot Owner and his guests, invitees and employees shall have easements, in common with the Declarant and other Home Lot Owners, to use all portions of the Common Open Space for the purposes for which they are intended. Each Class C Home Lot Owner and his guests, invitees and employees shall have easements, in common with the Declarant, to use all portions of the Passive Open Space contiguous to his Class C Home Lot for the purposes for which they are intended. This shall include the right to use all facilities and improvements thereon, such as, without limitation, any present or future roads, walkways and bridges and any public or private water and utility supply systems and sanitary and storm sewer systems serving his Home Lot at the time of reference, alone or in common with others, as well as an easement across any other Home Lots crossed by any such systems so serving his Home Lot.

The Association and its employees and independent contractors shall have an easement across each Home Lot to the extent necessary, in its reasonable judgment, to perform its maintenance functions under Section 8.

The Declarant, its employees and independent contractors shall have easements across the Common Open Space and the Passive Open Space and each Home Lot to the extent necessary, in its reasonable judgment, to perform its obligations and enjoy its rights under this Declaration.

The foregoing easements shall run with the land. All of such easements burdening the Common Open Space and Passive Open Space may be subordinated to the lien of any mortgage placed from time to time against all or any part of the Common Open Space and of the Passive Open Space by the Declarant or the Council. However, all of such easements burdening Home Lots shall be superior to the lien of any mortgage placed from time to time against any Home Lot other than by the Declarant.

10. Courtyard Area. The Declarant may (but need not) include, in the first deed of any one or more Home Lots to another owner, a restriction and easement, in favor of the owner of a contiguous Home Lot, to the effect that the three foot strip of land described in said deed which is contiguous to the property line of the benefitted Home Lot shall remain open and shall contain no structure, thing or planting, including without limitation any deck, patio, wall, fence, air-conditioning condense, storage shed, trash container, pool, tennis court, tree, shrub or other planting except grass or another suitable ground cover.

Each Home Lot Owner whose Home Lot is benefitted by such a restriction and easement shall at all times keep and maintain such strip and the grass or any other ground cover thereon in a neat condition. Each Home Lot Owner whose Home Lot is burdened by such a restriction may use the strip only for support and as may be necessary to maintain his residence and Home Lot.

Such easements shall run with the land and benefit and bind heirs, successors, personal representatives and assigns of the affected Home Lot Owners.

11. Assessments. Each Assessment shall bear interest, at the lower of 15% or the highest rate permitted by law at the time of reference, and shall be subject to a late charge of 10%, from the 30th day after that date on which the Assessment, or any installment thereof, shall fall due. The Assessment and any interest and late charge shall constitute a lien and an in rem charge against the Home Lot to which it relates.

Where a default is made in the full and timely payment of any one or more but less than all of the installments in which an Assessment may be

payable, the Council may elect to accelerate the due date of the balance of the installments.

Any delinquent Assessment, together with accrued interest and late charges, may be enforced by suit by the Association, in an action in assumpsit, which shall be indexed by the prothonotary as lis pendens and/or to enforce or foreclose the aforesaid lien and charge, and the Association shall give any and all other remedies available at law or in equity. All of the foregoing remedies shall be cumulative and may be pursued separately or together. Any failure to exercise any right or remedy shall not be deemed a waiver thereof.

Each Home Lot Owner, by accepting title to a Home Lot subject to this Declaration, agrees that, on failure to pay any such Assessment or installment when due, the Association by its attorney is empowered to enter a copy of this Declaration, certified by an officer of the Association to be true and correct, together with that officer's affidavit to the effect that the defendant is a Home Lot Owner subject to the provisions hereof, in any court having jurisdiction and there to confess judgment in favor of the Association and against the delinquent Home Lot Owner for the amount of any delinquent Assessments, plus interest and late charges as aforesaid, costs and a 15% attorney's fee.

Any judgment against a Home Lot Owner shall be a lien against his Home Lot, enforceable as provided by law.

The delinquent Home Lot Owner shall be obligated to pay all expenses of the Association, including attorney's fees, incurred in the collection of the delinquent Assessment by legal proceedings or otherwise, which expenses shall be deemed collectible as such.

Additionally, the Association may withhold from any Home Lot Owner who is delinquent in the payment of Assessments any and all services to be rendered to that Home Lot Owner by the Association pursuant to this Declaration or the By-Laws.

Upon any sale, conveyance or other transfer of a Home Lot, by gift, operation of law or otherwise, the grantee or transferee shall be jointly and severally liable with the grantor or transferor for all unpaid Assessments which under this Declaration are a charge against the Home Lot, as of the date of the sale, conveyance or transfer. However, such joint and several liability shall be without prejudice to the grantee's or transferee's right to recover from the grantor or transferor the amount of such unpaid Assessments which the grantee or transferee may pay. Until any such Assessments are paid, they shall continue to be a charge against the Home Lot which may be enforced in the manner herein set forth.

A seller shall not be entitled to any refunds of Assessments paid but rather the same shall be apportioned between the seller and the purchaser. A purchaser under a written agreement to buy a Home Lot shall be entitled to receive from the Association on demand a statement of Assessments unpaid as at the date of settlement for such purchase. Such purchaser shall not (and his seller shall) be liable for any amount not shown thereon, subject to the last paragraph of this Section 11. The new Home Lot Owner, not the former Home Lot Owner, shall be liable for any Assessments made after the date of transfer of title to a Home Lot or any installments under any prior Assessments made after the date of transfer of title to a Home Lot or any installments under any prior Assessment that fall due thereafter, even though

the expenses for which the Assessment in or was made relate in whole or in part to any period prior to that date.

In the event that title to a Home Lot is transferred at sheriff's sale pursuant to execution upon any lien or judgment against the Home Lot, the Association shall give notice in writing to the sheriff of any unpaid Assessments which are a charge against the Home Lot and which have not theretofore been reduced to judgment and lien pursuant hereto. Such unpaid Assessments shall be paid out of the proceeds of the sale prior to the distribution of any balance to the former Home Lot Owner against whom the execution issued. The purchaser at such sheriff's sale shall not be liable for unpaid Assessments which became due prior to the sheriff's sale of the Home Lot. Any such unpaid Assessments which cannot be promptly collected from the former Home Lot Owner shall be reassessed by the Association as a Common Expense to be collected from all of the Home Lot Owners, including the purchaser who acquired title at the sheriff's sale, his successors and assigns.

The lien for Assessments shall be prior to any mortgage placed by a Home Lot Owner (other than Declarant) against any Home Lot. No Home Lot Owner may avoid liability for Assessments by waiver of the right to use the Common Open Space or any part thereof, by waiver of the right to use the Passive Open Space or any part thereof (Class C Home Owners only) or by abandoning the Home Lot or otherwise whatsoever nor shall such liability be avoided or abated by any interruption in such right of use for whatever reason or cause.

In all cases where all or part of any Assessments cannot be promptly collected from the persons or entities liable therefor under this Declaration

the Association shall reassess the same, without prejudice to its rights of collection against such persons or entities.

12. Mortgages. Any mortgage affecting a Home Lot or any other part or all of the Property and the obligations secured thereby and other instruments securing the same shall automatically and without further act or deed be under and subject to the terms and conditions of this Declaration. Each holder of a first mortgage on a Home Lot who shall supply to the Association his name and address and a true copy of his mortgage shall be entitled to the following rights:

(a) To receive, contemporaneously with his mortgagor, a copy of any written notice from the Association of any default by his mortgagor under this Declaration or the By-Laws and an opportunity to cure that default within 5 working days thereafter.

(b) To have priority over the mortgagor, if the mortgage so provides, as to any distribution to Home Owners of insurance proceeds or condemnation awards relating to the Common Open Space and/or the Passive Open Space and not used to restore any related damage thereto.

(c) On reasonable notice and at reasonable times and intervals, to examine the books and records of the Association at its principal office for purposes relevant to his position as mortgagee.

(d) To pay, alone or together with other mortgagees, taxes or other lienable charges against the Common Open Space which are in default and are not being contested in good faith by the Association and have become a charge against the Common Open Space and/or Passive Open Space and, in that case, to be immediately reimbursed by the Association.

13. Amendments to the Declaration, the Plan, the Articles and the By-Laws.

Except as otherwise provided in this Section 13, the Declaration and the Plan may be amended from time to time only by the affirmative vote of 51% of all of the members (and not just those attending the meeting), provided that any such amendments shall also require Declarant's approval until the earlier of when it first ceases to own 17 Home Lots or December 31, 1989. However, no such amendment shall make any material change in the Plan in respect of any Home Lot then owned other than by the Declarant, unless the affected Home Lot Owner shall join in the amendment, or be materially inconsistent with the zoning, subdivision or other applicable ordinances or approvals obtained governmental authority is first obtained and reflected in the amendment. The Declarant or any other person owning more than one Home Lot at the time of reference shall have one Member's vote per Home Lot owned (if conversion takes place on Class B Home Lots, each unit owner will have one vote per unit owned).

The Township shall be given written notice of any amendment pursuant to the preceding paragraph. Such amendment shall not become effective if the Association receives from the Township, by certified or registered mail, return receipt requested, written notice of disapproval within 30 days thereafter. The Township's right of disapproval shall relate only to amendments which affect the maintenance, operation, use and disposition of the Common Open Space, the Passive Open Space, and to any other amendments which would materially and adversely affect its interest. Any notice of disapproval shall state with particularity the reasons therefor. The Township's right of disapproval shall not be unreasonably exercised.

However, in the case of two classes of amendments, the Declarant (so long as it owns at least 17 Home Lots) or the Council (thereafter) may effect an

an appropriate amendment to this Declaration or to the Plan with the approval of the Members or of any mortgagees, lienholders or the Township. The first such class covers any amendments necessary to reflect any change in the lines between two Home Lots owned by Declarant, as permitted in Section 4, or between a Home Lot owned by the Declarant and the adjoining Common Open Space, or between a Home Lot owned by the Declarant and the adjoining Passive Open Space, as permitted by Section 3. The second covers any amendments which are necessary, in the judgment of the Declarant or the Council, as the case may be, to cure any ambiguity or to correct or supplement any provision of this Declaration or of the Plan which is incorrect or defective or which is inconsistent with any other provision hereof or thereof. However, in the case of amendments to this Declaration, such amendments may be made only upon receipt of an opinion of counsel to the effect that such proposed amendment is permitted by the terms of this sentence or in the case of amendments to the Plan, only upon receipt of an opinion of a registered architect or licensed professional engineer to like effect.

Each amendment permitted by this Section 13 shall be effective upon the recordation in the Recorder's Office of an appropriate instrument reciting that this Declaration and/or the Plan is to be amended in accordance therewith, duly executed and acknowledged on behalf of the Declarant or the Council, as the case may be.

The Articles and By-Laws may be amended from time to time as therein and by law permitted but not in any way that is inconsistent with this Declaration, as amended at the time of reference, and in the event of any inconsistencies, this Declaration shall prevail. Any such amendments shall also require Declarant's approval until the earlier of when it first ceases to own 17 Home Lots or December 31, 1989. Such amendments may be recorded in the Recorder's Office by

the Council or by the Declarant (as long as it is a Home Lot Owner) but such recordation shall not be a condition to the effectiveness of any such amendment.

14. Effective Date; Termination. This Declaration shall become effective when it shall have been duly entered of record in the Recorder's Office. It shall remain effective until the date, following the erection of residences on at least 90% of the Home Lots, that at least 90% of the Home Lots shall cease to be used for residential purposes, unless sooner terminated by the Declarant, pursuant to this Section 14, or by a suitable instrument of termination executed and acknowledged by all the Home Lot Owners and the Township and duly recorded in the Recorder's Office. The Declarant reserves the right, by recording a suitable instrument of termination in the Recorder's Office, to terminate the effectiveness of this Declaration absolutely at any date prior to the date on which the deed conveying the first of the Home Lots from the Declarant to the first Home Lot Owner other than the Declarant is recorded in the Recorder's Office.

15. Notices. All notices hereunder may be sent by mail, post paid, addressed as follows:

(a) To the Association or the Declarant, at 16 Haymarket Lane, Bryn Mawr, Pennsylvania 19010, or at such other address as the Association or the Declarant may from time to time designate by written notice at each other and to all Home Lot Owners.

(b) To the Home Lot Owners, at their respective addresses on the Property or at such other addresses as they may from time to time designate by written notice to the Association and the Declarant and are shown on the membership list called for by the By-Laws.

(c) To the Township, at 301 Ives Avenue, Radnor, Pennsylvania,

19087.

All notices shall be deemed to have been given when so mailed, except notices of change of address and disapproval of amendments shall be deemed to have been given when received.

16. Headings. The headings herein are for reference purposes only and shall not affect the meaning or interpretation of this Declaration.

17. Invalidity; Noncompliance and Waiver; Severability. If any provisions of this Declaration are determined to be invalid, the determination shall not affect the validity or effect of the remaining provisions hereof, all of which shall continue in effect as if such invalid provisions had not been included herein.

Failure or any threatened failure to comply with this Declaration shall be grounds for an action for the recovery of damages (including the costs of the Council's taking any action necessary to correct or remedy any such failure) or for injunctive relief (including, without limitation, to prevent or abate any threatened or actual violation of the development controls and maintenance requirements and easements set forth in Sections 7, 8, 9 and 10 hereof), or both. Such actions shall be maintainable by the Council in its own right and/or as agent for and on behalf of the Association and the Home Lot Owners or, in a proper case, by any Home Lot Owner aggrieved by any such noncompliance.

No restriction, condition, obligation or provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure, single or repeated, to enforce the same.

Invalidation of any one or more of the provisions of this Declaration by any court action shall not affect the validity of any other provision hereof.

18. Recording. This Declaration shall be recorded in the Recorder's Office.

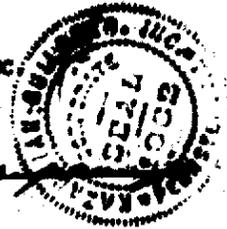
IN WITNESS WHEREOF, the Declarant, intending to be legally bound, has caused this Declaration to be duly executed the day and year first above written and the Association and the Township have as of each day and year joined in this Declaration.

Attest: [Corporate Seal]

Peggy Lou Kazanjian
Secretary

KAZANJIAN BUILDERS, INC.

By: [Signature]
President



Attest: [Corporate Seal]

Peggy Lou Kazanjian
Secretary

TRIARCH HOMEOWNERS ASSOCIATION

By: [Signature]
President



Attest: [Corporate Seal]

Mary S. Bentley
Secretary

TOWNSHIP OF RADNOR

By: [Signature]
President



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF *Delaware* :

On this, the *18th* day of *June*, 1985, before me, the undersigned officer, personally appeared *Jim Kazanjian* who acknowledged himself to be the President of Kazanjian Builders, Inc. a Pennsylvania corporation and that he as such President, being authorized to do so, executed the foregoing Declaration for the purposes therein contained by signing the name of the partnership by himself as President of such corporate general partner.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

[Notarial Seal]

Francis E. Every
Notary Public

My commission expires:

FRANCIS E. EVERY, Notary Public
Lower Merion Twp., Montgomery Co.
My Commission Expires April 25, 1988



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF *Delaware* : ss.

On this, the *18th* day of *June*, 1985, before me, the undersigned officer, personally appeared *Jim Kazanjian* who acknowledged himself to be the President of Trianon Homeowners Association a corporation, and that he as such President, being authorized to do so, executed the foregoing Declaration for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

[Notarial Seal]

Francis E. Every
Notary Public

My commission expires:

FRANCIS E. EVERY, Notary Public
Lower Merion Twp., Montgomery Co.
My Commission Expires April 25, 1988



VL025100050

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF Delaware :

On this, the 3 day of July 1955, before me,
the undersigned officer, personally appeared Andrew A
On, who acknowledged himself to be the
President of the Township of Radnor, a municipal
corporation, and that he as such President, being
authorized to do so, executed the foregoing Declaration for the
purposes therein contained by signing the name of the
corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and
notarial seal.

[Notarial Seal]

Barbara J. Jolant
Notary Public
My commission expires: 10/1/55
BARBARA E. JOYNER, NOTARY PUBLIC
GRAND TWP., DELAWARE COUNTY
MY COMMISSION EXPIRES OCT. 31, 1955
Member, Pennsylvania Association of Notaries

Recorded in the Office of the Recorder of Deeds in and
for Delaware County, Pennsylvania in Deed Book . page

WITNESS my hand and seal of office this . day of
_____ 1955.

Recorder of Deeds

WL0251700455

8711007

COMMONS

TRIANON

**HOMEOWNERS ASSOCIATION
ARTICLES OF INCORPORATION**

VL025100056

APPLICATIONS AND BY-LAWS

DOC# 15-7316 (Rev. 11-78)

Articles of
Incorporation
Domestic Nonprofit Corporation

84791667

(Line for numbering)

850351

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
CORPORATION BUREAU

Filed this DEC 31 1984 of 19

Commonwealth of Pennsylvania
Department of State

William E. Davis

Secretary of the Commonwealth

(Box for Certification)

In compliance with the requirements of 15 Pa.C.S. §7316 relating to articles of incorporation) the undersigned, desiring to be incorporated as a nonprofit corporation, hereby certifies (certify) that:

1. The name of the corporation is TRIANON HOMEOWNERS ASSOCIATION.
2. The location and post office address of the initial registered office of the corporation in this Commonwealth is: 16-Market Lane, Bryn Mawr, PA 19010. (23)
3. The corporation is incorporated under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania for the following purpose or purposes:
 - (Specifically, to be the Association referred to in the Declaration and to carry out and perform all the obligations and duties, and to enjoy and enforce all the rights and benefits, imposed by and granted in the Declaration (but always under and subject to all the limitations therein and all the terms and conditions thereof) on and to the Association, including without limitation to:
 - (a) acquire, own, develop, operate, manage, repair, maintain, restore, make dispositions of and otherwise deal in and with the Common Open Space;
 - (b) administer and enforce the covenants relating to the architecture and appearance of the Property, designed to ensure harmonious and efficient development and maintenance thereof, and
 - (c) provide certain routine maintenance services in respect of Home Lots;
 and generally, to promote the health, safety and welfare of the Home Lot Owners and residents of the Property.
- (The Declaration referred to in the preceding sentence is the Declaration to be made (promptly following the filing hereof with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania) by Kazanjian Builders, Inc., a Pennsylvania Corporation, and to be joined in by this corporation and the Township of Radnor and to be recorded in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania with a copy of these Articles of Incorporation attached as Schedule B thereto. The capitalized terms used and not otherwise defined herein are used as they are defined in that Declaration. In the case of any conflict between these Articles of Incorporation and that Declaration, as the same may have been amended to the time of reference, the latter shall control.
4. The term for which the corporation is to exist is perpetual.
5. The corporation is organized on a non-stock basis.
6. The members of the corporation shall be those who or which are the Home Lot Owners at the time of reference. In all matters to be acted upon at any members' meeting or in any action in lieu of a members' meeting, each Home Lot Owner may cast one vote for each Home Lot owned at the time of the meeting or action, except that a Home Lot Owner may vote or act on matters relating solely to maintenance services governed by the second paragraph of Section B of the Declaration only if and to the extent such Owner at that time is or will be obligated to pay for any such maintenance service.

104 0751004

84791668

7. The name and post office address of the sole incorporator is Kazanjian Builders, Inc., 16 Haymarket Lane, Bryn Mawr, PA 19010.
8. The business and affairs of the corporation shall be managed by a board to be known as the Council. The names and addresses of the initial members of the Council are:

Leon Kazanjian, Jr.	16 Haymarket Lane Bryn Mawr, PA 19010
Samuel Marella	16 Haymarket Lane Bryn Mawr, PA 19010
Joseph S. Cella	16 Haymarket Lane Bryn Mawr, PA 19010

9. These Articles of Incorporation may be amended only as provided in the By-laws, as the same may have been amended to the time of reference.
10. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise. No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its members (other than by acquiring, constructing or providing management, maintenance or care of the corporation's property), or the members of the Council, its officers or other private persons. Whenever the lawful activities of the corporation may involve charging of fees for its services, the corporation shall have the right to receive such fees and, in so doing, may make an incidental profit. Any such fees and incidental profits shall be applied to the reduction of future Assessments and in no case shall be divided or distributed in any manner whatsoever among its Members, or the members of the Council, or its officers or other private persons.

IN TESTIMONY WHEREOF, the incorporator has signed and sealed these Articles of Incorporation this 20th day of December, 1964.

Kazanjian Builders, Inc.

By: Leon Kazanjian, Jr.
LEON KAZANJIAN, JR. President

ATTEST:

[CORPORATE SEAL]

Peggy Lou Kazanjian
PEGGY LOU KAZANJIAN Secretary

VOL 0251960458

Article I. Purpose and Name
Article II. Object
Article III. Membership
Article IV. Officers and Directors
Article V. Committees
Article VI. Finance
Article VII. Meetings
Article VIII. Amendments
Article IX. Dissolution

TRIANON

HOMEOWNERS ASSOCIATION

BY-LAWS

WL025100659

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**TRIANON HOMEOWNERS ASSOCIATION
BY-LAWS**

The following constitute the By-Laws of Trianon Homeowners Association, a Pennsylvania non-profit corporation.

Article I. Definitions.

1.1 Certain capitalized terms are used herein as they are defined in the Declaration which is, contemporaneously with the adoption of these By-Laws, being made by Kasanjian Builders, Inc., a Pennsylvania corporation, and being joined in by the Association and by the Township of Radnor and being recorded in the Recorder's Office, with a copy of these By-Laws attached as Schedule C thereto.

Article II. Membership.

2.1 The Members of the Association are those who meet, at the time of reference, the qualifications for membership set forth in the Articles.

2.2 Each Member shall at all times fully and timely carry out and perform all of the obligations and duties of membership imposed in the Declaration, the Articles, these By-Laws and the Rules and by law and by duly taken actions of the Members or of the Council, and shall fully and timely comply with all the applicable restrictions, covenants and requirements therein respectively set forth, including without limitation, the full and timely payment of all Assessments made against that Member's one or more Home Lots.

2.3 Each Member shall enjoy all the rights, benefits and privileges granted by the Declaration, the Articles, these By-Laws and the Rules and by law and by duly taken actions of the Members or of the Council, provided that such rights, benefits, and privileges shall be suspended: (a) automatically, during any period when any Assessment against the Member's Home Lot,

and any interest, late charge or other related costs or expenses, remain unpaid in whole or in part beyond 30 days from the due date of the Assessment or of any installment thereof, whether or not the Member is personally liable therefor; and (b) during any suspension ordered by the Council pursuant to Section 2.4. A Member's obligations and duties referred to in Section 2.3 shall not in any way be affected or reduced by the suspension of the Member's rights, benefits and privileges, whether during such suspension or thereafter.

2.4 The Council may, for any failure to comply with Section 2.3 that is not otherwise provided for in Section 2.3(a), suspend a Member's rights, benefits and privileges for any period that terminates no later than when the failure has been fully cured. Such suspension shall require 10 days prior written notice to the member specifying the nature of the failure and an opportunity to be heard before the council. However, the suspension shall be immediate if the Council in its absolute discretion considers that the failure presents a clear and present safety danger. In the latter case, the Council shall give the Member prompt written notice of the suspension and the reasons therefor and shall provide an opportunity to be heard before the Council within 10 days after the suspension.

2.5 The Members may from time to time add to the Common Expenses identified in the Declaration and in these By-Laws.

Article III. Meetings of Members.

3.1 The first annual meeting of Members shall be called by the President and held by the earlier of 30 days after the first date on which the Declarant is the fee simple owner of less than 17 Home Lots or October 31, 1987.

3.2 The second annual meeting of Members shall be held during the October next following the date of the first and an annual meeting shall be held in October of each succeeding year, in each case at such time and place as the Council shall specify. The business at each annual meeting shall be to elect persons to the council, to receive the financial report for the preceding fiscal year pursuant to Section 7.3 and to conduct such other business as may properly come before the meeting. The election of persons to the Council shall be by written, secret ballot. If any annual meeting has not been held within 11 months of the time above specified therefor, it shall be called by the President, the requisite notice shall be given and the meeting shall be held within 30 days after written request therefor has been received by the President from at least 17 Members.

3.3 Special meetings of Members may be called at any time by the council and shall be called and held within 30 days after written request therefor has been received by the President from at least 17 Members.

3.4 Written notice of the time and place of each meeting of Members shall be given to each Member by the Secretary by mail or hand delivery to the Member's address as shown on the membership list referred to in Section 3.6. Such notice shall be mailed or delivered at least 14 days prior to the first meeting and any annual meeting and at least 5 days prior to any special meeting of Members and shall, in the latter case, also specify the purposes of the special meeting. Notice may be waived in writing before or after the meeting and shall be waived by attendance (except to protest lack of notice).

3.5 The presence in person or by proxy of at least 17 Members at a meeting of Members shall constitute a quorum and the acts of a majority of the Members present in person or by proxy at a meeting at which a quorum

is present shall be the acts of the Members, except in those cases where a greater vote is required by the Declaration, the Articles or these By-Laws, or by law. Any proxies shall be in writing and dated and executed by the Member or the Member's duly authorized attorney in fact, shall be delivered to the Secretary prior to the vote, shall be revocable at any time by written notice to the Secretary and shall expire 11 months after the date thereof, irrespective of any provision therein for nonrevocability or for a longer effective period.

3.6 The Secretary shall maintain a list of the name and addresses of and the number of Home Lots owned of record in fee simple by each Member. The names of the Members shall be the names of the Home Lot Owners of the Home Lots to which the Members' membership interests are respectively appurtenant, as shown in the deeds which had created the record fee simple ownership of those Home Lots at the time of reference. The addresses of Members shall be their respective addresses on the Property or such other address as any Member may from time to time have supplied to the Secretary in writing.

The membership list shall determine the persons or entities from time to time entitled to enjoy and to exercise the voting rights and all other rights and privileges of Members. The number of Home Lots shown on the membership list as being owned by each Member shall be the number of votes that Member may cast at any meeting or in any unanimous written consent, subject to the provisions of Article VI of the Articles.

The membership list shall be continuously updated by the Secretary, but shall be closed for each meeting of Members at the close of business on the fifteenth day next preceding the meeting date.

In cases where a partnership or association is, or more than one

and of any structures, improvements and watercourses from time to time located thereon, such as the entrance structure, fences, bridges, culverts, storm water disposal facilities, springhouses, walks, paths, swales, dams, ponds and stream beds and any retention basins. (c) The determination, imposition and collection of all Assessments and the payment of the common Expenses and Passive Open Space Expenses. (d) The power to enter into and to perform under contracts and other written instruments or documents on behalf of the Association. (e) The opening of bank accounts on behalf of the Association and designating the signatures therefor. (f) The power from time to time to adopt Rules, which shall be in addition to the Common Open Space and the Passive Open Space, to set the minimum standards for the maintenance of Home Lots by Home Lot Owners, to implement the council's powers and duties under the Declaration, Articles and these By-Laws, to establish any penalties for violations by Home Lot Owners or Members of their obligations under those documents and the Rules, to establish fees for the use of specific recreational facilities and for other like matters.

4.2 The initial members of the Council shall be the individuals named in the Articles, who shall serve until their respective successors are elected or designated or their respective death, disability, resignation or removal.

4.3 The Declarant shall have the right to designate, remove and replace one member of the Council until the sooner of the date on which Declarant ceases to be a Home Lot Owner or December 31, 1989.

4.4 At each annual Members' meeting, the Members shall elect persons to the Council for terms expiring at the next annual Members' meeting and the election of their respective successors. The Number of persons to be elected shall be two, during the period specified in Section 4.3, and three thereafter.

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4.5 Council members elected by the Members may be removed by the Members only: (a) for cause, by a majority of the Members attending a meeting at which a quorum is present and each Council member shall have 5 days prior written notice specifying the nature of such cause and at which he or she shall have the opportunity to be heard, and (b) without cause, by the vote of 75% of all the Members (and not just of those attending the meeting).

4.6 Vacancies occurring between meetings by reasons of death, disability and resignation shall be filled by the remaining Council members or member. Vacancies due to removal by the Members shall be filled by the Members.

4.7 An annual organization meeting of the Council shall be held, without notice, immediately following and at the place of each annual Members' meeting. The Council shall also meet at such other times and places as it or the President may from time to time determine, upon three days' prior written notice stating the time, place and purpose of the meeting. Notice may be waived in writing before or after the meeting and shall be waived by attendance (except to protest lack of notice).

The physical presence of two members shall constitute a quorum at any Council meeting. The Council may act by a majority of those attending a meeting at which a quorum is present and of which notice has been duly given or waived.

One or more persons may participate in a meeting of the Council or any committee by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, which participation shall constitute presence in person at such meeting.

The Council may act by unanimous written consent.

4.8 The Council shall annually determine the estimated net Common Expenses and the Assessment-Passive for the next fiscal year and any excess in the Common Expenses and Assessments-Passive theretofore incurred and estimated to be incurred during the balance of the current fiscal year over the Assessments and any other receipts theretofore received and estimated to be received during the balance of the current fiscal year. The Council shall then determine, on the basis thereof, the amount of the total annual Assessment and Assessment-Passive for the next fiscal year. No annual Assessment or Assessment-Passive shall exceed the prior year's Assessment or Assessment-Passive by more than the change during the latest available 12-month period in the Consumer Price Index for All Urban Consumers for Philadelphia, or any successor index, without the affirmative vote of any designee of the Declarant then serving on the council. The Council shall promptly notify the Members of each annual Assessment and Assessment-Passive, at least 3 days prior to the first day of the next fiscal year. Each annual Assessment and Assessment-Passive shall be paid in such installments and on such due dates during that fiscal year as shall be specified in the notice of Assessment.

The Council may (with the affirmative vote of any designee of the Declarant then serving on the Council) make special Assessments at any time, in such amounts as it deems prudent. Special Assessments shall be payable at the time specified in the notice of the Assessment.

Each Class A Home Lot Owner shall be severally (and not jointly) responsible for 1/50th of each annual Assessment and any special Assessment times the number of Home Lots of which the Member is the Class A Home Lot Owner.

Class B Home Lot Owners shall be severally (and not jointly) responsible for 1/50th of each annual Assessment and any special Assessment times the number of Class B Home Lots of which the Member is the Class B Home Lot Owner.

In the event of conversion, the Class B Home Lot Unit Owner, shall be severally (and not jointly) responsible for 1/6th (maximum) - Lot #58 or 1/2 (maximum) - Lot #50 of each annual Condominium assessment and any special Assessment in accordance with the Condominium Declaration and By-Laws that would be recorded prior to such conversion.

In the event of conversion of Class B Home Lots, the fraction of each annual Assessment and any special Assessment, for which each Home Lot Owner is severally (and not jointly) responsible, shall change, but only to a maximum of 1/64th.

Class C Home Lot Owners shall be severally (and not jointly) responsible for 1/58th of each annual Assessment and any special Assessment times the number of Class C Home Lots of which the Member is the Class C Home Lot Owner. In addition, each Class C Home Lot Owner is severally (and not jointly) responsible for 1/6th of each annual Assessment-Passive times the number of Class C Home Lots of which the Member is the Class C Home Lot Owner.

Any Association receipts, such as by way of illustration and not of limitation, fees for services, insurance proceeds and condemnation awards, shall be used to reduce future Assessments.

4.9 The Council shall cause the appropriate officer to issue to any purchaser or mortgagee of a Home Lot a certificate stating to what extent, if any, Assessments, Assessments-Passive and any related interest, late charges, penalties or expenses remain unpaid on the date of such certificate.

4.10 The Council shall maintain such casualty, liability (with not less than \$500,00 coverage), fidelity, workers compensation and other insurance in respect to the Common Open Space and the Passive Open Space and of the business and affairs of the Association as it shall from time to time deem prudent, the cost of which shall be a Common Expense and an Assessment-Passive

(respectively). Any insurance proceeds in excess of the amount necessary to restore or compensate for the insured event shall be applied to the reduction of future Assessments and Assessments-Passive. Each Home Lot Owner shall remain responsible for appropriately insuring in respect of his, her or its Home Lot and any residence or other structures or property thereon and in respect of his, her or its own acts, including without limitations upon or in respect of the Common Open Space and the Passive Open Space.

4.11 Whenever any proceedings are instituted which could result in the temporary or permanent taking, injury or destruction of all or part of the Common Open Space and/or the Passive Open Space, by the Power of or a Power in the nature of eminent domain or by an action or deed in lieu of condemnation, the Council shall be solely entitled to notice thereof and to participate therein. If all or part of the Common Open Space and/or all or part of the Passive Open Space is permanently or temporarily taken, injured or destroyed by the power of or a power in the nature of eminent domain or by an action or deed in lieu of condemnation, the net award or other net proceeds thereof shall be payable to the Council. The Council shall, if appropriate, first use such proceeds to repair or restore the Common Open Space and the Passive Open Space and then shall apply any balance to the reduction of future Assessments. Each Home Lot Owner affected shall remain entitled to any net proceeds attributable to the taking of all or part of his, her or its Home Lot or any buildings and improvements thereon erected.

4.12 No member of Council shall be compensated for acting as such.

Article V. Officers.

5.1 The officers of the Association shall be a President, Vice President, Secretary and Treasurer and such other officers and assistant officers as the Council may from time to time specify and elect.

5.2 The President shall be the chief executive officer of the Association, shall preside at all meetings of the Council and of the Members and shall have all powers not herein or by law expressly reserved to the Council or the other officers.

5.3 The Vice President shall have such powers and perform such duties as the President shall delegate and, during the absence or disability of the President. In the absence of both the President and the Vice President, any meeting of the Members may elect its presiding officer.

5.4 The Secretary shall give notice and keep minutes of all meetings of the Council and of the Members and shall have charge of the non-financial books and records, such as the membership list referred to in Section 3.6, and of the seal of the Association.

5.5 The Treasurer shall be the chief financial officer of the Association and shall be responsible for the receipt, deposit and disbursement of the funds of the Association, shall keep and have charge of the financial records of the Association and shall render annual reports to the Council and the Members on the financial condition of the Association.

5.6 All officers shall be natural persons of full age. The President and the Vice President shall be, and the other officers and any assistant officers may but need not be, members of the Council. Any two (but not more than two) offices may be filled by the same person, except the offices of President and Vice President. All officers and assistant officers shall serve at the pleasure of the Council and may be removed by the Council at any time, with or without cause. The Council shall promptly fill any vacancies in any of the four offices required by Section 5.1. The Council may secure the fidelity of any officer, assistant officer, employee or agent of the Association by bond or otherwise, the cost of which shall be a Common Expense.

5.7 No officer or assistant officer shall be compensated for acting as such.

Article VI. Committees.

6.1 The Council may from time to time, by a resolution adopted by a majority of its number, establish one or more committees to exercise such powers and authority of the Council as shall be specified in the creating resolution, except that no committee shall have any power or authority: to submit any matters to the Members; to fill vacancies on the Council; to adopt, amend or repeal these By-Laws or any resolution of the Council; or that is committed by these By-Laws or any resolution of the Council to another committee. Each committee member and chairperson shall be appointed by the Council and serve at its pleasure. Each committee shall have at least one member who is a member of the Council and is its chairperson.

Article VII. Records and Reports.

7.1 The Association shall at all times keep at its registered office or principal place of business, an original or duplicate: (a) record of the proceedings of the Members and of the Council; (b) copy of the Articles and By-Laws, and of the Declaration and the Plan and of any Rules, all as amended to the date of reference, such By-Laws to be certified by the Secretary; (c) the membership list referred to in Section 3.6 and a register giving the name and address of each member of the Council; and (d) appropriate, complete and accurate books or records of account.

7.2 Each Member and purchaser of a Home Lot shall have the right, upon reasonable notice and at reasonable times and intervals, to examine the books and records of the Association at its registered office or principal place of business. The right of access of mortgagees of Home Lots to such

books and records is governed by the Declaration.

7.3 The Treasurer shall prepare or cause the Association's independent certified public accountants to prepare and shall verify and present to the Council annually, not later than May 15 of each year starting with 1986 and the Council shall present to each annual meeting of the Members, a report (a copy of which shall be recorded with the minutes of the meeting) showing in appropriate detail: (a) the assets and liabilities (including any trust funds) during the preceding fiscal year; (c) the revenue or receipts of the Association, both unrestricted and restricted to particular purposes, for the preceding fiscal year (including separate data with respect to each trust fund, if any, held by or for the Association); and (d) the expenses and disbursements of the Association, for both general and restricted purposes, for the preceding fiscal year (including separate data with respect to each trust fund, if any, held by or for the Association).

Article VIII. Fiscal Year.

8.1 The fiscal year of the Association shall be as determined from time to time by the Council.

Article IX. Seal.

9.1 The seal of the Association shall be circular and shall have inscribed thereon the name of the Association, its date and state of incorporation and the words "corporate seal".

Article X. Indemnification.

10.1 Each person who is or was a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a member of the Council, officer or other representative of the

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Association, or is or was serving at the request of the Association as a director, officer, or other representative of another corporation, partnership, joint venture, trust or other enterprise, shall be indemnified by the Association to the full extent permitted by the laws of the Commonwealth of Pennsylvania as in effect at the time of such indemnification. The foregoing right of indemnification shall inure to the benefit of the heirs, successors, personal representatives and assigns of each such person; shall not be exclusive of any other rights of indemnification to which any member of the Council, officer or other representative may be entitled in any capacity as a matter of law or under any by-laws, agreement, vote of the Council, or otherwise; and shall continue as to each such person who has ceased to be a member of the Council, officer or other representative.

10.2 Any amounts paid under Section 10.0 shall constitute Common Expenses.

Article XI. Offices.

11.1 The Association shall maintain one or more offices at the place or places specified in its Articles and from time to time by action of the Council.

Article XII. Amendments.

12.1 The Articles and these By-Laws may be amended in part or parts and may be restated in their entirety and new By-Laws may be adopted in accordance with the requirements of applicable law, provided that: any such amendments shall also require Declarant's approval until the earlier of when it first ceases to own 17 Home Lots or December 31, 1989; (b) the action is not inconsistent with any provision of the Declaration or (in the case of the By-Laws) the Articles; and (c) there shall be included in or enclosed with the notice of the meeting a copy of the proposed action or a summary of the changes to be effected thereby.

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of Baltimore & left
Kendall at work
A Photo. P. 19102

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AGREEMENTS TO
TRAVEL HONORARIUM DOCUMENTS

James J. Hill



Radnor Twp
36.00-00000-00

By the affirmative vote of over 51% of all of the members of Trianon Homeowners Association, Section 7 of the Trianon Declaration, which was originally recorded with the Office of the Recorder of Deeds of Delaware County, Pennsylvania on July 12, 1983 at Volume 251, Pages 425 et seq., has been amended to read as follows:

7. Architectural Control; Prohibited Uses. In order to insure the harmonious and efficient development and maintenance of the Property, both at the time Home Lots are initially improved as well as thereafter, no structure shall be erected or remodeled or altered or added to and no trees in excess of 12" in diameter and 6' or more above the ground and no masses of smaller trees or shrubbery shall be removed and no grades shall be materially altered on any Home Lot by any person or entity other than Declarant, except in accordance with structure and/or landscape plans which have been submitted to and approved by Declarant (or the Council, after such Home Lot has been conveyed by Declarant or its successors to the first owner thereof other than Declarant). The term "structure" includes but is not limited to any dwelling; garage; swimming pool; wall; fence; hedge or screening; accessory building; poles, wires and cables; statues, sculptures or baths; and signs, other than professional signs (doctor, lawyer or the like) or "for sale" or "for rent" signs permitted by applicable zoning ordinance.

Such approval may be withheld or conditioned in the absolute discretion of the Declarant (or the Council, after such Home Lot

has been conveyed by the Declarant or its successors or assigns to the first owner thereof other than Declarant) and shall relate, without limitation, to the following: general and specific architectural style and details; siting of the structure, including its relation to other structures, setbacks and garage locations, including garage door openings; roof pitch; courtyard areas; patios; trees and shrubs to be cleared; final lot grades; locations of all windows, doors and other apertures; sheds; mail boxes; exterior lights and posts; antennas, towers or similar devices; and wall, roof, window, door and other exterior materials and colors.

Such plans shall be submitted in duplicate. Except in the case of approvals by operation of the following sentence, the legally effective evidence of the approvals required hereby and of any conditions thereto shall be a written notation of approval (stating any conditions thereto) signed by Declarant (or the Council, as the case may be) on the set of said plans returned to the applicant. Such plans shall be deemed to have been approved by Declarant (or the Council, as the case may be) unless it shall mail to the applicant, within thirty (30) days of its receipt of the plans, written notice of disapproval, provided that the only legally effective evidence of such receipt thereof by Declarant (or the Council, as the case may be) shall be an official Postal Service receipt for certified or registered mail or other written receipt duly executed by or on behalf of Declarant (or the Council, as the case may be).

... shall place or shall permit to be placed
... Lot, or in the street in front of his Home Lot any
... trailer, boat or the like, other than a passenger
... or van, motorcycle or bicycle, except entirely within
... of an enclosed garage. Trash, garbage and refuse
... be kept or stored (except awaiting normal pick-up, in
... containers and at appropriate locations on the Home
... activity which, in the judgment of the Council, is
... or offensive to other Home Lot Owners shall be permitted.

TRAYON HOMEOWNERS ASSOCIATION

By: 
G. David Rosenblum, President

Attest: 
Marilyn Hart, Assistant
Secretary

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By the affirmative vote of over 51% of all of the members of Trianon Homeowners Association, Article IV, Section 4.1 of the Trianon Homeowners Association By-Laws, which was originally recorded with the Office of the Recorder of Deeds of Delaware County, Pennsylvania on July 12, 1985 at Volume 251, Pages 459 et seq., has been amended to read as follows:

Article IV. The Council.

4.1 The business and affairs of the Association and the operation and maintenance of the Common Open Space and the Passive Open Space shall be managed by a board of not less than three (3) and not more than five (5) natural persons who may but need not be Home Lot Owners. Such board shall be known as the "Council" and shall be the governing body of the Association. The Council shall also have all the powers and duties necessary or appropriate to carry out such operation, maintenance and government, including without limitation: (a) all the powers and duties specifically granted to and imposed upon it by the Declaration, the Articles, these By-Laws and any Rules, and by law and by duly taken actions of the Members; (b) the operation and maintenance of the Common Open Space and the Passive Open Space and of any structures, improvements and watercourses from time to time located thereon, such as the entrance structures, fences, bridges, culverts, storm water disposal facilities, springhouses, walks, paths, swales, dams, ponds and stream beds and any retention basins; (c) the determination, imposition and collection of all Assessments and the payment of the Common

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Expenses and Passive Open Space Expenses; (d) the power to enter into and to perform under contracts and other written instruments or documents on behalf of the Association; (e) the opening of bank accounts on behalf of the Association and designating the signatories therefor; (f) the power from time to time to adopt Rules, which shall be in addition to the Common Open Space and the Passive Open Space, to set the minimum standards for the maintenance of Home Lots by Home Lot Owners, to implement the Council's powers and duties under the Declaration, Articles and these By-Laws, to establish any penalties for violations by Home Lot Owners or Members of their obligation under those documents and the Rules, to establish fees for the use of specific recreational facilities and for other like matters.

4.2 The initial members of the Council shall be the individuals named in the Articles, who shall serve until their respective successors are elected or designated or their respective death, disability, resignation or removal.

4.3 The Declarant shall have the right to designate, remove and replace one member of the Council until the sooner of the date on which Declarant ceases to be a Home Lot Owner or December 31, 1988.

4.4 At each annual Members' meeting, the Members shall elect persons to the Council for terms expiring at the next annual Members' meeting and the election of their respective successors.

4.5 Council members elected by the Members may be removed by the Members only: (a) for cause, by a majority of the Members

VOLUME 003

attending a meeting at which a quorum is present and of which the Council member shall have five (5) days' prior written notice specifying the nature of such cause and at which he or she shall have the opportunity to be heard, and (b) without cause, by the vote of seventy-five (75%) percent of all the Members (and not just of those attending the meeting).

4.6 Vacancies occurring between meetings by reasons of death, disability and resignation shall be filled by the remaining Council members or member. Vacancies due to removal by the Members shall be filled by the Members.

4.7 An annual organization meeting of the Council shall be held, without notice, immediately following and at the place of each annual Members' meeting. The Council shall also meet at such other times and places as it or the President may from time to time determine, upon three (3) days' prior written notice stating the time, place and purpose of the meeting. Notice may be waived in writing before or after the meeting and shall be waived by attendance (except to protest lack of notice).

The physical presence of a majority of the members of Council shall constitute a quorum at any Council meeting. The Council may act by a majority of those attending a meeting at which a quorum is present and of which notice has been duly given or waived.

One or more persons may participate in a meeting of the Council or any committee by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, which

SECRET

Requires written consent.

ASSOCIATION

[Signature]
JOHN W. ... PRESIDENT

BY: *[Signature]*
MARILYN ... ASSISTANT
SECRET

... day of April, 1989, before me, the
personally appeared G. David Rosenblum, and
I acknowledged themselves to be the President and
Secretary, respectively, of the Council of Triangles
Homeowners, a non-profit corporation, and that they, as
President and Assistant Secretary, respectively, being authorized
to execute the foregoing Amendments to Triangles Homeowners
for the purposes therein contained by signing the name of
the corporation as President and Assistant Secretary,
respectively.

Witness my hand and notarial seal.

[NOTARIAL SEAL]

Kathleen M. Wozniak
NOTARY PUBLIC

My commission

NOTARIAL SEAL
KATHLEEN M. WOZNIAK, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Oct. 24, 1992

11

RECORDER OF DEEDS
DELAWARE COUNTY, PA.

082504

John ...

1987 OCT 27 PM 3:06

**AMENDMENT OF TRIANON DECLARATION AND BY-LAWS AND
ESTABLISHMENT OF ADDITIONAL COVENANTS WITH RESPECT TO LOT 58**

WHEREAS, the TRIANON HOMEOWNERS ASSOCIATION (the "Association") is a corporation incorporated under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania; and

WHEREAS, the Association exercises certain duties and functions pursuant to the Trianon Homeowners Documents, including the Trianon Declaration and the Trianon By-Laws, recorded in the Office of the Recorder of Deeds of Delaware County in Volume 251, page 425 ("Trianon Declaration" and "Trianon By-Laws"), all with respect to a residential community known as "Trianon" and shown on a plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates dated 10/22/84 and last revised 12/28/84 and recorded on 2/19/85 in the Office of the Recorder of Deeds of Delaware County in Plan Case 14, page 226 ("Trianon Plan"); and

WHEREAS, WAYNE H. LEWIS and MARY JANE LEWIS, husband and wife (the "Lewises"), are the owners of Lots 1, 2, 3, 4, 52, 57 and 58 as shown on the Trianon Plan; and

WHEREAS, on September 16, 1987, upon a favorable vote of 75 percent of the Members of the Association and the approval of the Board of Commissioners of Radnor Township, Leon Kazanjian, Jr. executed and acknowledged an amendment to the Trianon Declaration (a copy of which is attached hereto as Exhibit "A" (the "1987 Amendment")), on behalf of Kazanjian Builders, Inc., the developer of Trianon, and as President of the Association, on behalf of the Association, which amendment was a condition precedent to the Lewises' purchase of Lots 1, 2, 3, 4, 52, 57 and 58; and

WHEREAS, the 1987 Amendment, though intended to be recorded at the settlement on Lot 58, was never recorded; and

WHEREAS, the Lewises have requested that the Association confirm the 1987 Amendment and, in consideration therefor, the Lewises have agreed to certain additional restrictions with respect to Lot 58; and

WHEREAS, the Association has placed the Lewises' proposal before the Membership of the Association and the Members of the Association have approved of the same by a favorable vote of 67% of the Members.

NOW, THEREFORE, the Association, on behalf of itself and its successors and assigns, and Wayne H. Lewis and Mary Jane Lewis, on behalf of themselves and their heirs, successors and assigns, intending to be legally bound hereby, declare, covenant and agree as follows:

Handwritten notes:
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P
→ 1/20/88 two pages 55.
10/22/84 & 12/28/84
Plan. P. 19103

EXHIBIT A

Legal Description

ALL THAT CERTAIN lot or piece of ground, SITUATE in Radnor Township, Delaware County, Pennsylvania bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momena-King Associates, Consulting Engineers, Ardmore, Pa. dated 10/22/1984 and last revised 2/19/1985 in Plan Case 14 page 226 as follows, to wit:

BEGINNING at a point in the title line in the bed of South Ithan Avenue measured along the title line of South Ithan Avenue from its intersection with the center line of Gramont Lane (60 feet wide) (if extended) South 67 degrees 38 minutes West 276.68 feet to the point and place of beginning; thence extending South 67 degrees 38 minutes West along the said title line 435.26 feet to a point in the center line of Chalous Lane (60 feet wide) (if extended), thence extending along the center line of Chalous Lane North 41 degrees 23 minutes 45 seconds West 100 feet to a point of curve, thence extending still along same Northwestwardly on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 154.82 feet to a point of reverse curve, thence extending still along the center line of Chalous Lane Northwestwardly on the arc of a circle to the right having a radius of 150.00 feet the arc distance of 78.38 feet to a point, thence extending North 70 degrees 50 minutes East along Lot 4 and also along lot 3 of said Plan 188.03 feet to a point, thence extending North 19 degrees 2 minutes 43 seconds East along lot 2 and crossing a 20 feet wide Sanitary Sewer Easement, also open space "A" and along lot 1 on said plan 266.49 feet to a point, thence extending North 82 degrees 16 minutes West along lot 1 on said Plan 180.00 feet to a point in the center line of Trianon Lane (60 feet wide) thence extending along the center line of Trianon Lane the four following courses and distances (1) on the arc of circle curving to the left having a radius of 257.13 feet the arc distance of 64.39 feet to a point of tangent, (2) North 13 degrees 21 minutes, 9 seconds West 58.99 feet to a point of curve, (3) Northeastwardly on the arc of a circle curving to the right having a radius of 180.00 feet the arc distance of 376.63 feet to a point of tangent and (4) South 73 degrees 20 minutes East 11.00 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 52 on said Plan 250.00 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 52 on said Plan 75.00 feet to a point; thence extending South 24 degrees 20 minutes East along Lot 51 on said Plan 34.89 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 51 on said Plan 70.00 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 50 of said Plan 70.84 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 50 of said Plan crossing a driveway 119.65 feet to a point, thence extending South 1 degree 28 minutes 5 seconds West along the Westerly side of a 20 feet wide Sanitary Sewer Easement and also along Lot 54 and Lot 55 on said Plan 172.23 feet to a point in the bed of 20 feet wide Sanitary Sewer Easement and a corner of lots 55, 56 and 57, thence extending North 79 degrees 13 minutes 46 seconds West along lot 57 of said Plan and crossing the aforesaid 20 feet wide Sanitary Sewer Easement 98.36 feet to a point, thence extending South 22 degrees 2 minutes East along lot 57 on said Plan and along open space "g" recrossing said 20 feet wide Sanitary Sewer Easement 246.19 feet to the first mentioned point and place of beginning.

BEING LOT # 58 on the above mentioned Plan. 200 S. Ithan Avenue, Villanova, PA 19085

BEING FOLIO NO. 36-04-02344-00.

BEING the same premises which Kazanjian Builders, Inc., by Deed dated 10/2/1987 and recorded 11/15/1987 in the County of Delaware in Volume 518 page 1973 conveyed unto Wayne H. Lewis and Mary Jane Lewis.

VOL 1943 PG 0081

AMENDMENT TO THE TRIANON HOMEOWNERS DECLARATION

Declaration to be amended as follows:

- (1) Lot #58 to withdraw and be released from all provisions of the Declaration and By-Laws which would impose any control by the Association or any of its Members over the use, construction, reconstruction, improvement or repair upon said Lot, except that Lot #58 shall remain subject under the Declaration and By-Laws to the Annual Assessments or other assessments for the maintenance of Open Space, but for no other purpose.
- (11) As long as same entity owns Lot #1 and Lot #2, to be able to fence in the Passive Open Space between Lot #1 and Lot #2 provided that Owner shall thereafter be solely responsible for the maintenance of said Open Space with the Association having no further responsibility therefor, financial or otherwise, until Lot #1 and Lot #2 revert to separate ownership.

KAZANJIAN BUILDERS, INC.

By: Leon Kazanjian Jr.
President

Attest: Penny Lee Kazanjian
Vice President

TRIANON HOMEOWNERS ASSOCIATION

By: Leon Kazanjian Jr.
President

Attest: Penny Lee Kazanjian
Vice President

TOWNSHIP OF RADNOR

By: Robert D. [Signature]

Attest: Constance [Signature]

EXHIBIT A

9/16/87

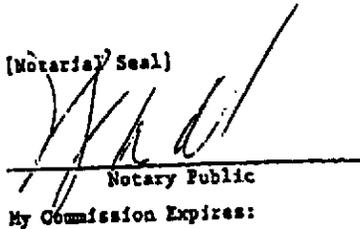
COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Delaware : ss.

On this, the 16th day of September 1987,
before me, the undersigned officer, personally appeared
Leon Kayonjian, Jr., who acknowledged himself to
be the President of Tridown Homeowners Association
a Pennsylvania corporation and that he as such President,
being authorized to do so, executed the foregoing Declaration
for the purposes therein contained by signing the name of the
partnership by himself as President of such corporate general
partner.

IN WITNESS WHEREOF, I hereunto set my hand and
notarial seal.

[Notarial Seal]



Notary Public

My Commission Expires:

MARY D. NOVAK
Notary Public, Villanova, Delaware Co.
My Commission Expires August 5, 1991

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF *Delaware* : ss.

On this, the *16th* day of *Sept.* 1987.

Before me, the undersigned officer, personally appeared *Ston Karpman Jr* who acknowledged himself to be the President of *Karpman Brothers, Inc* a Pennsylvania corporation and that he, as such President, being authorized to do so, executed the foregoing Declaration for the purposes therein contained by signing the name of the partnership by himself as President of such corporate general partner.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

[Notarial Seal]

Mary D. Novak

Notary Public

My Commission Expires:

MARY D NOVAK
Notary Public, Villanova, Delaware Co.
My Commission Expires August 5, 1991

EXHIBIT A-3

Page 3 of 401 943 PG 0084

010005

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Delaware : ss.

On this, the 21st day of September 1987 ,
before me, the undersigned officer, personally appeared
Graham D. Andrews , who acknowledged himself to
be the President of the Radnor Township Board of Commissioners
a Pennsylvania corporation and that he as such President,
being authorized to do so, executed the foregoing Declaration
for the purposes therein contained by signing the name of the
partnership by himself as President of such corporate general
partner.

IN WITNESS WHEREOF, I hereunto set my hand and
notarial seal.

[Notarial Seal]

Conetta Clark
Notary Public

My Commission Expires:

CONETTA CLARK, NOTARY PUBLIC
RADNOR TOWNSHIP, DELAWARE COUNTY
MY COMMISSION EXPIRES AUG. 22, 1991
Member, Pennsylvania Association of Notaries

1. Lot 58 is withdrawn and released from all provisions of the Declaration and By-Laws which would impose any control by the Association or any of its Members over the use, construction, reconstruction, improvement or repair upon said Lot, except that Lot 58 shall remain subject under the Declaration and By-Laws to the Annual Assessments or other assessments for the maintenance of Open Space, but for no other purpose.
2. As long as the same entity ("Owner") owns Lot 1 and Lot 2, the Owner shall have the right to fence in the Passive Open Space between Lot 1 and Lot 2, provided that the Owner shall thereafter be solely responsible for the maintenance of said Open Space with the Association having no further responsibility therefor, financial or otherwise, until Lot 1 and Lot 2 revert to separate ownership.
3. Wayne H. Lewis and Mary Jane Lewis, on behalf of themselves and their heirs, successors and assigns, intending to be legally bound, covenant and agree as follows:
 - i. So long as the mansion house currently located on Lot 58 remains on the property, Lot 58 shall not be subdivided into more than six (6) lots (each a "Subdivided Lot");
 - ii. Each new house constructed on a Subdivided Lot must be constructed consistent with the overall architectural character of the neighborhood, to wit: they must be two-story homes designed in the French Provincial style, with stucco exteriors, shutters and brick chimneys, consistent with the design and color of the existing homes at Trianon.
 - iii. After the construction of each new house on a Subdivided Lot is completed and the house is sold, the property shall automatically become subject to all of the provisions of the Trianon Declaration and By-Laws applicable to Class A Lots upon the transfer of ownership to the first purchaser.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on this 9th day of August, 1999.

TRIANON HOMEOWNERS ASSOCIATION

By: *Wayne H. Lewis*
President

Wayne H. Lewis
WAYNE H. LEWIS

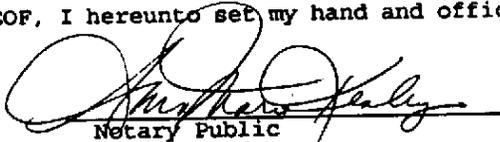
Mary Jane Lewis
MARY JANE LEWIS

gdr\gdr\trianon\amend.002

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Montgomery : ss

On this, the 18 day of August, 1999, before me, the undersigned officer, personally appeared Nelson Stefany, who acknowledged himself to be the President of Trianon Homeowners Association, a nonprofit corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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


Notary Public

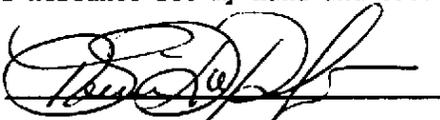
My Commission Expires

NOTARIAL SEAL
ANNA MARIE T. KEALEY, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires March 11, 2002

COMMONWEALTH OF PENNSYLVANIA :
: 88
COUNTY OF :

On this, the 9th day of AUGUST, 1999, before me,
Bennie DeProspero the undersigned officer, personally appeared Mary
Jane Lewis and Wayne H. Lewis, known to me (or satisfactorily
proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same for the
purposes therein contained.

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


Notary Public

My Commission Expires



This Indenture Made the **30th** day of **September** in the year of our Lord two thousand and **Three** 20**03**

Between JERALD S. BATOFF and ROBIN BATOFF, HUSBAND and WIFE

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

ROBIN BATOFF

(hereinafter called the Grantee) of the other part.

Witnesseth That the said Grantor s

for and in consideration of the sum of

ONE DOLLAR (\$1.00) lawful money of the United States of America, unto **them** well and truly paid by the said Grantee at or before the seating and delivery hereof, the receipt whereof is hereby acknowledged. **have** granted, bargained and sold, released and confirmed, and by these presents **do** grant, bargain and sell, release and confirm unto the said Grantee, **her** heirs and assigns. **in fee.**

RD BK02977-2246

2003137964

10/16/2003 10:53:14 AM

2003137964 Page: 2246.00



DELAWARE COUNTY

THOMAS J. ADGE SR. SOB

ALL THOSE CERTAIN lots or pieces of ground Situate in Republic Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Mounce-King Associates, Consulting Engineers, Ardmore, Pa. Dated 10-22-1984 last revised 2-19-1985 in Plan Case 14 page 226 as follows, to wit:-

BEGINNING at a point in the center line of Trianon Lane (60 feet wide) measured along the center line of Trianon Lane from its intersection with the center line of Gramont Lane (60 feet wide) (if extended) the five following courses and distances: (1) North 73 degrees 30 minutes West 166.63 feet to a point of curve; (2) Westwardly on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 136.49 feet to a point of tangent; (3) South 54 degrees 22 minutes West 94.94 feet to a point of curve; (4) Westwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 136.57 feet to a point of tangent; (5) North 73 degrees 20 minutes West 39.83 feet to the point and place of beginning; thence extending from side point and place of beginning, South 24 degrees 20 minutes East along Lot 51 on said Plan 185.11 feet to a point; thence extending South 65 degrees 40 minutes West along Lot 58 on said plan 75.00 feet to a point; thence extending North 24 degrees 20 minutes West still along side Lot 250 feet to the center line of Trianon Lane; thence extending South 73 degrees 20 minutes East along the center line of Trianon Lane 99.17 feet to the first mentioned point and place of beginning.

BEING Lot No. 52 on the above mentioned Plan.

BEING Folio No. 36-04-02700-51.

BEING the same premises which Wayne H. Lewis and Mary Jane Lewis, his wife by Deed dated 8/26/2003 and recorded ___/___/2003 in the Office for the Recording of Deeds in and for the County of Delaware, Commonwealth of Pennsylvania in Volume ___ page ___, granted and conveyed unto Jerald S. Batoff and Robin Batoff, husband and wife, their heirs and assigns, as tenants by the entireties, in fee.

Under and subject to a certain Declaration of Restrictions and Covenants of even date herewith and appended hereto and made a part hereof.



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY
State Tax Paid
Book Number 2977
Page Number 2246
Date Recorded 10/16/03

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: Jerald S. Batoff, Esquire
Telephone Number:
Area Code (215) 1665-3084
Street Address: ONE PENN CENTER 19TH FLOOR
City: Philadelphia
State: PA
Zip Code: 19103

B TRANSFER DATA

Date of Acceptance of Document:
Grantor(s)/Lessor(s): Jerald AND Robin Batoff
Grantee(s)/Lessee(s): Robin Batoff
Street Address: 200 So. Ithaca Avenue
City: Villanova
State: PA
Zip Code: 19085

C PROPERTY LOCATION

Street Address: Lot 52, TRIANON LANE
City, Township, Borough: RADNOR
County: Delaware
School District: RADNOR
Tax Parcel Number: 36-04-02700-51

D VALUATION DATA

1. Actual Cash Consideration: \$1.00
2. Other Consideration: + 0
3. Total Consideration: = \$1.00
4. County Assessed Value: \$121,920.00
5. Common Level Ratio Factor: x 1.15
6. Fair Market Value: = \$140,208.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100%
1b. Percentage of Interest Conveyed: 100%

2 Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession
Transfer to Industrial Development Agency
Transfer to a trust
Transfer between principal and agent
Transfers to the Commonwealth, the United States 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, if other than listed above): This is a transfer between husband and wife to wife

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 Grantor(s) or Responsible Party: [Signature]
Date: 9/15/03

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

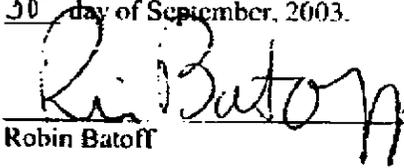
DECLARATION OF RESTRICTIONS AND COVENANTS

For good and valuable consideration of one dollar (\$1.00), the receipt of which is hereby acknowledged, the parties intending to be legally bound, hereby agree as follows:

Lot 52 (the "Property"), as more particularly described in the legal description attached hereto as Exhibit "A", shall be subject to the following restrictions:

1. The Property shall not be sold unless it is transferred simultaneously with the transfer of Lot No. 1 of the Trianon subdivision (also known as 200 South Ithan Avenue, Villanova, PA 19085) as more particularly described on Exhibit "B" attached hereto. In the event of a sale of both the Property and Lot No. 1, the allocation of the proceeds of the sale of the Property shall be the greater of (a) \$300,000.00 plus two percent (2%) per year for each year starting in 2004, or (b) the ultimate sale price of the Property.
2. If after two years of marketing efforts (including listing both the Property and Lot No. 1 with a real estate broker) to sell both the Property and Lot No. 1 have occurred and no offer is made to purchase Lot No. 1 and the Property, then in such event the Property may be sold separately.
3. Notwithstanding anything to the contrary stated herein, no improvements (including, but not limited to any building) shall be made to the Property without the prior written consent of Robin Batoff and Jerald Batoff.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration this 30th day of September, 2003.



Robin Batoff



Jerald Batoff

ALL THOSE CERTAIN lots or pieces of ground Situate in Radnor Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenec-King Associates, Consulting Engineers, Ardmore, Pa. Dated 10-22-1984 last revised 2-19-1985 in Plan Case 14 page 226 as follows, to wit:-

BEGINNING at a point in the center line of Trianon Lane (60 feet wide) measured along the center line of Trianon Lane from its intersection with the center line of Gramont Lane (60 feet wide) (if extended) the five following courses and distances: (1) North 73 degrees 30 minutes West 166.63 feet to a point of curve; (2) Westwardly on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 136.49 feet to a point of tangent; (3) South 54 degrees 22 minutes West 94.94 feet to a point of curve; (4) Westwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 136.57 feet to a point of tangent; (5) North 73 degrees 20 minutes West 39.83 feet to the point and place of beginning; thence extending from side point and place of beginning, South 24 degrees 20 minutes East along Lot 51 on said Plan 185.11 feet to a point; thence extending South 65 degrees 40 minutes West along Lot 58 on said plan 75.00 feet to a point; thence extending North 24 degrees 20 minutes West still along side Lot 250 feet to the center line of Trianon Lane; thence extending South 73 degrees 20 minutes East along the center line of Trianon Lane 99.17 feet to the first mentioned point and place of beginning.

BEING Lot No. 52 on the above mentioned Plan.

BEING Folio No. 36-04-02700-51.

BEING the same premises which Wayne H. Lewis and Mary Jane Lewis, his wife by Deed dated 8/26/2003 and recorded / /2003 in the Office for the Recording of Deeds in and for the County of Delaware, Commonwealth of Pennsylvania in Volume page , granted and conveyed unto Jerald S. Batoff and Robin Batoff, husband and wife, their heirs and assigns, as tenants by the entireties, in fee.

Under and subject to a certain Declaration of Restrictions and Covenants of even date herewith and appended hereto and made a part hereof.

Exhibit "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 State of Pennsylvania being described according to a 3 lot Minor Final Subdivision of the Lewis Property (200 S. Ithan Avenue) made by Mommence and Associates, Inc. C.E. Land Surveyor, Bryn Mawr, Pa 19010, dated 6/14/1999, recorded 4/16/2001 in Plan Volume 21 page 229 as follows to wit:

BEGINNING at a point in the center line of South Ithan Avenue a corner of lot #3 on said plan being measured North 67 degrees 38 minutes 00 seconds East 70.47 feet from the intersection with Chalous Lane (60 feet wide) thence extending along the said lot #3 North 06 degrees 53 minutes 42 seconds East 263.23 feet to a point in the bed of an existing 20 feet wide sanitary sewer easement; thence along same and also along lots 2 & 3 North 82 degrees 53 minutes 00 seconds West 163.24 feet to a point; thence extending North 19 degrees 02 minutes 43 seconds East 142.35 feet to a point; thence extending North 82 degrees 16 minutes West, 180 feet to a point in the center line of Trianon Lane (60 feet wide); thence extending along the same the four following courses and distances (1) Northwestwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 64.41 feet to a point of tangent (2) North 13 degrees 21 minutes 9 seconds West 58.99 feet to a point of curve (3) Northwestwardly, Northwardly and Northeastwardly on the arc of a circle curving to the right having a radius of 180 feet the arc distance of 376.63 feet to a point of tangent and (4) South 73 degrees 28 minutes East 11.50 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 52 on Plan of Trianon aforesaid 250 feet to a point, thence extending North 65 degrees 40 minutes East continuing along said Lot 75 feet to a point, thence extending South 24 degrees 20 minutes East along Lot No. 51 on Plan of Trianon 24.89 feet to a point, thence extending North 65 degrees 40 minutes East along the new lot line through Lot 51 on Plan of Trianon 70 feet to a point, thence extending South 24 degrees 20 minutes East along Lot No. 50 on Plan of Trianon 80.84 feet to a point, thence extending North 65 degrees 40 minutes East continuing along said Lot 119.65 feet to a point, thence extending South 1 degrees 28 minutes 5 seconds West along Lots 54 and 55 on Plan of Trianon 172.23 feet to a point in the bed of said 20 feet wide sanitary sewer easement, thence extending South 79 degrees 13 minutes 46 seconds West 98.36 feet to a point, thence extending South 22 degrees 2 minutes East along Lot 57 and active Open Space on Plan of Trianon recrossing said easement 246.19 feet to a point in the center line of Ithan Avenue aforesaid, thence extending South 67 degrees 11 minutes West along the same 364.79 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said Plan and the Southeasterly 10 feet of Lot #1 on Trianon Plan.

Folio # 36-04-02344-00 " " "
Exhibit B
200 South Ithan Ave

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 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 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 **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, **her** heirs and assigns, to and for the only proper use and behoof of the said Grantee, **her** heirs and assigns forever

And the said Grantor **for themselves, their** heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantee **her** heirs and assigns, by these presents, that **they** the said Grantor **s and their** heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee **her** heirs and assigns, against **them** the said Grantor **s and their** heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under **him, her, it** or any of **em,** shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their **hand and seal** Dated the day and year first above written

Scaled and Delivered
IN THE PRESENCE OF US


JERALD S. BATOFF




ROBIN BATOFF



Commonwealth of Pennsylvania } ss:
County of Philadelphia

On this, the 30th day of September, 2003, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia

the undersigned Officer, personally appeared **JERALD S. BATOFF and ROBIN BATOFF, HUSBAND and WIFE**

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

NOTARIAL SEAL
CAROL S. BEST, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 3, 2004

Carol S. Best
Notary Public

*Keystone Agency
09-28-03
bec om*

DEED

**JERALD S. BATOFF and
ROBIN BATOFF, HUSBAND and
WIFE**

-TO-

ROBIN BATOFF

**PREMISES: Lot #52 Trianon Lane
Radnor Township
Delaware County, PA**

**Keystone Agency, Inc.
1500 Walnut St.
Suite 301
Phila., PA 19102**

2003 Julie C. Clark Cot. Phila.

**Keystone Agen
1500 Walnut St**

**Keystone Suite 301
1500 Walnut St
Phila., PA 19102**

**Suite 301
Phila., PA 19102**

The Address of the above-named Grantee

200 S. LEXIAN AVE.
WILMINGTON, PA 19805

On behalf of the Grantee

[Signature]

lot 1 on said Plan 180.00 feet to a point in the center line of Trianon Lane (60 feet wide) thence extending along the center line of Trianon Lane the four following courses and distances (1) on the arc of circle curving to the left having a radius of 257.13 feet the arc distance of 64.39 feet to a point of tangent, (2) North 13 degrees 21 minutes, 9 seconds West 58.99 feet to a point of curve, (3) Northwestwardly on the arc of a circle curving to the right having a radius of 180.00 feet the arc distance of 376.63 feet to a point of tangent and (4) South 73 degrees 20 minutes East 11.00 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 52 on said plan 250.00 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 52 on said plan 75.00 feet to a point; thence extending South 24 degrees 20 minutes East along Lot 51 on said Plan 34.89 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 51 on said Plan 70.00 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 50 of said Plan 70.84 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 50 of said Plan crossing a driveway 119.65 feet to a point, thence extending South 1 degree 28 minutes 5 seconds West along the Westerly side of a 20 feet wide Sanitary Sewer Easement and also along Lot 54 and Lot 55 on said Plan 172.23 feet to a point in the bed of 20 feet wide Sanitary Sewer Easement and a corner of lots 55, 56 and 57, thence extending North 79 degrees 13 minutes 46 seconds West along lot 57 of said Plan and crossing the aforesaid 20 feet wide Sanitary Sewer Easement 98.36 feet to a point, thence extending South 22 degrees 2 minutes East along lot 57 on said plan and along open space "C" recrossing said 20 feet wide Sanitary Sewer Easement 246.19 feet to the first mentioned point and place of beginning.

BEING LOT # 58 on the above mentioned Plan.

BEING FOLIO NO. 36-04-02344-00.

BEING part of the same premises which Robert Carter Harrison, Executor of the Estate of Caroline B. Ewing, deceased, by Deed dated 12/28/84 and recorded 1/7/85 in the County of Delaware in Volume 210 page 245 conveyed unto Kazanjian Builders, Inc., in fee.

Grantors grant, bargain, sell and convey to Kazanjian Builders, Inc. (a) the right to dedicate and grant to Radnor Township the portions of the Premises in the bed of any and all existing or plotted streets (including right of ways) and (b) all of Grantors right, title and interest in and to all other easements shown on the Plan, wherever situate on the Property, including without limitation sanitary sewer and storm sewer easements and in and to utility company easements not shown on the Plan but to be hereafter created required for water, gas, cable television, electric and telephone service to all or part or parts of the Property, together with the right to dedicate and grant any and all of said easements, and the sanitary and storm sewer and utility facilities thereon from time to time to the appropriate municipality, municipal authority or utility company.

Date: _____
Transfer Tax in the amount of _____

_____ has been paid on account of _____

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

REALTY TRANSFER TAX
00.00

11/10/85 - Myrtle Lane

1051871976

Together with all and singular the buildings Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto 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 in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lots or pieces of ground with the buildings an improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their Heirs and Assigns, to and for the only proper use and behoof of the said Grantees, their Heirs and Assigns, forever. As tenants by the entireties

And the said Grantor for itself and its successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and Assigns, that it the said Grantor, its successors and assigns

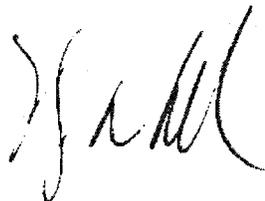
all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their Heirs

and Assigns, against it the said Grantor, 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 it, them, or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof the party of the first part has hereunto affixed its corporate seal this _____ day of October A.D. 1987

Sealed and Delivered
IN THE PRESENCE OF US:



KAZANJIAN BUILDERS, INC.

BY: _____
Perry Lou Kazanjian, Jr.

ATTEST: _____
Perry Lou Kazanjian

10518101975



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Serial Last Paid	
Book Number	
Page Number	
Lines Barred	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full 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: Wayne H. Lewis Telephone Number: 215 525 8155
 Street Address: P.O. Box 250 City: Pocopson, State: Pa. Zip Code: 19366

B TRANSFER DATA

Grantor(s)/Lessor(s) <u>Kazanjian Builders Inc.</u>	Date of Acceptance of Document <u>19366</u>
Street Address <u>224 Trianon Lane</u>	Grantee(s)/Lessee(s) <u>Wayne H. & Mary Jane Lewis</u>
City <u>Villanova</u> State <u>Pa.</u> Zip Code <u></u>	Street Address <u>P.O. Box 250</u>
	City <u>Pocopson</u> State <u>Pa.</u> Zip Code <u>19366</u>

C PROPERTY LOCATION

Street Address <u>200 South Ithan Avenue</u>	City, Township, Borough <u>Villanova, Pa.</u>	
County <u>Delaware</u>	School District <u>Radnor</u>	Tax Parcel Number <u>36-04-02344-00</u>

D VALUATION DATA

1. Actual Cash Consideration <u>\$1,000,000.00</u>	2. Other Consideration <u>+</u>	3. Total Consideration <u>= 1,000,000.00</u>
4. County Assessed Value <u></u>	5. Common Level Ratio Factor <u>X</u>	6. Fair Market Value <u></u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>NONE</u>	1b. Percentage of Interest Conveyed <u>100%</u>
--	--

2. Check Appropriate Box Below for Exemption Claimed
- Will or intestate succession (Name of Decedent) _____ (Estate Tax Number) _____
 - Transfer to Industrial Development Agency.
 - Transfer to Agr. or Straw Party. (Attach copy of agency/straw party agreement).
 - Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
 - Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, 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 deed (Attach copy of the prior deed).
 - 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 <u>[Signature]</u>	Date <u>2/1</u>
---	--------------------

(SEE REVERSE)

00516 01976

Commonwealth of Pennsylvania

County of *Delaware*
On this, the *2nd* day of *October*, 19*87*.

before me, *A. Kate Public*
the undersigned officer,

personally appeared *Leon Kazanjian* who acknowledged himself (herself) to be the *President* of *Kazan Builders Inc* a corporation, and that he as such *President* 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 *Pres*.

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

[Signature]

1987
ACEA

KAZANJIAN BUILDERS, INC.

TO:

WAYNE H. LEWIS AND MARY JANE LEWIS
his wife

PROPERTY: 200 SOUTH ITHAN AVENUE
RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA

750-5 John C. Clark Co., Phila 1987

071950

6
22376

[Signature]


The address of the above-named Grantee

P.O. Box 350
Procyson, Pa.
on behalf of the Grantee
19366.

1060518101977

This Indenture made the 23rd

day of *November* in the year of our Lord one thousand nine hundred and *Eighty Seven* **Between**

KAZANJIAN BUILDERS, INC. A PENNSYLVANIA CORPORATION

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

WAYNE H. LEWIS and MARY JANE LEWIS, husband and wife

(hereinafter called the Grantee), of the other part,

Witnesseth,

That the said Grantor

for and in consideration of the sum of

\$600,000.00

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, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, their heirs and assigns, As tenants by the entireties

ALL THOSE CERTAIN lots or pieces of ground, SITUATE in Radnor Township, Delaware County, Pennsylvania, bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates, Consulting Engineers, Ardmore, Pa. dated 10/22/1984 last revised 2/19/1985 in Plan Case 14 page 226 as follows, to wit:

BEGINNING at a point in the center of Trianon Lane (60 feet wide) measured the two following courses and distances along the same from the center line of Chalous Lane (if extended) (60 feet wide) (1) North 70 degrees 50 minutes East 105.42 feet to a point of curve and (2) Northeastwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 135.01 feet, the point and place of beginning, thence extending Northwardly along the center of Trianon Lane on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 57.73 feet to a point, thence along Lot 58 on said plan the two following courses and distances (1) South 82 degrees 16 minutes East 180 feet to a point and (2) South 19 degrees 2 minutes 43 seconds West 116.01 feet to a point, thence extending North 63 degrees 22 minutes West along open space "A" on said Plan 176.18 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the above mentioned Plan.

BEING JULIO NO. 36-04-02700-00.

VER 053 2 900 46 9

BEGINNING at a point in the center of Trianon Lane (60 feet wide) measured the two following courses and distances along the same from the center line of Chalous Lane (if extended) (60 feet wide) (1) North 70 degrees 50 minutes East 105.42 feet to a point of curve and (2) Northeastwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 68.12 feet to the point and place of beginning, thence extending Northeastwardly along the center of Trianon Lane on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 46.85 feet to a point, thence extending along open space "A" on said plan, South 63 degrees 22 minutes East 179.99 feet to a point, thence extending South 19 degrees 2 minutes 43 seconds West along Lot 58 on said plan crossing a 20 feet wide sanitary sewer easement 130.30 feet to a point, thence extending North 41 degrees 28 minutes West along Lot 3 on said plan recrossing said easement 224.91 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on the above mentioned Plan.

BEING FOLIO NO. 36-04-02700-01.

BEGINNING at a point in the center line of Trianon Lane (60 feet wide) measured along the center line of Trianon Lane from its intersection with the center line of Gramont Lane (60 feet wide) (if extended) the five following courses and distances (1) North 73 degrees 30 minutes West 166.63 feet to a point of curve (2) Westwardly on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 136.49 feet to a point of tangent (3) South 54 degrees 22 minutes West 94.94 feet to a point of curve (4) Westwardly on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 136.57 feet to a point of tangent (5) North 73 degrees 20 minutes West 39.83 feet to the point and place of beginning, thence extending from said point and place of beginning, South 24 degrees 20 minutes East along Lot 51 on said plan 185.11 feet to a point, thence extending South 65 degrees 40 minutes West along Lot 58 on said plan 75.00 feet to a point, thence extending North 24 degrees 20 minutes West still along said Lot 250.00 feet to the center line of Trianon Lane, thence extending South 73 degrees 20 minutes East along the center line of Trianon Lane 99.17 feet to the first mentioned point and place of beginning.

BEING Lot No. 52 on the above mentioned Plan.

BEING FOLIO NO. 36-04-02700-51.

BEGINNING at a point in the center line of Gramont Lane (60 feet wide) measured along the same the two following courses and distances from the intersection of the center line of Gramont Lane (60 feet wide) and the center line of Trianon Lane (60 feet wide) (1) South 16 degrees 30 minutes West 260.72 feet to a point of curve (2) Southwardly on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 176.90 feet to the point and place of beginning thence extending from said point and place of beginning Southwardly along the center line of Gramont Lane on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 20.06 feet to a point, thence extending South 67 degrees 58 minutes West along open space "G" 260.00 feet to a point, thence extending North 22 degrees 2 minutes West along Lot 58 on said plan crossing a 20 feet wide sanitary sewer easement 130 feet to a point, thence extending North 79 degrees 13 minutes 46 seconds East still along Lot 58 on said plan recrossing said 20 feet wide sanitary sewer easement 98.36 feet to a point in the bed of same, thence extending South 22 degrees 2 minutes East along Lot 56 on said plan 90.79 feet to a point, thence extending North 67 degrees 58 minutes East still along Lot 56 on said plan 162.06 feet to a point in the center line of Gramont Lane the first mentioned point and place of beginning.

BEING Lot No. 57 on the above mentioned Plan.

BEING FOLIO NO. 36-04-02220-79.

VOL 53 2 FGD 470

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

BEING part of the same premises which, ^{as set forth in the} ~~deed~~ ^{deed} of the Estate of Caroline B. Ewing, deceased by Dead dated 12/28/1984 and recorded 1/7/1985 in the Office for the Recording of Deeds of Delaware County in Volume 210 page 245 granted and conveyed unto Kazanjian Builders, Inc., A Pa. Corporation, in fee.

REALLY TRANSFER TAX 6,000.00

Grantors grant, bargain, sell and convey to Kazanjian Builders, Inc. (a) the right to dedicate and grant to Radnor Township the portions of the Premises in the bed of any and all existing or plotted streets (including right of ways) and (B) all of Grantors' right, title and interest in and to all other easements shown on the plan, wherever situate on the Property, including without limitations sanitary sewer and storm sewer easements and in and to utility company easements not shown on the Plan but to be hereafter created required for water, gas, cable television, electric and telephone service to all or part or parts of the Property, together with the right to dedicate and grant any and all of said easements, and the sanitary and storm sewer and utility facilities thereon from time to time to the appropriate municipality, municipal authority or utility company.

Date 11.25.87
Transfer Tax in the amount of 6,000.00
7,500 has been paid on account of Radnor

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALLY TRANSFER TAX 6,000.00

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALLY TRANSFER TAX 900.00

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALLY TRANSFER TAX 900.00

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
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COMMONWEALTH OF PENNSYLVANIA
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REALLY TRANSFER TAX 900.00

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALLY TRANSFER TAX 900.00

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALLY TRANSFER TAX 900.00

Together with all and singular the buildings
Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges,
Hereditaments and Appurtenances, whatsoever thereto 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
in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground with the
buildings and improvements thereon erected
Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurte-
nances, unto the said Grantees, their Heirs
and Assigns, to and for the only proper use and behoof of the said Grantees, their Heirs
and Assigns, forever. As tenants by the entireties

And the said Grantor for itself and its successors and assigns do by
these presents, covenant, grant and agree, to and with the said Grantees, their Heirs
and Assigns, that it the said Grantor, its successors and assigns

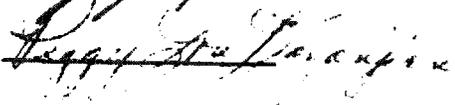
all and singular the
Hereditaments and Premises herein above described and granted, or mentioned and intended so to be,
with the Appurtenances, unto the said Grantees, their Heirs
and Assigns,
against it the said Grantor, its successors and assigns and against all and every
Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from
or under it, them, or any of them,
shall and will
WARRANT and forever DEFEND.

In Witness Whereof the party of the first part has hereunto affixed its corporate
seal duly attested the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

KAZANJIAN BUILDERS, INC.

BY: 

ATTEST: 

VOLOS 3 2 PG04 72

Commonwealth of Pennsylvania

County of *Delaware*

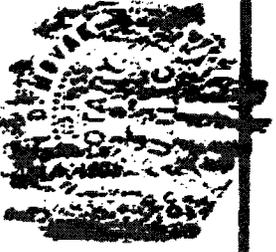
On this, the *23* day of *November*, 19*87*, before me, *a Notary Public*

personally appearing *Leo Kazanjian* who acknowledged himself (herself) to be the *President* of *Kazanjian Builders, Inc.* a corporation, and that he as such *Leo*, 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 *Leo*

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

[Handwritten Signature]

MA-70-100
Notary Public, Delaware
My Commission Expires August 1, 1988



083349

1958-13

DEED.

KAZANJIAN BUILDERS, INC. A PA. CORPORATION

TO

WAYNE H. LEWIS and MARY JANE LEWIS, husband and wife

PREMISES: Lots 1, 2, 52 and 57
Trianon Lane
Radnor Township
Delaware Co., Pa.

750-S John C. Clark Co., Phila 1987

RECORDER OF DEEDS
DELAWARE CO., PA
Nov 25 12 29 PM '87

*1,500,000
6,000,000
16,350
13,516.15*

James P. [Signature]



The address of the above-named Grantee

P.O. Box 250
Kazanjian Inc.
On behalf of the Grantee
19366

1010532160473

RECORD OF DEEDS
DELAWARE COUNTY, PA.

082503

Handwritten signature

OCT 27 1999 3:06

DEED OF RESTRICTIONS

This Deed of Restrictions is made, this 9th day of August, 1999, by WAYNE H. LEWIS and MARY JANE LEWIS, husband and wife (the "Lewises").

WITNESSETH:

The Lewises are the owners of Lots 1, 2, 3, 4, 52, 57 and 58 of that certain residential community known as "Trianon" and shown on a plan of Trianon made for Kazanjian Builders, Inc. by Momenee-King Associates dated 10/22/84 and last revised 12/28/84 and recorded on 2/19/85 in the Office of the Recorder of Deeds of Delaware County in Plan Case 14, page 226 ("Trianon Plan").

The Lewises desire to impose certain additional restrictions with respect to Lot 58 (the "Property"), which is more fully described in Exhibit A attached hereto.

NOW, THEREFORE, the Lewises, on behalf of themselves and their heirs, successors and assigns, intending to be legally bound hereby, declare, covenant and agree as follows:

1. So long as the mansion house currently located on the Property remains on the Property, the Property shall not be subdivided into more than six (6) lots (each a "Subdivided Lot").

2. Each new house constructed on a Subdivided Lot must be constructed consistent with the overall architectural character of the neighborhood, to wit: such houses must be two-story homes designed in the French Provincial style, with stucco exteriors, shutters and brick chimneys, consistent with the design and color of the existing homes at Trianon.

3. After the construction of each new house built on a Subdivided Lot is completed and the house is sold, the property shall automatically become subject to all of the provisions of the Trianon Declaration and By-Laws applicable to Class A Lots upon the transfer of ownership to the first purchaser.

IN WITNESS WHEREOF, the Lewises have set their hands and seals hereto.

Wayne H. Lewis

WAYNE H. LEWIS
Mary Jane Lewis

MARY JANE LEWIS

gdr\gdr\trianon.deed.802

VOL 1943 PG 0076

DM
2/1/00
CRB

J. KRASNOWIC, ESQ.
1200 TWO 40 ST
PHILA. PA. 19103

EXHIBIT A

Legal Description

ALL THAT CERTAIN lot or piece of ground, SITUATE in Radnor Township, Delaware County, Pennsylvania bounded and described according to Plan of Trianon made for Kazanjian Builders, Inc. by Momenec-King Associates, Consulting Engineers, Ardmore, Pa. dated 10/22/1984 and last revised 2/19/1985 in Plan Case 14 page 226 as follows, to wit:

BEGINNING at a point in the title line in the bed of South Ithan Avenue measured along the title line of South Ithan Avenue from its intersection with the center line of Gramont Lane (60 feet wide) (if extended) South 67 degrees 38 minutes West 276.68 feet to the point and place of beginning; thence extending South 67 degrees 38 minutes West along the said title line 435.26 feet to a point in the center line of Chalous Lane (60 feet wide) (if extended); thence extending along the center line of Chalous Lane North 41 degrees 23 minutes 45 seconds West 100 feet to a point of curve, thence extending still along same Northwestwardly on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 154.82 feet to a point of reverse curve, thence extending still along the center line of Chalous Lane Northwestwardly on the arc of a circle to the right having a radius of 150.00 feet the arc distance of 78.38 feet to a point, thence extending North 70 degrees 50 minutes East along Lot 4 and also along lot 3 of said Plan 188.03 feet to a point, thence extending North 19 degrees 2 minutes 43 seconds East along lot 2 and crossing a 20 feet wide Sanitary Sever Easement also open space "A" and along lot 1 on said plan 266.49 feet to a point, thence extending North 82 degrees 16 minutes West along lot 1 on said Plan 180.00 feet to a point in the center line of Trianon Lane (60 feet wide) thence extending along the center line of Trianon Lane the four following courses and distances (1) on the arc of circle curving to the left having a radius of 257.13 feet the arc distance of 64.39 feet to a point of tangent, (2) North 13 degrees 21 minutes, 9 seconds West 58.99 feet to a point of curve, (3) Northeastwardly on the arc of a circle curving to the right having a radius of 180.00 feet the arc distance of 376.63 feet to a point of tangent and (4) South 73 degrees 20 minutes East 11.00 feet to a point, thence extending south 24 degrees 20 minutes East along Lot 57 on said Plan 250.00 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 52 on said Plan 75.00 feet to a point; thence extending South 24 degrees 20 minutes East along Lot 51 on said Plan 34.89 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 51 on said Plan 70.00 feet to a point, thence extending South 24 degrees 20 minutes East along Lot 50 of said Plan 70.84 feet to a point, thence extending North 65 degrees 40 minutes East still along Lot 50 of said Plan crossing a driveway 119.65 feet to a point, thence extending South 1 degree 28 minutes 5 seconds West along the Westerly side of a 20 feet wide Sanitary Sever Easement and also along Lot 54 and Lot 55 on said Plan 172.23 feet to a point in the bed of 20 feet wide Sanitary Sever Easement and a corner of lots 55, 56 and 57, thence extending North 79 degrees 13 minutes 46 seconds West along lot 57 of said Plan and crossing the aforesaid 20 feet wide Sanitary Sever Easement 98.36 feet to a point, thence extending South 22 degrees 2 minutes East along lot 57 on said Plan and along open space "B" recrossing said 20 feet wide Sanitary Sever Easement 246.19 feet to the first mentioned point and place of beginning.

BEING LOT # 58 on the above mentioned Plan. 200 S Ithan Avenue, Villanova, PA 19055

BEING FOLIO NO. 35-04-02344-00.

BEING the same premises which Kazanjian Builders, Inc., by Deed dated 10/2/1987 and recorded 11/15/1987 in the County of Delaware in Volume 518 page 1973 conveyed unto Wayne H. Lewis and Mary Jane Lewis.

VILL 943 PG 0077



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT 28003
HARRISBURG, PA 17128-0003

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid - 0
Book Number 1943
Page Number 0076
Date Recorded 12/25/99

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) is without consideration, or by gift, or (3) a tax exemption is claimed. A tax exemption is claimed based on (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s)

A **CORRECTOR/INDEED**

Name: 9. DAVID ROSENBLUM Telephone Number: _____
 Street Address: 200 S. BROAD STREET City: PHILA State: PA Zip Code: 19102

B **TRANSFER DATA**

Grantor(s)/Lessor(s): WAYNE H. LEWIS & MARY JANE LEWIS Grantee(s)/Lessee(s): Wayne H. Lewis & Mary Jane Lewis
 Street Address: 200 S. ITHAN AVENUE Street Address: 200 S. Ithan Avenue
 City: VILLANOVA State: PA Zip Code: 19085 City: Villanova State: PA Zip Code: 19085

Street Address: Lots 1, 2, 3, 4, 52, 57 + 58 City, Township, Borough: Radnor Township
 County: Delaware School District: _____ Tax Parcel Number: Folio # 36-04-0233

1. Actual Cash Consideration	<u>\$0.00</u>	2. Other Consideration	<u>N/A</u>	3. Total Consideration	<u>\$0.00</u>
4. County Assessed Value	<u>\$37,500.00</u>	5. Common Level Ratio Factor	<u>31.25</u>	6. Fair Market Value	<u>\$1,171,875.</u>
1a. Amount of Exemption Claimed	<u>100%</u>	1b. Percentage of Interest Conveyed	<u>N/A</u>		

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.)
 - Transfer 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.) To create restrictions

Under penalty of law, I declare that I have examined this Statement, including accompanying information, and believe it to be true, correct and complete.

Signature of Conveyant or Responsible Party: _____ Date: 9/2/99

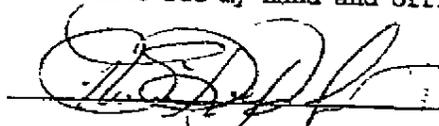
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE DEED BEING RECORDED WITH AN ERROR.

TR 1943 76 0078

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF CHESTER : SS

On this, the 7th day of August, 1999, before me,
Bonnie DePasqua, the undersigned officer, personally appeared Mary
Jane Lewis and Wayne H. Lewis, known to me (or satisfactorily
proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same for the
purposes therein contained.

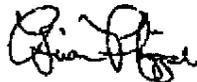
IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public


My Commission Expires

Grantees' Address.

200 S. Ithan Avenue
Villanova, PA. 19085



943 16 0079

Penna. Realty Transfer Tax Affidavit Filed

M. King *Twp of Radnor*

ORDINANCE NO. 89-39

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, TO ACCEPT PUBLIC IMPROVEMENTS OF SUBDIVISION #84-S-8 KNOWN AS TRIANON

RECORDER OF DEEDS
DELAWARE CO., PA.

92 OCT 30 PM 4:19

084409

WHEREAS, Kazanjian Builders Inc. has submitted a subdivision application for review and approval by the Township Board of Commissioners, and

WHEREAS, this application was approved on December 26, 1984 by the Radnor Township Board of Commissioners and the public improvements required have been installed or guarantees acceptable to the Township have been given for their installation in accordance with Township specifications and approved by the Township Engineer.

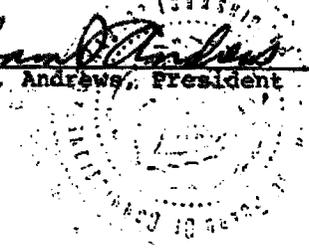
NOW, THEREFORE, BE IT ORDAINED that the public improvements including and not limited to streets, sanitary sewers and storm sewers as shown on engineered plans prepared by Momenee-King Associates Inc. (Sheets 1 through 23 dated October 22, 1984 and last revised February 7, 1985) and described by Momenee-King Associates attached hereto as Exhibit "A" are hereby accepted by the Township of Radnor.

ENACTED AND ORDAINED this 25th day of September 1989.

COMMISSIONERS OF RADNOR TOWNSHIP

By *Graham D. Andrews*
Graham D. Andrews, President

Attest *Concetta Clayton*
Concetta Clayton, Secretary





untable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22 21
AMOUNT
\$3.52
R2304E105798-16



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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

Addressee (Name, Street, City, State, & ZIP Code™)

Posta

ROSENBLUM GERALD D & PAMELA A
225 TRIANON LN
VILLANOVA, PA 19085

SHI WEIWEN & WENYIN
304 GRAMONT LN
VILLANOVA, PA 19085

KELLY MEGHAN ROHLING
212 TRIANON LN
VILLANOVA, PA 19085

FRIEDMAN MAI T
218 TRIANON LN
VILLANOVA, PA 19085

FELDMAN STEPHEN A & SUSAN S
224 TRIANON LN
VILLANOVA, PA 19085

HERNANDEZ RICHARD M & FERNANDEZ
MARIA DEL SOL
230 TRIANON LANE

HUI RICHARD C & SHIRLEY S
236 TRIANON LA
VILLANOVA, PA 19085

ZHOU YOUKUN
241 TRIANON LANE
VILLANOVA, PA 19085

Service) Fee	Charge	If Registered	Value	Sender if COD	Fee	Fee	Fee	Fee	Fee	SH Fee
	Handling Charge - If Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

Total Number of Pieces Listed by Sender

Received at Post Office

Postmaster, Per (Name of receiving employee)

[Signature]

Complete in Ink



Printable Mail Labels

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

Affix
(for a Post)

- 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

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19395
APR 22 21
AMOUNT
\$3.52
R2304E105798-16



0000

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Service Fee	Charge	If Registered	Value	Sender if COD	Fee	Fee	Fee	Fee	SH Fee
ZHAO VICTOR HUAQING & SU JOANNE 210 TRIANON LN VILLANOVA, PA 19085												
KARAKELIAN MEGEN 216 TRIANON LN VILLANOVA, PA 19085												
GUTHRIE ROBERT E & JANE D 222 TRIANON LN VILLANOVA, PA 19085												
ORNIK ADRIAN C & BEVERLY B 228 TRIANON LN VILLANOVA, PA 19085												
GALLIA ANTHONY L & KATRINA A 234 TRIANON LN VILLANOVA, PA 19085												
LIU YING 240 TRIANON LN VILLANOVA PA 19085												
RIZVI MUHAMMAD ALI & BURKI MEHER 237 TRIANON LANE VILLANOVA, PA 19085	NATARAJAN BALASUBRAMANI 231 TRIANON LN VILLANOVA, PA 19085			Handling Charge - If Registered and over \$50,000 in value				Adult Signature Required	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery

Postmaster, Per (Name of receiving employee)

Number of Pieces
Listed by Sender

Number of Pieces
Received at Post Office



Firm Mailing Book For Accountable Mail

Name and Address of Sender
Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297



U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22 21
AMOUNT

\$3.52

R2304E105798-16

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A
1
F

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Service/ Fee	Handling Charge - If Registered and over \$50,000 in value	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	SH Fee
	SANDERS WILLIAM E & CATHERINE B 238 TRIANON LN VILLANOVA, PA 19085							
	KIKUCHI YASUMASA 239 TRIANON LN VILLANOVA PA 19085							
	PUROHIT MANISH R & SANGEETA & RAMESH C 233 TRIANON LN VILLANOVA PA 19085							
	CONCORDIA ALBERT V 227 TRIANON LA VILLANOVA, PA 19085							
	KEOHANE SARA & JOHN 306 GRAMONT LN VILLANOVA, PA 19085							
	CHARBONNEAU JULIE 206 RUE DEL HOPITAL MONTREAL CA HZY1VB,							
	HUH DONGEUN 221 TRIANON LN VILLANOVA, PA 19085							
	LONGSWORTH TODD C & LAU JANNIE K 132 TRIANON LA VILLANOVA, PA 19085							

Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8
Postmaster, Per (Name of receiving employee): [Signature]



ountable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

- 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

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19389
APR 22, 2017
AMOUNT
\$3.52
R2304E105798-16



0000

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	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
	BRAUNFELD MICHAEL J & ALEXIS S 159 WOODDED LA VILLANOVA, PA 19085			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
	BROTSKY IRENE M 208 EDENTON PL VILLANOVA, PA 19085													
	WILLS BENJAMIN R & STEPHANIE L 209 EDENTON PL VILLANOVA, PA 19085													
	SMITH THEODORE K 304 DURHAM DR VILLANOVA, PA 19085													
	YEAKEL PAUL M & LYNN 257 S ITHAN AVE ROSEMONT, PA 19010													
	ROCKAFELLOW VIRGINIA LOGAN 121 BROWNING LN ROSEMONT, PA 19010													
	WOEHLING EDWARD L & JOANNE K 115 BROWNING LN ROSEMONT, PA 19010													
	PATEL KINJAL M & RENNA 219 TRIANON LA VILLANOVA, PA 19085													

Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee): [Signature]

Complete in Ink



Countable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

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

A (R) P

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22, 21
AMOUNT
\$3.52
R2304E105798-16



0000

USPS Tracking/Article Number

Table with columns: Addressee (Name, Street, City, State, & ZIP Code), 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. Rows include: CLARKE PETER M, CHANDY ANNU & SHANNON THOMAS, MAUD RANDALL, DAYTON NELSON T, SLACK W LAWRENCE SLACK MARGARET S, GRIFFIN DANIEL L & NOLAN LISA M.

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster Per (Name of receiving employee)

Complete in Ink



Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

A (P)

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22 21
AMOUNT
\$3.52
R23304E105798-16



0000

Intable Mail

USPS Tracking/Article Number	Postage	Check type of mail or service	Addresssee (Name, Street, City, State, & ZIP Code™)	Service) Fee	Charge	if Registered	Value	Sender if COD	Fee							
NICHOLAS FRANK C FAMILY TRUST 22 VILLANOVA RD VILLANOVA, PA 19085		<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														
TORREY L RUSSELL & MARIE M 36 ALDWYN LN VILLANOVA, PA 19085		<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														
GHEE DENISE 38-A ALDWYN LA VILLANOVA, PA 19085																
LYNCH WILLIAM E JR & MARY ELIZABETH 40 ALDWYN LN VILLANOVA, PA 19085																
ABRUZZESI JOHN JR & MADISON CHRISTINA M 20 ARDMOOR LA CHADDS FORD, PA 19317																
MAYKISH ELIZABETH D & PAUL J 129 S ITHAN AVE ROSEMONT, PA 19010																
MCDERMOTT SEAN M & DORREN E 34 MEADOWOOD RD ROSEMONT, PA 19010			MILLER MEREDITH A 27 MEADOWOOD RD BRYN MAWR, PA 19010		Handling Charge - If Registered and over \$50,000 in value											

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

[Signature]

Complete in Ink

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Accountable Mail

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19899-21
APR 22, 2021
AMOUNT
\$3.52
R2304E105798-16



0000

- 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 Delivery
 - Insured Mail
 - Priority Mail

Name and Address of Sender
 Radnor Twp Engineering
 301 Iven Avenue
 Wayne PA 19087-5297

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	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
	DAVIS GREGORY K & CARROLL SARAH E 22 ALDWYN LN VILLANOVA, PA 19085												
	DABRAL SANJAY & THAPLIYAL ANSHI 18 ALDWYN LN VILLANOVA, PA 19085												
	HAWKINS FREDERICK C III & CAROLINE SAXE 16 ALDWYN LA VILLANOVA, PA 19085												
	KING EDWARD J & KATHERINE 104 WOODDED LANE VILLANOVA, PA 19085												
	76 WOODSTONE LLC 40 N CHESTER PIKE GLENOLDEN, PA 19036												
	MORCUENDE JUAN J SALINERO & ARREDONDO GEIMA 83 WOODSTONE LN VILLANOVA, PA 19085												
	KAUFMANN JAIMEE CHARLES & JOSEPH W 114 WOODDED LANE VILLANOVA, PA 19085												
	TYLER BERT DEE & LEA M 124 WOODDED LANE VILLANOVA, PA 19085												

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee): [Signature]

Complete in Ink



Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

- 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

Addressee (Name, Street, City, State, & ZIP Code™)

TODD DAMIEN & COSTA VANESSA
134 WOODDED LA
VILLANOVA, PA 19085

ZAJAC ERIC
137 WOODDED LN
VILLANOVA, PA 19085

VIDYADHARAN ANJANA
125 WOODDED LANE
VILLANOVA, PA 19085

MATTIS ROSS & AMANDA
113 WOODDED LN
VILLANOVA, PA 19085

THAPAR MANISH & DEEPTI
19 VILLANOVA RD
VILLANOVA, PA 19085

COBURN JEANNE C
18 VILLANOVA RD
VILLANOVA, PA 19085

BROTHERS OF THE ORDER OF HERMITS
OF ST AUGUSTINE
214 ASHWOOD RD
VILLANOVA, PA 19085

PARTOW ZAHRA
108 WOODDED LN
VILLANOVA, PA 19085

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

[Signature]

Accountable Mail

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22, 21
AMOUNT
\$3.52
R2304E105798-16



0000

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
		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



For Accountable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

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 Ex
Registered Mail
Return Receipt Merchandise
Signature Confir
Signature Confir Restricted Delive

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code)

WEIDENBORNER JANICE
153 WOODDED LN
VILLANOVA, PA 19085

HUTCHINSON STEPHEN & SHANNON
15 ALDWYN LN
VILLANOVA, PA 19085

ELDREDGE ASHTON
21 ALDWYN LN
VILLANOVA, PA 19085

DUNN DENIS M & LESLIE B
100 TINDALL LN
VILLANOVA, PA 19085

WILSON JAMES D & JEAN G
101 S SPRINGMILL RD
VILLANOVA, PA 19085

GROSS JAMES A & KATHRYN S
166 VASSAR CIR
VILLANOVA, PA 19085

STROCZYNSKI EDWARD L
173 VASSAR CIR
VILLANOVA, PA 19085

GRUBB JOSEPH S JR & SHEILA M
154 WOODDED LN
VILLANOVA, PA 19085

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22 21
AMOUNT
\$3.52
R2304E105798-16



0000

Table with columns: 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. Includes a large 'Handling Charge - If Registered and over \$50,000 in value' entry.

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Signature in Ink



Accountable Mail

Firm Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

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

Addressee (Name, Street, City, State, & ZIP Code™)

0000

Sender if
COD

ASRD
Fee

RD
Fee

RR
Fee

SC
Fee

SCRD
Fee

SH
Fee

BROTHERS ORDER OF HERMITS
37 ALDWYN LA
VILLANOVA, PA 19085

KELLY STEPHEN P & SUSAN S
32 ALDWYN LN
VILLANOVA, PA 19085

LEONARDI HENRY JR & CYNTHIA KELLOGG
30 ALDWYN LN
VILLANOVA, PA 19085

TAGGART WALTER J & THOMAS JOELL
26 ALDWYN LANE
VILLANOVA, PA 19085

CHOI CHARLES LEE & KIM JUEN
24 ALDWYN LANE
VILLANOVA, PA 19085

STNOE JOHANTHAN D & LATZANICH-
STONE DONNA
15 VILLANOVA RD
VILLANOVA, PA 19085

MASSAUA MATTHEW J & RENEE S
17 VILLANOVA RD
VILLANOVA, PA 19085

NOWLAN MICHAEL F & CHERYL E
3 VILLANOVA RD
VILLANOVA, PA 19085

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

Postmaster, Per (Name of receiving employee)

8
Complete in Ink
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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

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

Addressee (Name, Street, City, State, & ZIP Code™)

Post

COFFEY KIMBERLY HAZE & MICHAEL W
27 ALDWYN LN
VILLANOVA, PA 19085
HEASLEY MICHAEL O & PULLANO JESSICA
33 ALDWYN LA
VILLANVOA, PA 19085
SCORNAVACCHI JOSEPH M III & THERESA
34 ALDWYN LA
VILLANOVA, PA 19085
KELLY STEPHEN P & SUSAN S
32 ALDWYN LN
VILLANOVA, PA 19085
MCAULIFFE KEVIN & SUSANNA
28 ALDWYN LANE
VILLANOVA, PA 19085
TAGGART WALTER J & THOMAS JOELL
26 ALDWYN LANE
VILLANOVA, PA 19085
DAVIS GREGORY K & CARROLL SARAH E
22 ALDWYN LN
VILLANOVA, PA 19085
NOLLER KEVIN W & KERRIN E
20 ALDWYN LN
VILLANOVA, PA 19085



U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22 21
AMOUNT

\$3.52

R2304E105798-16

0000

Table with columns: Fee, COD, Adult Signature Restricted Delivery, Return Receipt, Signature Confirmation Restricted Delivery, Signature Confirmation, SH Fee.

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete in Ink



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

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



U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22, 21

AMOUNT

\$3.52

R2304E105798-16

0000

USPS Tracking/Article Number

SCHEINFELD LOUIS & VICTORIA
136 TRIANON LN
VILLANOVA, PA 19085

LORD EDWARD A
130 TRIANON LN
VILLANOVA, PA 19085

JOHNSON MARK P
200 EDENTON PL
VILLANOVA, PA 19085

MEHRA SALIL K & SARAH
212 EDENTON PL
VILLANOVA, PA 19085

KOPELMAN MICHAEL A & AMY J
205 EDENTON PL
VILLANOVA, PA 19085

TUFARO EDWARD F & KATRINA A
304 DURHAM DR
VILLANOVA PA 19085

LANSINGER ROBERT E & MESSINGER NAN
249 S ITHAN AVE
ROSEMONT PA 19010

FITTS ALAN C & JOSEPHINE P
119 BROWNING LANE
ROSEMONT, PA 19010

Service) Fee	Charge	if Registered	Value	Sender if COD	Fee	Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
	Handling Charge - If Registered and over \$50,000 in value									
					Adult Signature Required				Signature Confirmation	
					Adult Signature Restricted Delivery				Signature Confirmation Restricted Delivery	
					Restricted Delivery				Return Receipt	
										Special Handling

Postmaster, Per (Name of receiving employee)

[Signature]

Complete in Ink



countable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

- 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



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U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22 '21
AMOUNT
\$3.52
R2304E105798-16

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	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
BERRY MICHAEL T & JACQUELINE L 116 WOODDED LN VILLANOVA, PA 19085														
VETTERLEIN CHARLES H JR & SHERRY KAJDAN 101 TINDALL LN VILLANOVA, PA 19085														
CLEAVES EILEEN B 145 WOODDED LN VILLANOVA, PA 19085														
MANTZ GREGORY A & JODY J 133 WOODDED LA VILLANOVA, PA 19085														
RENDALMAN EDWARD A & LOUISE E 121 WOODDED LANE VILLANOVA, PA 19085														
SPERANZA THOMAS H & SULCOSKI CAROL J 109 WOODDED LN VILLANOVA, PA 19085														
NICHOLAS FRANK C FAMILY TRUST 22 VILLANOVA RD VILLANOVA, PA 19085														
	CORKRAN WOODWARD W III & KINKEAD JENNIFER 14 VILLANOVA RD VILLANOVA, PA 19085			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

Postmaster, Per (Name of receiving employee)

Received at Post Office

Listed by Sender

Complete in Ink

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Countable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

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

BOULDEN ANDREW P
120 BROWNING LN
ROSEMONT, PA 19010

KIRKPATRICK JACK H JR
132 BROWNING LN
ROSEMONT, PA 19010

SEARS JAMES
138 BROWNING LN
ROSEMONT, PA 19010

RADER JAY & BARBARA
144 BROWNING LANE
ROSEMONT, PA 19010

ELGER MICHAEL C
107 BROWNING LA
ROSEMONT, PA 19010

MCQUAID DAVID & CATHERINE
25 MEADOWOOD RD
ROSEMONT, PA 19010

GERTON GEORGE L & WOOLKALIS
MARILYN J
100 BROWNING LN
ROSEMONT, PA 19010

BLACK WILLIAM H JR & KIMBERLY
104 BROWNING LN
ROSEMONT, PA 19010

Total Number of Pieces Listed by Sender
Total Number of Pieces Received at Post Office

Postmaster: Per (Name of receiving employee)

Complete in htk

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U.S. POSTAGE PAID

SOUTHEASTERN, PA
19099
APR 22 2017

\$3.52 AMOUNT

R2304E105798-16



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Postage (for add Post)

Table with columns: 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. Includes a large 'Handling Charge - If Registered and over \$50,000 in value' entry.

Postmaster: Per (Name of receiving employee)



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

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

Addressee (Name, Street, City, State, & ZIP Code™)

Postage

SPRINGER CHRISTOPHER A & ELIZABETH
G
117 BROWNING LN
ROSEMONT, PA 19010

KERR BRIAN R & JENNA M
111 BROWNING LANE
ROSEMONT, PA 19010

SELLERS SUZANNE D
109 BROWNING LA
ROSFMSOEONT, PA 190010

TRIMBLE SCOTT & JANET
103 BROWNING LN
ROSEMONT, PA 19010

SOSA JOSEPH III SOUSA THERESA T
21 MEADOWOOD RD
ROSEMONT, PA 19010

LIBSON JEFFREY P & CHRISTIAN
102 BROWNING LANE
ROSEMONT, PA 19010

PETERS FREDERICK C II & ANNE H
108 BROWNING LANE
ROSEMONT, PA 19010

CAMPBELL CHRISTOPHER L & KIMBERLEY
B
114 BROWNING LN
ROSEMONT, PA 19010



0000

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19395
APR 22, 21
AMOUNT

\$3.52

R2304E105798-16

Service) Fee	Charge	Registered	COD	SH Fee	SCRD Fee
	Handling Charge - If Registered and over \$50,000 in value				
				Adult Signature Required	Adult Signature Restricted Delivery
				Return Receipt	Signature Confirmation
				Signature Confirmation Restricted Delivery	Signature Confirmation Restricted Delivery
				Special Handling	

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8



Countable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

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

YARMEL JEFFREY N & MARGARET P
235 TRIANON LN
VILLANOVA, PA 19085

MEGUERIAN ZAVEN & ROZALINE
310 GRAMONT LN
VILLANOVA, PA 19085

COX BRENDAN P & CHRISTINE H
308 GRAMONT LA
VILLANOVA, PA 19085

CONGDON JASON
302 GRAMONT LN
VILLANOVA, PA 19085

MEYER MARINA S
214 TRIANON LANE
VILLANOVA, PA 19085

PETRIZZO MICHAEL ANGELO JR &
ELIZABETH ANNE LOTITO
220 TRIANON LN
VILLANOVA, PA 19085

TANG MING & ZHANG YAOZHONG
226 TRIANON LA
VILLANOVA, PA 19085

Addressee (Name, Street, City, State, & ZIP Code™)

value

Sender if
COD

ASKD
Fee

RD
Fee

RR
Fee

SC
Fee

SCRD
Fee

SH
Fee

Handling Charge - If Registered and over \$50,000 in value

Adult Signature Required
Adult Signature Restricted Delivery
Return Receipt
Signature Confirmation
Signature Confirmation Restricted Delivery
Special Handling

Postmaster, Per (Name of receiving employee)

[Signature]
Complete in Ink

Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22, 2017
AMOUNT
\$3.52
R2304E105798-16



0000



Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

Check type of mail or service

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- Certified Mail Restricted Delivery
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- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

JUBELIRER JEFFREY S & TRACEY F
134 TRIANON LN
VILLANOVA, PA 19085

WANG JEN LUNG & YU LING HSIAO
163 WOODEN LN
VILLANOVA, PA 19085

KHANG IN GU & MOON CHRISTINA
204 EDENTON PL
VILLANOVA, PA 19085

BINA SHIDEH S
216 EDENTON PL
VILLANOVA, PA 19085

SCARICAMAZZA ANGELO & LORRAINE
201 EDENTON PL
VILLANOVA, PA 19085

BROSZ CHRISTIAN & CLARE L
113 BROWNING LANE
ROSEMONT, PA 19010

AGNES IRWIN SCHOOL
295 S ITHAN AV
ROSEMONT, PA 19010

Addressee (Name, Street, City, State, & ZIP Code™)

CILLUFFO VINCENZO & PENELOPE
241 S ITHAN AVE
ROSEMONT, PA 19010

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster: Per (Name of receiving employee)

Mail

U.S. POSTAGE PAID

SOUTHEASTERN, PA

19399

APR 22 21

AMOUNT

\$3.52

R2304E105798-16



0000

Affix Stal
(for additio
Postmark

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
		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



UNITED STATES
POSTAL SERVICE®

Countable Mail

Name and Address of Sender

Radnor Twp Engineering
301 Iven Avenue
Wayne PA 19087-5297

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
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- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Po.

PULOS MARK & TRACY M
110 BROWNING LN
ROSEMONT PA 19010

MCDOWELL PETER & NANCY M
116 BROWNING LN
ROSEMONT, PA 19010

MILLER DEAN E
128 BROWNING LN
ROSEMONT, PA 19010

GOULD JULIA S THOMPSON & BL PORTER
134 BROWNING LN
ROSEMONT, PA 19010

RYDER DAVID S & MARY H
140 BROWNING LANE
ROSEMONT, PA 19010

EVANS MARSHALL B & KAREN P
15 MEADOWOOD RD
ROSEMONT, PA 19010

WOMER CONSTANCE G
105 BROWNING LA
ROSEMONT, PA 19010

VAUCLAIN JACQUES L III & STEPHANIE D
23 MEADOWOOD RD
ROSEMONT, PA 19010

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
APR 22 21
AMOUNT
\$3.52
R2304E105798-16



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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Po.	Postmaster/Per (Name of receiving employee)	Postage Fee	Charge	if Registered	Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
	PULOS MARK & TRACY M 110 BROWNING LN ROSEMONT PA 19010														
	MCDOWELL PETER & NANCY M 116 BROWNING LN ROSEMONT, PA 19010														
	MILLER DEAN E 128 BROWNING LN ROSEMONT, PA 19010														
	GOULD JULIA S THOMPSON & BL PORTER 134 BROWNING LN ROSEMONT, PA 19010								Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
	RYDER DAVID S & MARY H 140 BROWNING LANE ROSEMONT, PA 19010														
	EVANS MARSHALL B & KAREN P 15 MEADOWOOD RD ROSEMONT, PA 19010														
	WOMER CONSTANCE G 105 BROWNING LA ROSEMONT, PA 19010														
	VAUCLAIN JACQUES L III & STEPHANIE D 23 MEADOWOOD RD ROSEMONT, PA 19010				Handling Charge - If Registered and over \$50,000 in value										

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster/Per (Name of receiving employee): [Signature]

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GPX
REALTY PARTNERS

May 27,2021

Patricia Sherwin
Radnor Township, Engineering
301 Iven Avenue
Radnor, PA 19087

Re: 200 South Ithan Avenue

Dear Trish,

Enclosed please find the USPS certifications for the neighbor notification letters for the June 7, 2021 Planning Commission meeting.

Sincerely,



Joseph Conwell
Managing Director
GPX Realty Partners, L.P.

enclosures



Firm Mailing Book For Accountable Mail

Name and Address of Sender
 Radnor Township, Engineering
 301 Iven Avenue
 Wayne PA 19087-5297

USPS Tracking/Article Number

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

Postage (Name, Street, City, State, & ZIP Code™)

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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
TANG MING & ZHANG YAOZHONG 226 TRIANON LA VILLANOVA, PA 19085												
ORNIK ADRIAN C & BEVERLY B 228 TRIANON LN VILLANOVA, PA 19085												
HERNANDEZ RICHARD M & FERNANDEZ MARIA DEL SOL 230 TRIANON LANE VILLANOVA, PA 19085												
BATER KAREN 232 TRIANON LA VILLANOVA, PA 19085												
GALLIA ANTHONY L & KATRINA A 234 TRIANON LN VILLANOVA, PA 19085												
SANDERS WILLIAM E & CATHERINE B 238 TRIANON LN VILLANOVA, PA 19085												
LIU YING 240 TRIANON LN VILLANOVA, PA 19085												
HUI RICHARD C & SHIRLEY S 236 TRIANON LA VILLANOVA, PA 19085												
u.												

Total Number of Pieces Listed by Sender: 8

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PS Form 3877, January 2017 (Page 1 of 2)
 PSN 7530-02-000-9098

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USPS Tracking/Article Number	<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	<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	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	SORD Fee	SH Fee	
TODD DAMIEN & COSTA VANESSA 134 WOODDED LA VILLANOVA, PA 19085																
CLEAVES EILEEN B 145 WOODDED LN VILLANOVA, PA 19085																
VON HERTSENBERG ANNE M 141 WOODDED LN VILLANOVA, PA 19085																
ZAJAC ERIC 137 WOODDED LN VILLANOVA, PA 19085																
MANTZ GREGORY A & JODY J 133 WOODDED LA VILLANOVA, PA 19085																
COLON JEREMY & LAURA 129 WOODDED LA VILLANOVA, PA 19085																
VIDYADHARAN ANJANA 125 WOODDED LANE VILLANOVA, PA 19085																
RENDALMAN EDWARD A & LOUISE E 121 WOODDED LANE VILLANOVA, PA 19085																

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)
8	8	[Signature]
PS Form 3877, January 2017 (Page 1 of 2) PSN 7530-02-000-9098 Complete in Ink Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy .		



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Name and Address of Sender

Radnor Township, Engineering
301 Iven Avenue
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Check type of mail or service

- Adult Signature Required
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- 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

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PETERS FREDERICK C II & ANNE H 108 BROWNING LANE ROSEMONT, PA 19010													
PULOS MARK & TRACY M 110 BROWNING LN ROSEMONT, PA 19010													
CLEMENT FREDERICK T JR & SOPPAS DESPINA 112 BROWNING LN ROSEMONT, PA 19010			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
CAMPBELL CHRISTOPHER L & KIMBERLEY B 114 BROWNING LN ROSEMONT, PA 19010													
MCDOWELL PETER & NANCY M 116 BROWNING LN ROSEMONT, PA 19010													
LAVERAN HARRIET P 118 BROWNING LN ROSEMONT, PA 19010													
BOULDEN ANDREW P 120 BROWNING LN ROSEMONT, PA 19010	MILLER DEAN E 128 BROWNING LN ROSEMONT, PA 19010												

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[Signature]

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Radnor Township, Engineering 301 Iven Avenue Wayne PA 19087-5297	<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	USPS Tracking/Article Number												
CHAMCHAD DIMITRI & GOLDBERG MARGARITA 170 VASSAR CIRCLE VILLANOVA, PA 19085	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation Restricted Delivery													
BROSS JAMES A & KATHRYN S 66 VASSAR CIR VILLANOVA, PA 19085														
HAAS THOMAS & ERIN 174 VASSAR CI VILLANOVA, PA 19085														
BTROCZYNSKI EDWARD L 73 VASSAR CIR VILLANOVA, PA 19085														
CLAPP BRIAN L 167 VASSAR CIR VILLANOVA, PA 19085														
SINKOW MARC R & JODIG 150 WOODDED LN VILLANOVA, PA 19085														
GRUBB JOSEPH S JR & SHEILA M 154 WOODDED LN VILLANOVA, PA 19085														
MUSUKU MARY USHA 146 WOODDED LN VILLANOVA, PA 19085														

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Name and Address of Sender

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301 Iven Avenue
Wayne PA 19087-5297

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 Delivery
- Insured Mail
- Priority Mail

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CLARK MICHAEL JOHN & WYCOFF-CLARK
ASHLEY
139 BROWNING LANE
ROSEMONT, PA 19010

MCCULLOUGH R B & STEPHANIE W
137 BROWNING LA
ROSEMONT, PA 19010

COSGROVE RONALD S & MELANIE J
135 BROWNING LN
ROSEMONT, PA 19010

VALERIO CHRISTOPHER T
133 BROWNING LN
ROSEMONT, PA 19010

KUHN RICHARD R III
131 BROWNING LANE
ROSEMONT, PA 19010

BERRY GERARD T & ANNE M
129 BROWNING LANE
ROSEMONT, 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
		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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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 Delivery
 Insured Mail Signature Confirmation Restricted Delivery
 Priority Mail

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CHOI CHARLES LEE & KIM JUEN 24 ALDWYN LANE VILLANOVA, PA 19085														
DAVIS GREGORY K & CARROLL SARAH E 22 ALDWYN LN VILLANOVA, PA 19085														
DAVIS GREGORY K & CARROLL SARAH E 22 ALDWYN LN VILLANOVA, PA 19085														
STNOE JOHANTHAN D & LATZANICH- STONE DONNA 15 VILLANOVA RD VILLANOVA, PA 19085														
NOLLER KEVIN W & KERRIN E 20 ALDWYN LN VILLANOVA, PA 19085														
DABRAL SANJAY & THAPLIYAL ANSHI 8 ALDWYN LN VILLANOVA, PA 19085														
MASSAUA MATTHEW J & RENEE S 17 VILLANOVA RD VILLANOVA, PA 19085														
HAWKINS FREDERICK C III & CAROLINE SAXE 16 ALDWYN LA VILLANOVA, PA 19085														

Total Number of Pieces Listed by Sender: 8

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PS Form 3877, January 2017 (Page 1 of 2)

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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	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
	HAWKINS MONIQUE P 29 ALDWYN LA VILLANOVA, PA 19085												
	WENDEL WILLIAM R & ANNE P 31 ALDWYN LN VILLANOVA, PA 19085												
	HEASLEY MICHAEL O & PULLANO JESSICA 33 ALDWYN LA VILLANVOA, PA 19085												
	LONG WALTER T & PATRICIA W 35 ALDWYN LN VILLANOVA, PA 19085												
	BROTHERS ORDER OF HERMITS 37 ALDWYN LA VILLANOVA, PA 19085						Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
	SCORNAVACCHI JOSEPH M III & THERESA C 34 ALDWYN LA VILLANOVA, PA 19085		Handling Charge - If Registered and over \$50,000 in value										
	KELLY STEPHEN P & SUSAN S 32 ALDWYN LN VILLANOVA, PA 19085												
	SCORNAVACCHI JOSEPH M III & THERESA C 34 ALDWYN LA VILLANOVA, PA 19085												

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- 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
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 - Signature Confirmation Restricted Delivery

Name and Address of Sender

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

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
EVANS MARSHALL B & KAREN P 15 MEADOWOOD RD ROSEMONT, PA 19010													
MURPHY MICHAEL J & LISA P 146 BROWNING LA ROSEMONT, PA 19010													
RANDOLPH CAROL ANN 11 MEADOWOOD RD ROSEMONT, PA 19010													
RILEY JAMES D 9 MEADOWOOD RD ROSEMONT, PA 19010													
ERDLIN HALEY D 7 MEADOWOOD ROAD ROSEMONT, PA 19010													
SHEA DENNIS R & ELIZABETH K 145 BROWNING LA ROSEMONT, PA 19010													
ENGSTROM DAVID & SHRUTI 143 BROWNING LA ROSEMONT, PA 19010													
MCKIERNAN ROBERT J & CAROL 141 BROWNING LN ROSEMONT, PA 19010													
Handling Charge - If Registered and over \$50,000 in value													

Total Number of Pieces Received at Post Office: 8

Listed by Sender: 8

Postmaster, Per (Name of receiving employee): *jr*



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JENKINS SCOTT M & YARDLEY R 24 MEADOWOOD ROAD ROSEMONT, PA 19010	<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 <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												
GAFFNEY BETH ANN & KAUFMANN CHRISTOPHER P 26 MEADOWOOD RD ROSEMONT, PA 19010	<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 <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												
LZBICKI CHRISTOPHER D & MACY ALEXANDRA S 28 MEADOWOOD RD ROSEMONT, PA 19010	<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 <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												
BURRELL ERNEST R & ALICIA M 128 TRIANON LN VILLANOVA, PA 19085	<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 <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												
KURTZ KENNETH S & KARI L 126 TRIANON LN VILLANOVA, PA 19085	<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 <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												
DUBNER MARC J & ELIZABETH G 124 TRIANON LN VILLANOVA, PA 19085	<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 <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												
IMPERATO ANTHONY J JR & JENNIFER M 122 TRIANON LN VILLANOVA, PA 19085	<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 <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												
FAIRMAN ROY M & NANCY J 120 TRIANON LN VILLANOVA, PA 19085	<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 <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												

Total Number of Pieces Listed by Sender: 8

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Name and Address of Sender

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

Check type of mail or service

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- 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 Delivery
- Insured Mail
- Priority Mail

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USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

HOOD ALICE K
30 MEADOWOOD ROAD
ROSEMONT, PA 19010

MILLER MEREDITH A
27 MEADOWOOD RD
BRYN MAWR, PA 19010

KNIGHT JILL M & DOUGLAS B
29 MEADOWOOD RD
ROSEMONT, PA 19010

DEMARCO KENNETH F & HARLENE G
201 S ITHAN AVE
ROSEMONT, PA 19010

DEMARCO KENNETH F & HARLENE G
201 S ITHAN AVE
ROSEMONT, PA 19010

CALABRO MATTHEW & JEFFERSON
MARGARET ANN ROBINS
207 S ITHAN AVE
ROSEMONT, PA 19010

CALABRO MATTHEW & JEFFERSON
MARGARET ANN ROBINS
207 S ITHAN AVE
ROSEMONT, PA 19010

CLARK RICHARD J & ANNA L
217 S ITHAN AVE
ROSEMONT, 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
		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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Radnor Township, Engineering
301 Iven Avenue
Wayne PA 19087-5297

Check type of mail or service

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- Certified Mail Restricted Delivery
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- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

NIZAMI NASER A
118 TRIANON LN
VILLANOVA, PA 19085

HILL RAYMOND C & ANNA
7500 ESTERO BLVD UNIT 907
FT MYERS BEACH, FL 33931

LEWIS WAYNE H & MARY JANE
200 S ITHAN AVE
VILLANOVA, PA 19085

PUMPKIN I LLC
600 GOODWIN AVE #3
MIDLAND PARK, NJ 074321459

JAGASIA ANUJA DOKRAS & DINESH
4 CHALOUS LA
VILLANOVA, PA 19085

DALTON WILLIAM T & LESLIE D
116 TRIANON LANE
VILLANOVA, PA 19085

6.

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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
		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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Postmaster, Per (Name of receiving employee): Jc.



Name and Address of Sender

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

U.S. POSTAGE PAID
SOUTHEASTERN, PA
MAY 21 1999
AMOUNT
\$14.08
R2304E105798-24



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 - 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

USPS Tracking/Article Number

LEWIS WAYNE H & MARY JANE
200 S ITHAN AVE
VILLANOVA, PA 19085

DALEY MAUREEN E
114 TRIANON LANE
VILLANOVA, PA 19085

MADDEN PETER & MADDEN CELESTE
108 TRIANON LA
VILLANOVA, PA 19087

GONZALEZ CARL J & SONIA M
12 CHALOUS LA
VILLANOVA, PA 19085

FERST ERIC S & TARYN L
8 CHALOUS LA
VILLANOVA, PA 19085

8.

Postage	(Extra Service) Fee	Handling Charge	Insurance Value	Insured Value	Sender if COD	ASR Fee	ASRU Fee	RTU Fee	RR Fee	SC Fee	SURU Fee	SIF Fee
		Handling Charge - if Registered and over \$50,000 in value						Adult Signature Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
						Adult Signature Required		Adult Signature Restricted Delivery				

Postmaster, Per (Name of receiving employee)

jk.

Complete in Ink

Total Number of Pieces Listed by Sender: 5

Total Number of Pieces Received at Post Office: 5

PRELIMINARY SUBDIVISION & CONDITIONAL USE PLANS FOR 200 SOUTH ITHAN AVENUE

RADNOR TOWNSHIP | DELAWARE COUNTY | PENNSYLVANIA



SHEET INDEX:

SHEET 1	-	ILLUSTRATIVE SITE PLAN
SHEET 2	-	RECORD PLAN
SHEET 3	-	TRIANON REFERENCE PLAN
SHEET 4	-	EXISTING CONDITIONS PLAN
SHEET 5	-	SOIL, WATER RESOURCES & VICINITY PLAN
SHEET 6	-	PROPOSED DEVELOPMENT PLAN
SHEET 6A	-	PROPOSED SIDEWALK PLAN
SHEET 7	-	DETAILS PLAN
SHEET 8	-	DETAILS PLAN
L-901	-	LANDSCAPE REMOVAL PLAN
L-101	-	LANDSCAPE REPLACEMENT PLAN

PROPOSED BUILDINGS SHOWN ON PROPOSED LOTS ARE
CONCEPTUAL ONLY AND ARE NOT INTENDED TO REPRESENT
THE ACTUAL HOMES TO BE BUILT ON THOSE LOTS



**SCHOCK
GROUP
LLC**

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



DESIGNER OF RECORD: ENGINEER ON THE PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF AS-BUILT ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE APPROXIMATE, COMPLETENESS OR ACCURACY OF THE QUANTITIES, DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED.
CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK.
BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS SYSTEM THREE DAYS PRIOR TO THE START OF ANY WORK.

ILLUSTRATIVE SITE PLAN

PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

200 S. ITHAN AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

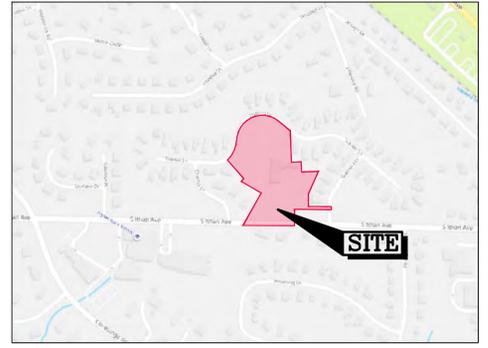
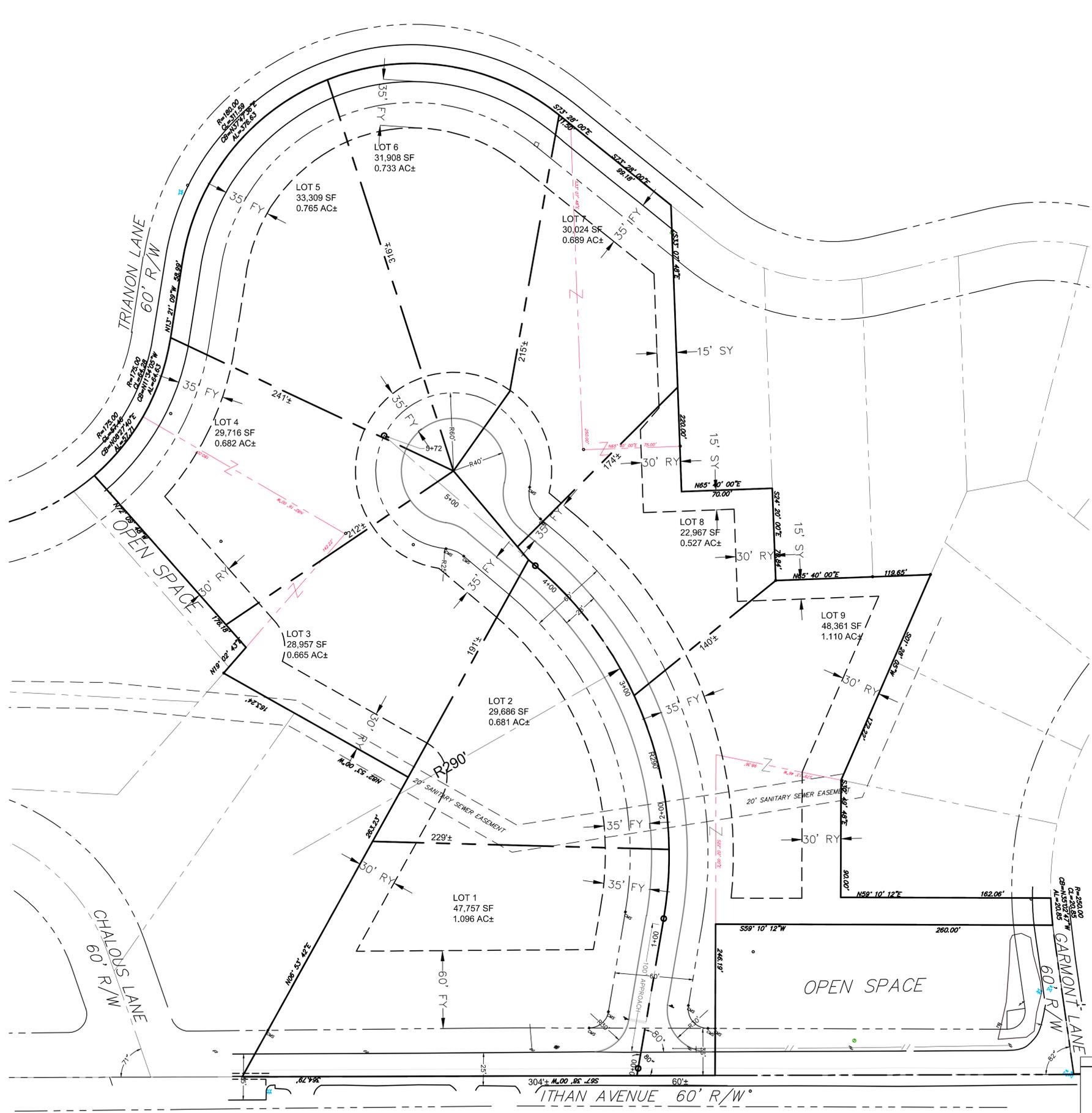
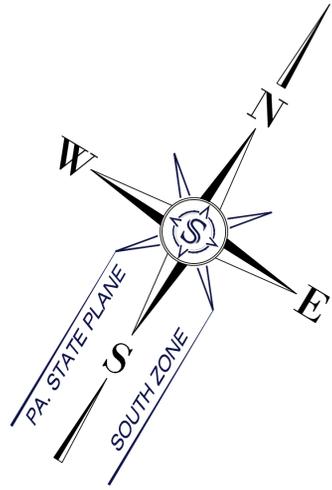
REV. DATE DESCRIPTION
1 03/24/21 ADD'D SHEET 6A, SIDEWALK PLAN
2 05/18/21 ADDRESSED TOWNSHIP COMMENTS

OWNER/CLIENT: GPK REALTY PARTNERS
357 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406

DRAWN BY: TED
CHECKED BY: DRF

SCALE: 1" = 80'
DATE: JANUARY 5, 2021
REVISED: MAY 18, 2021

FILE NO: 1082
SHEET NO: 1 OF 8



ZONING REGULATIONS:

NOTE: THIS SITE IS BEING DEVELOPED UNDER THE DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE. BASE ZONING IS R-2DM (RESIDENTIAL-DENSITY MODIFICATION) DISTRICT

MINIMUM TRACT AREA: 15 AC
 PERIMETER BUILDING SETBACK: 60 FT FROM EXISTING STREET RIGHT OF WAY
 40 FT FROM ADJACENT PROPERTY
 35 FT FROM OUTSIDE EDGE OF CURB

FRONT YARD: 35 FT
 SIDE YARD: 30 FT BETWEEN BUILDINGS
 REAR YARD: 30 FT
 MAXIMUM IMPERVIOUS COVER: 35%

NOTE: THE SUBJECT PARCEL CONSISTS OF LOT NUMBERS 1, 52, 57 AND 58 OF THE TRIANON DENSITY MODIFICATION SUBDIVISION APPROVED BY RADNOR TOWNSHIP IN 1985.

PROJECT CONSISTS OF LOTS 1, 52, 57 & 58 OF THE TRIANON SUBDIVISION

TOTAL TRACT AREA 6.946 ACRES

GENERAL NOTES:

- OWNER/APPLICANT: GPK REALTY PARTNERS, 357 SOUTH GULPH ROAD, KING OF PRUSSIA, PA 19406, ATTN: MR. JOSEPH S. CONWELL
- BOUNDARY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 200 S. ITHAN AVENUE, PREPARED BY MOMENIE INC. DATED FEBRUARY 27, 2020, FILE #19-283. THE TRIANON SUBDIVISION WAS APPROVED AND DEVELOPED AS PART OF THE DENSITY MODIFICATION PROVISIONS OF THE TOWNSHIP ZONING ORDINANCE.
- THE SUBJECT PARCEL CONSISTS OF LOT NUMBERS 1, 52, 57 AND 58 OF THE TRIANON DENSITY MODIFICATION SUBDIVISION APPROVED BY RADNOR TOWNSHIP IN 1985.
- THE INTENT OF THE PLAN IS TO MERGE LOTS 1, 52, 57 AND 58, AND SUBDIVIDE THE TRACT INTO 9 INDIVIDUAL LOTS USING THE ORIGINAL DENSITY MODIFICATION PROVISIONS PERMITTED UNDER ARTICLE 19 OF THE RADNOR TOWNSHIP ZONING ORDINANCE. ALL LOTS WILL BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.
- ALL NEW LOTS WILL CONTAIN SINGLE FAMILY DWELLINGS WITH DRIVEWAYS ACCESSING THE NEW ROADS.
- PUBLIC WATER SUPPLY AND SANITARY SEWER SERVICE ARE PROPOSED FOR ALL LOTS
- STORMWATER MANAGEMENT PROVISIONS WILL INCLUDE INDIVIDUAL ON-LOT RECHARGE/RATE CONTROL SYSTEMS IN CONJUNCTION WITH A COMMON STORMWATER MANAGEMENT SYSTEM ON LOT 1 TO PROVIDE ADDITIONAL RATE CONTROL FOR THE LOTS AND NEW ROADWAY.
- FLOOD PLAIN INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP #42045C0019F REVISED NOVEMBER 18, 2009. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF ANY FLOODPLAIN.
- ALL PROPOSED PUBLIC ROADS, STORM SEWERS AND SANITARY SEWERS TO BE OFFERED FOR DEDICATION.
- TREE DATA AND LOCATIONS FROM A FIELD SURVEY BY MOMENIE SURVEY GROUP INC. TREE SPECIES AND CONDITION VERIFIED BY SHREINER TREE CARE.
- THE PROJECTS RECEIVING WATERCOURSE IS DARBY CREEK, BY SEVERAL NAMED AND UNNAMED TRIBUTARIES. THE CHAPTER 93 CLASSIFICATION IS CWF, MF.
- PER D.M. SIDE YARD REQUIREMENTS: 30FT OF SEPARATION DISTANCE IS TO BE MAINTAINED BETWEEN DWELLINGS.

REQUESTED WAIVERS

\$255-27.(1) - TO OMIT THE INSTALLATION OF SIDEWALKS ALONG A MINOR COLLECTOR STREET (SOUTH ITHAN AVENUE).

\$255-20.(1)(I) - EXISTING FEATURES WITHIN 500FT OF THE SITE, AN AERIAL IS PROVIDED ON SHEET 5.

\$255-43.1.(1) - THE APPLICANT HAS AGREED TO THE FEE OF \$3,307 PER DWELLING UNIT.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THE _____ DAY OF _____ 2020 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ (NAME), WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRED THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

ZONING DISTRICT R-2/D-M:	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	
MIN. LOT AREA (SF)		47,757	29,686	28,957	29,716	33,309	31,908	30,024	22,967	48,361	
MIN. LOT WIDTH		185 FT	201 FT	121 FT	77 FT	61 FT	70 FT	124 FT	129 FT	336 FT	
MIN. FRONT YARD		36 FT	35 FT	36 FT	36 FT	36 FT	59 FT	82 FT	60 FT	35 FT	
MIN. SIDE YARD	30 FT BETWEEN BUILDINGS	62 FT	62 FT	57 FT	57 FT	30 FT	30 FT	37 FT	50 FT	50 FT	
MIN. REAR YARD	30 FT	86 FT	52 FT	63 FT	67 FT				31 FT	31 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	23%	7.74%	12.46%	12.77%	12.44%	11.10%	11.59%	12.31%	16.10%	7.64%	
MAX. IMPERVIOUS COVERAGE	35%	11.02%	16.74%	17.74%	17.38%	17.13%	18.01%	19.87%	21.60%	10.57%	
Impervious Totals											
RESIDENCE	-	3,696	3,698	3,697	3,697	3,697	3,697	3,697	3,697	3,697	
DRIVEWAY	-	1,151	1,212	1,380	1,409	1,948	1,991	2,209	1,205	1,354	
WALKWAYS	-	417	60	60	60	60	60	60	60	60	
TOTAL	-	5,264	4,970	5,137	5,166	5,705	5,748	5,966	4,962	5,111	

LINETYPE LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EASEMENT LINE
- BUILDING SETBACK

SYMBOL LEGEND

- CONCRETE MONUMENT
- CONCRETE MONUMENT TO BE SET
- IRON PINS TO BE SET AT ALL PROPERTY CORNERS UPON COMPLETION OF FINAL GRADING.



Joseph S. Conwell, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY.

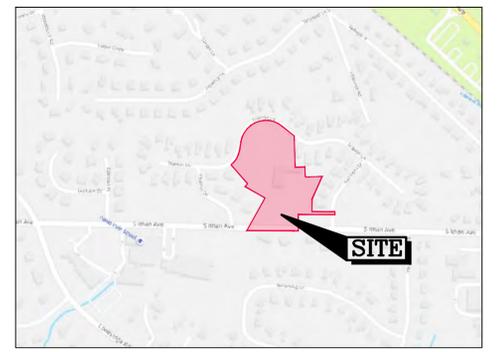
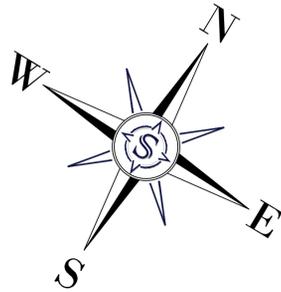
Joseph S. Conwell



RECORD PLAN
 PRELIMINARY SUBDIVISION / LAND DEVELOPMENT
 200 S. ITHAN AVENUE
 RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	03/24/21	ADDED SHEET #A SUBDIVISION PLAN
2	05/18/21	ADDED SHEET TOWNSHIP COMMENTS

DATE: JANUARY 5, 2021
 SHEET NO: 1082
 OF 8



ZONING REGULATIONS:

NOTE: THIS SITE IS BEING DEVELOPED UNDER THE DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE. BASE ZONING IS R-2DM (RESIDENTIAL-DENSITY MODIFICATION) DISTRICT

MINIMUM TRACT AREA: 15 AC
 PERIMETER BUILDING SETBACK: 60 FT FROM EXISTING STREET RIGHT OF WAY
 40 FT FROM ADJACENT PROPERTY
 FRONT YARD: 33 FT FROM OUTSIDE EDGE OF CURB
 SIDE YARD: 30 FEET BETWEEN BUILDINGS
 REAR YARD: 30 FT

NOTE: THE SUBJECT PARCEL CONSISTS OF LOT NUMBERS 1, 57 AND 58 OF THE TRIANON DENSITY MODIFICATION SUBDIVISION APPROVED BY RADNOR TOWNSHIP IN 1985.

PROJECT CONSISTS OF LOTS 1, 57, 57 & 58 OF THE TRIANON SUBDIVISION

TOTAL TRACT AREA 6.946 ACRES

LOT #	TAX MAP No.	TAX PARCEL No.	AREA:
LOT 1:	36-24-180.000	36-04-02700-03	0.348 AC.
LOT 57:	36-24-184.000	36-04-02700-51	0.374 AC.
LOT 58:	36-24-116.000	36-04-02344-00	0.344 AC.
			5.880 AC.

EXISTING IMPERVIOUS COVERAGE:

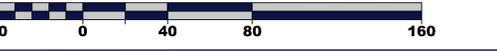
BUILDINGS	2,202 S.F.
ASPHALT DRIVEWAY	15,579 S.F.
CURBS	302 S.F.
GARDEN CURBS	694 S.F.
WALKS, PADS, PATIOS	3,901 S.F.
REFLECTING POOLS	1,951 S.F.
WALLS	968 S.F.
TOTAL	25,688 S.F.

LINETYPE LEGEND

---	PROPERTY LINE
- - - -	ADJOINER PROPERTY LINE
- · - · -	EASEMENT LINE
- · - · -	RIGHT-OF-WAY LINE
- · - · -	BUILDING SETBACK
- · - · -	CONCRETE EDGE
- · - · -	ASPHALT EDGE
- · - · -	PROPOSED BUILDING
- · - · -	PROPOSED CURB
- · - · -	PROPOSED CONCRETE
- · - · -	EXISTING CURB TO REMAIN
- · - · -	EXISTING ADJACENT BUILDING
- · - · -	SOILS LINE
- · - · -	EASEMENT LINE
- · - · -	BUILDING SETBACK
- · - · -	FENCE LINE
- · - · -	OVERHEAD ELECTRIC
- · - · -	ELECTRIC LINE
- · - · -	GAS LINE
- · - · -	TELECOM LINE
- · - · -	WATER LINE
- · - · -	SANITARY LINE
- · - · -	EXISTING STORM PIPES
- · - · -	EXISTING 2' CONTOUR
- · - · -	EXISTING 10' CONTOUR
- · - · -	EXISTING SLOPES 14% AND 20%
- · - · -	EXISTING SLOPES 20% & GREATER

SYMBOL LEGEND

TG	TOP OF GRATE ELEV.	E	ELECTRIC BOX
I/V	INVERT ELEVATION	FH	FIRE HYDRANT
TW	TOP OF WALL ELEV.	FV	FIRE VALVE
BW	BOTTOM OF WALL ELEV.	GV	GAS VALVE
TBC	TOP BACK OF CURB ELEV.	ET	EVERGREEN TREE
BC	BOTTOM BACK OF CURB ELEV.	SI	STORM INLET
IP	IRON PIN	TEB	TELEPHONE BOX
CM	CONCRETE MONUMENT	GM	GAS METER
SM	SANITARY MANHOLE	EM	ELECTRIC MANHOLE
WV	WATER VALVE	PS	POSTED SIGN
B	BOLLARD	PC	PARKING SPACE COUNT
CN	CLEANOUT	HPS	HANDICAP PARKING SPACE
SMH	STORM MANHOLE	LP	LIGHT POLE
AC	AC UNIT	SBL	SOIL BORING LOCATION



1958 BUTLER PIKE, SUITE 200
 CONSHOHOCKEN, PA 19428
 610.580.7373 | SCHOCKGROUP.COM



DESIGNERS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF ASHLE ARDRE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE APPROXIMATE, COMPLETENESS OR ACCURACY OF THE QUANTITIES, DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL NOTIFY THE UTILITIES AND OBTAIN NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK. SYSTEMS THREE DAYS PRIOR TO THE START OF ANY WORK.

EXISTING CONDITIONS PLAN
 PRELIMINARY SUBDIVISION / LAND DEVELOPMENT
200 S. ITHAN AVENUE
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

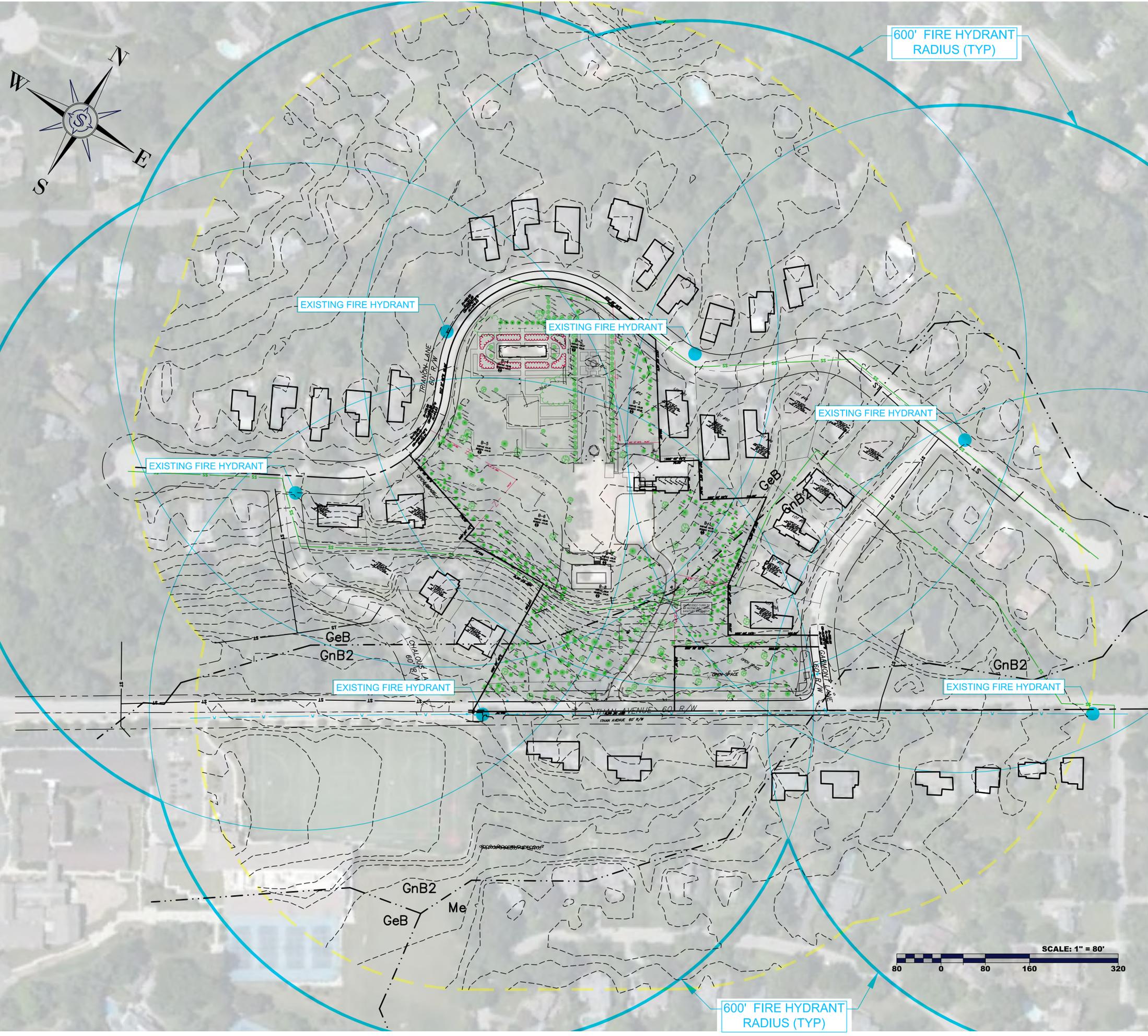
REV.	DATE	DESCRIPTION
1	03/24/21	ADD SHEET AS SUBDIVISION PLAN
2	05/18/21	ADDRESSED TOWNSHIP COMMENTS

OWNER: GPKX REALTY PARTNERS
 357 SOUTH GULPH ROAD
 KING OF PRUSSIA, PA 19406

DRAWN BY: TED
 CHECKED BY: DRF

SCALE: 1" = 40"
 DATE: JANUARY 5, 2021
 MAY 18, 2021
 SHEET NO: 1082

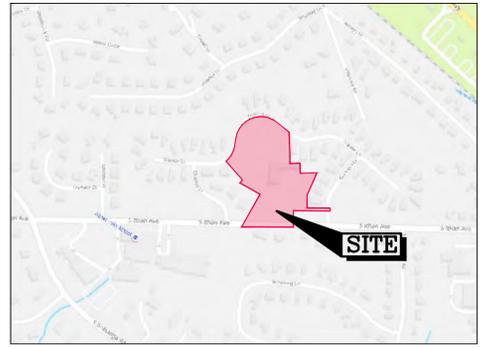
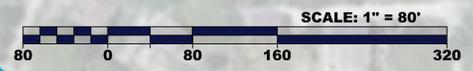
4 OF 8



600' FIRE HYDRANT RADIUS (TYP)

EXISTING FIRE HYDRANT

600' FIRE HYDRANT RADIUS (TYP)



SCALE: 1" = 600'

- GENERAL NOTES:**
1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 22, 2020 AND DEPICTS CONDITIONS ON THAT DATE.
 2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 3. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD88 OBTAINED VIA GPS.
 4. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 5. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0038P EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

LOT DATA:
 LOT AREA = 302,573 S.F. OR 6.946 ACRES (GROSS)
 MINUS R.O.W. (33,387 S.F.) = 269,186 S.F. OR 6.180 ACRES (NET)

SOIL TABLE DATA:

NAME	% Slopes	DEPTH TO WATER	DEPTH TO BEDROCK	EROD.	GROUP	HYDRO. SOIL LIMITATIONS
GeB						
Glennelg Channery Silt Loam	3-8	5+	3-8	-	B	-
GnB2						
Glennville Silt Loam	3-8	1.5+	3-6	Moderate	C	Moderate to Severe
Me						
Madeland schist and gneiss	SLOPING	3+	4+	-	B	-

LINETYPE LEGEND

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- BUILDING SETBACK
- CONCRETE EDGE
- ASPHALT EDGE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CURB TO REMAIN
- EXISTING ADJACENT BUILDING
- SOILS LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK
- X X FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- T/C TELECOM LINE
- W WATER LINE
- S SANITARY LINE
- ST EXISTING STORM PIPES
- - - 3.78 EXISTING 2' CONTOUR
- - - 3.60 EXISTING 10' CONTOUR

SYMBOL LEGEND

- TG TOP OF GRATE ELEV.
- INV INVERT ELEVATION
- TW TOP OF WALL ELEV.
- BW BOTTOM OF WALL ELEV.
- TBC TOP BACK OF CURB ELEV.
- BC BOTTOM BACK OF CURB ELEV.
- IP IRON PIN
- CM CONCRETE MONUMENT
- SM SANITARY MANHOLE
- WV WATER VALVE
- BOLLARD
- CLEANOUT
- SMH STORM MANHOLE
- AC UNIT
- EB ELECTRIC BOX
- FH FIRE HYDRANT
- FV FIRE VALVE
- GV GAS VALVE
- ET EVERGREEN TREE
- SI STORM INLET
- TB TELEPHONE BOX
- GM GAS METER
- EM ELECTRIC MANHOLE
- PS POSTED SIGN
- PC PARKING SPACE COUNT
- HP HANDICAP PARKING SPACE
- LP LIGHT POLE



SCHOCK GROUP LLC

1958 BUTLER PIKE, SUITE 200
 CONSHOHOCKEN, PA 19428
 610.592.7373 | SCHOCKGROUP.COM



REGISTERED PROFESSIONAL ENGINEER
DAVID R. FIORELLO
 ENGINEER
 PE027479E

SOILS, WATER RESOURCES & VICINITY PLAN
 PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

200 S. ITHAN AVENUE
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	03/24/21	ADDED SHEET #A SUBDIVISION PLAN
2	05/18/21	ADDED TOWNSHIP COMMENTS

OWNER: GPKX REALTY PARTNERS
 357 SOUTH GULPH ROAD
 KING OF PRUSSIA, PA 19406

DRAWN BY: TED
 CHECKED BY: DRF

SCALE: 1" = 80'
 DATE: JANUARY 5, 2021
 SHEET NO: 1082

5 OF 8

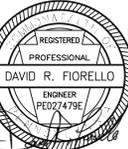
SOUTH ITHAN AVE SIDEWALK DEVELOPMENT PLAN

MAY 18, 2021

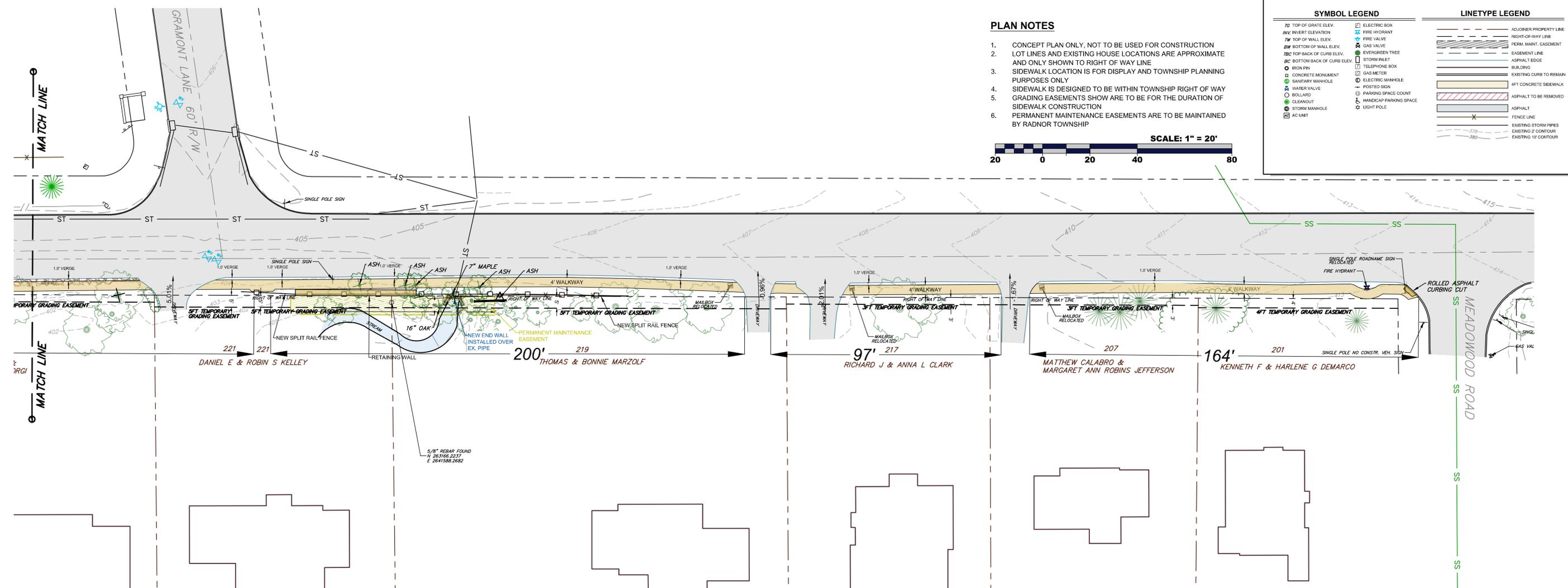
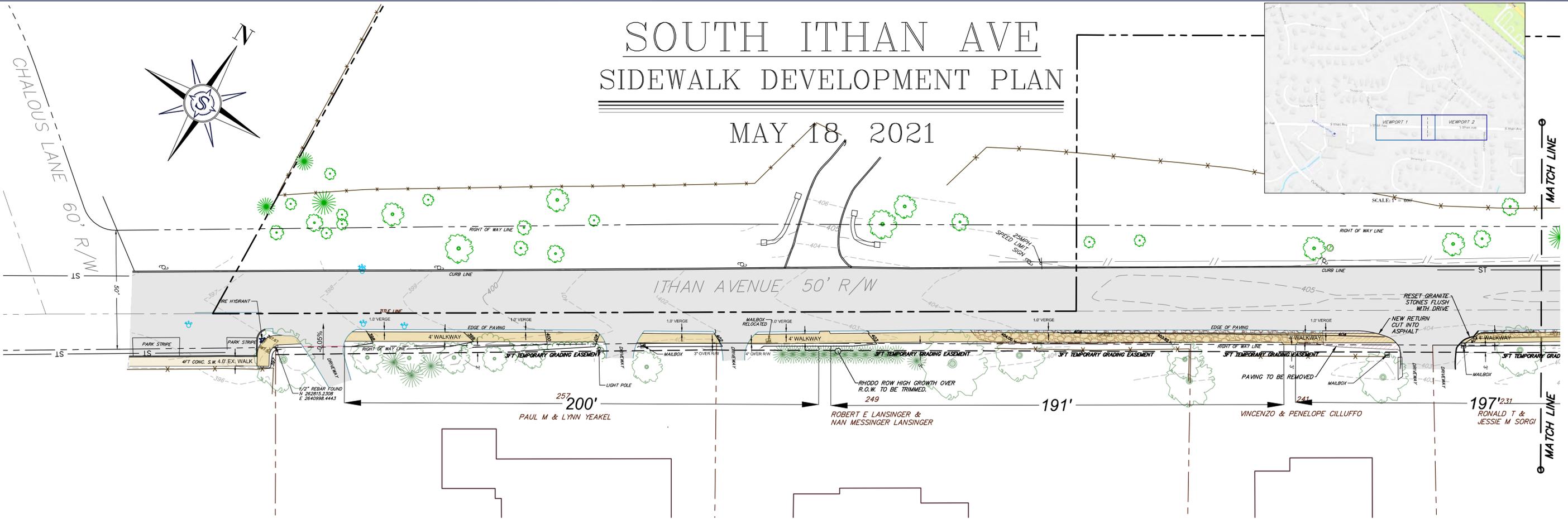


SCHOCK GROUP LLC

1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
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DESIGNER OF RECORD: UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE APPROXIMATELY. COMPETENCES OR ACCURACY OF THE GUARANTEE. DEPTH OF ALL STRUCTURES CANNOT BE CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. BEFORE STARTING ANY WORK THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP OF ANY UTILITIES THAT MAY BE AFFECTED BY THE SYSTEMS THREE DAYS PRIOR TO THE START OF ANY WORK.



PLAN NOTES

1. CONCEPT PLAN ONLY, NOT TO BE USED FOR CONSTRUCTION
2. LOT LINES AND EXISTING HOUSE LOCATIONS ARE APPROXIMATE AND ONLY SHOWN TO RIGHT OF WAY LINE
3. SIDEWALK LOCATION IS FOR DISPLAY AND TOWNSHIP PLANNING PURPOSES ONLY
4. SIDEWALK IS DESIGNED TO BE WITHIN TOWNSHIP RIGHT OF WAY GRADING EASEMENTS SHOW ARE TO BE FOR THE DURATION OF SIDEWALK CONSTRUCTION
5. PERMANENT MAINTENANCE EASEMENTS ARE TO BE MAINTAINED BY RADNOR TOWNSHIP

SCALE: 1" = 20'



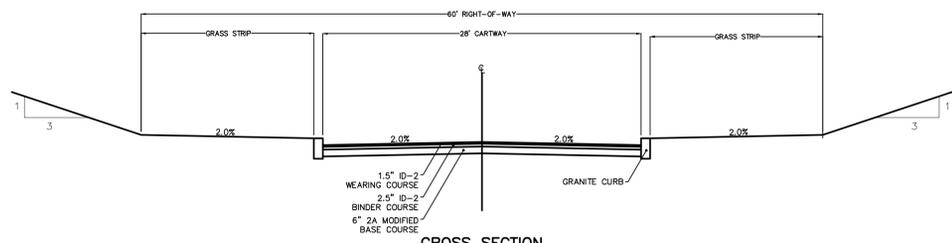
SYMBOL LEGEND		LINETYPE LEGEND	
TD TOP OF GRATE ELEV.	□ ELECTRIC BOX	---	ADJOINER PROPERTY LINE
INV. INVERT ELEVATION	⊕ FIRE HYDRANT	---	RIGHT-OF-WAY LINE
TW TOP OF WALL ELEV.	⊕ FIRE VALVE	---	PERM. MAINT. EASEMENT
BW BOTTOM OF WALL ELEV.	⊕ GAS VALVE	---	EASEMENT LINE
TBC TOP BACK OF CURB ELEV.	⊕ EVERGREEN TREE	---	ASPHALT EDGE
BC BOTTOM BACK OF CURB ELEV.	⊕ STORM INLET	---	EXISTING CURB TO REMAIN
○ IRON PIN	⊕ TELEPHONE BOX	---	4FT CONCRETE SIDEWALK
□ CONCRETE MONUMENT	⊕ GAS METER	---	ASPHALT TO BE REMOVED
⊕ SANITARY MANHOLE	⊕ ELECTRIC MANHOLE	---	ASPHALT
⊕ WATER VALVE	⊕ POSTED SIGN	---	FENCE LINE
⊕ BOLLARD	⊕ PARKING SPACE COUNT	---	EXISTING STORM PIPES
⊕ CLEANOUT	⊕ HANDICAP PARKING SPACE	---	EXISTING 2' CONTOUR
⊕ STORM MANHOLE	⊕ LIGHT POLE	---	EXISTING 10' CONTOUR
⊕ AC UNIT			

DEVELOPMENT PLAN
PRELIM SUBDIVISION/LAND DEVELOPMENT
200 S. ITHAN AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

REV.	DATE	DESCRIPTION
2	05/18/21	ADDED TOWNSHIP COMMENTS

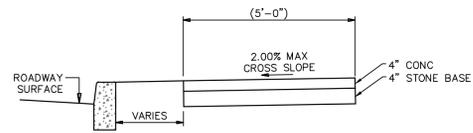
OWNER: GPK REALTY PARTNERS
357 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406

DRAWN BY: TED
CHECKED BY: DRF
DATE: MARCH 24, 2021
MAY 18, 2021
1082
6A OF 8

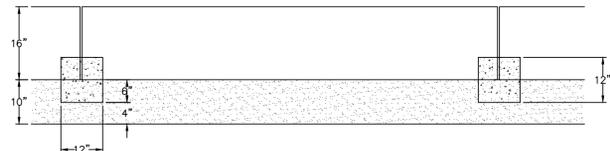
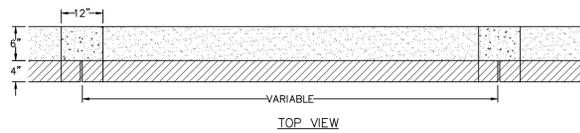
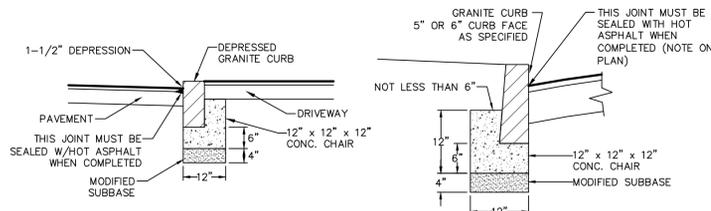


**CROSS SECTION
PROPOSED ROADWAY**

60' R/W 28' CARTWAY
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS
AND SPECIFICATIONS OF PENNDOT 408, LATEST REVISION

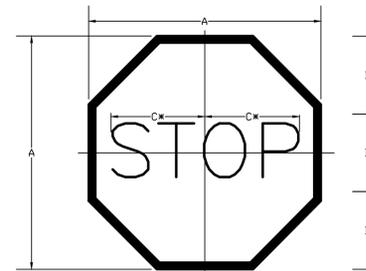


**SIDEWALK
TYPICAL SECTION**



GRANITE CURB - CONCRETE CHAIRS & MODIFIED SUBBASE

N.T.S.



COLOR : LEGEND AND BORDER WHITE (REFLECTORIZED)
BACKGROUND RED (REFLECTORIZED)

SIGN SIZE	DIMENSIONS			SERIES	BORDER	BLANK STD
	A	B	C			
30x30	30	10	12.5	C	3/4	B1-30

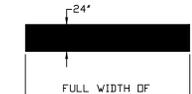
STOP SIGN (R1-1)



W14-2
750 mm x 750 mm
29.53 in x 29.53 in

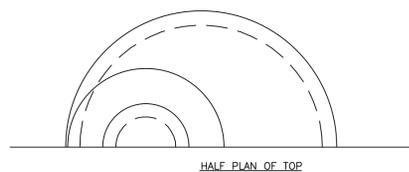
NO OUTLET SIGN (W14-2)

N.T.S.

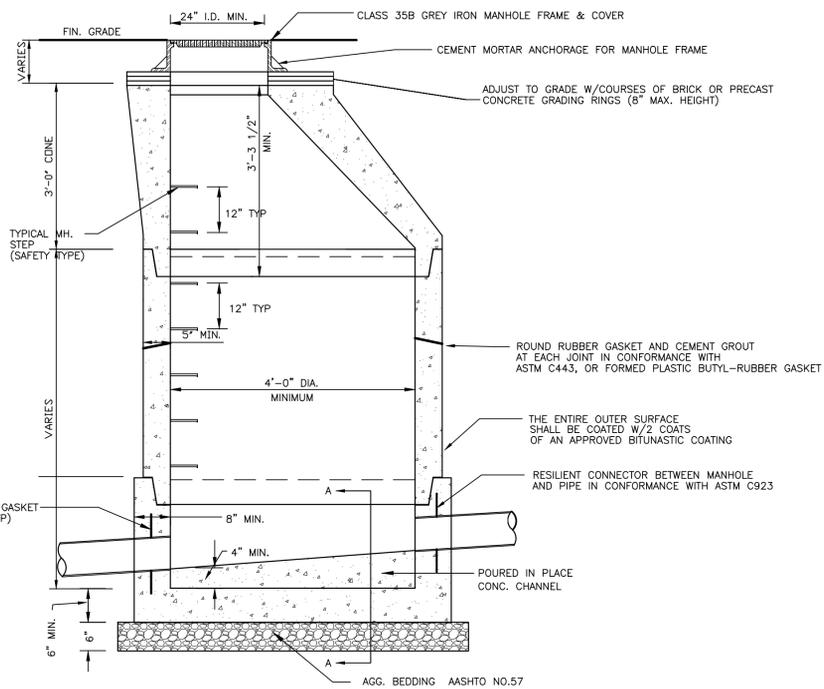


SOLID WHITE STOP BAR

N.T.S.



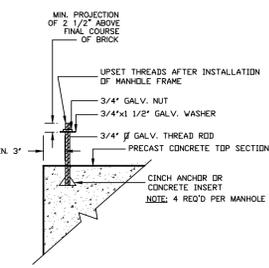
HALF PLAN OF TOP



**PRECAST CONCRETE MANHOLE
(SANITARY SEWER)**

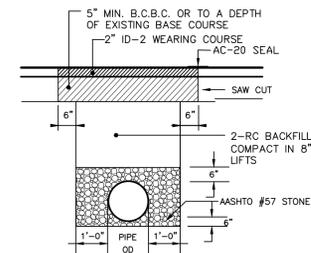
N.T.S.

SANITARY SEWER NOTES:
1. THE CONTRACTOR IS TO VERIFY THE EXISTING SANITARY LINES BEFORE CONSTRUCTION.
2. EXFILTRATION TESTS TO BE PERFORMED ON ALL 8\"/>



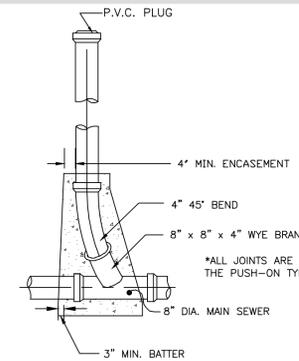
**ANCHOR BOLT DETAIL FOR
PRE-CAST MANHOLE**

N.T.S.



RADNOR TOWNSHIP ROAD RESTORATION

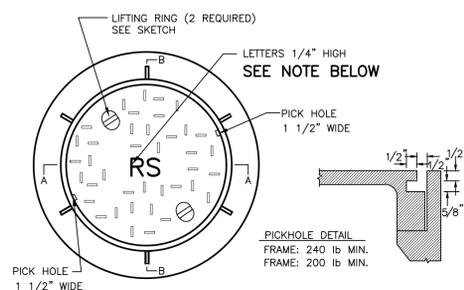
N.T.S.



WYE BRANCH CONNECTION

N.T.S.

- SANITARY LATERAL NOTES**
- WYE CONNECTIONS AND LATERAL STUBS ARE TO BE INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
 - LATERALS ARE TO BE EXTENDED A MINIMUM OF 10- FEET INTO THE AS MEASURED FROM THE R/W LINE OR ADJACENT LOT LINE.
 - LATERALS ARE TO BE CAPPED FOR FUTURE CONNECTION BY LOT DEVELOPER AND ENDS OF LATERAL SHALL BE MARKED
 - CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS ON SANITARY LATERALS.
 - THERE SHALL BE A MINIMUM DISTANCE OF 5- FEET BETWEEN LATERALS AND BETWEEN LATERALS AND MANHOLES.

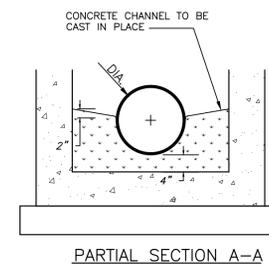


MANHOLE FRAME AND COVER

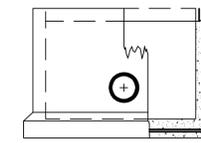
N.T.S.

LETTERING NOTE:
ALL NEW SANITARY MANHOLE LIDS TO BE LABELED "RS"

STANDARD MANHOLE: NEENAH FOUNDRY COMPANY, TYPE N FRAMED, MANHOLE FRAME AND COVER - CATALOG NUMBER R-1788-A1, SOLID FRAME, HEAVY DUTY. FURNISH WITH FOUR 7/8 INCH ANCHOR HOLES ON 27-15/16 INCH DIAMETER BOLT CIRCLE.
WATERTIGHT MANHOLE: NEENAH FOUNDRY COMPANY, CATALOG NUMBER R-1916-D, SOLID FRAME, HEAVY DUTY. FURNISH WITH FOUR 7/8 INCH ANCHOR HOLES ON 27-15/16 INCH DIAMETER BOLT CIRCLE. ALL MANHOLES NOT LOCATED IN PAVED AREAS ARE TO BE EQUIPPED WITH WATERTIGHT FRAMES AND COVERS



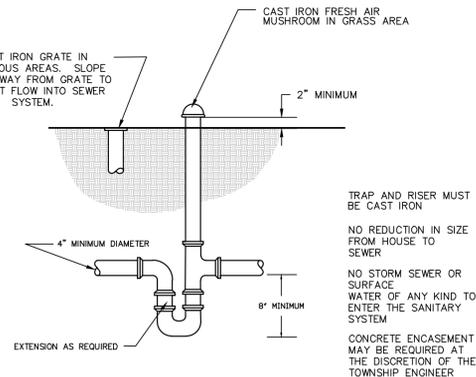
PARTIAL SECTION A-A



SANITARY SEWER LATERAL TRAP

N.T.S.

MANHOLE DESIGN SPECIFICATIONS CONFORMS TO: PRECAST REINFORCED CONCRETE MANHOLE SECTIONS: A.S.T.M. DESIGNATION C478, LATEST REVISION, DESIGNED TO MEET RESILIENT CONNECTORS REQUIREMENTS OF A.S.T.M. C-923.



TRAP AND RISER MUST BE CAST IRON
NO REDUCTION IN SIZE FROM HOUSE TO SEWER
NO STORM SEWER OR SURFACE WATER OF ANY KIND TO ENTER THE SANITARY SYSTEM
CONCRETE ENCASUREMENT MAY BE REQUIRED AT THE DISCRETION OF THE TOWNSHIP ENGINEER



SCHOCK GROUP LLC

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

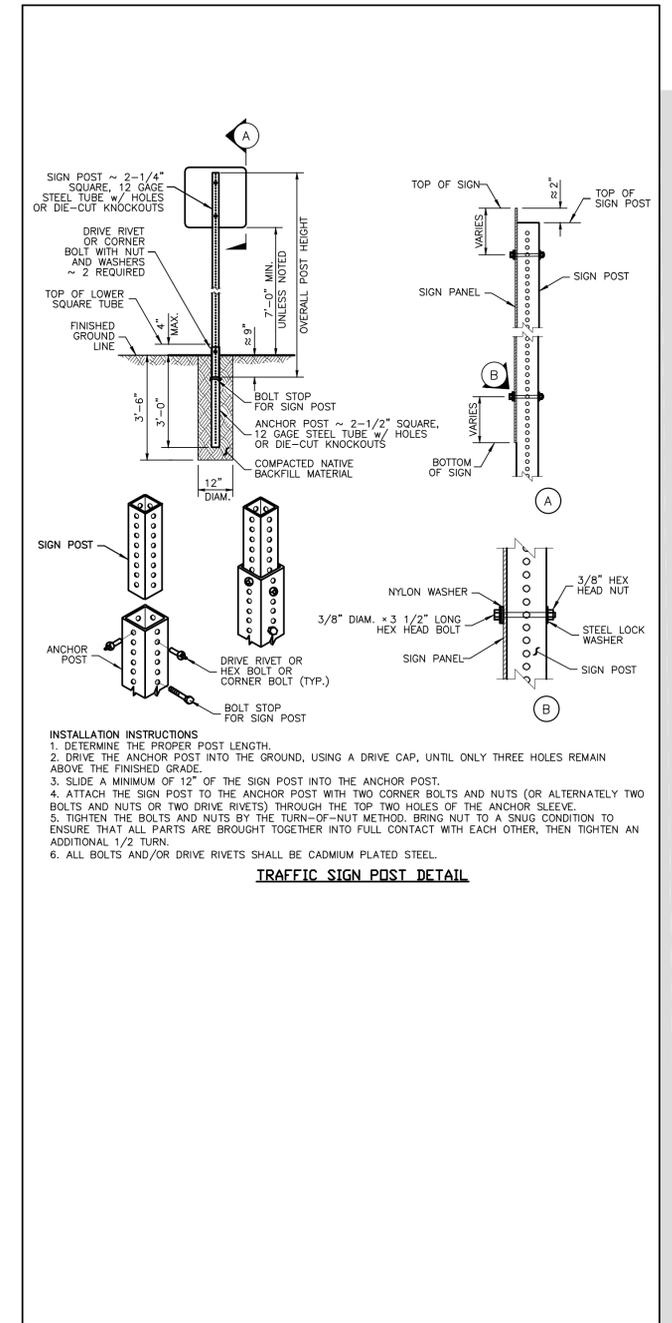
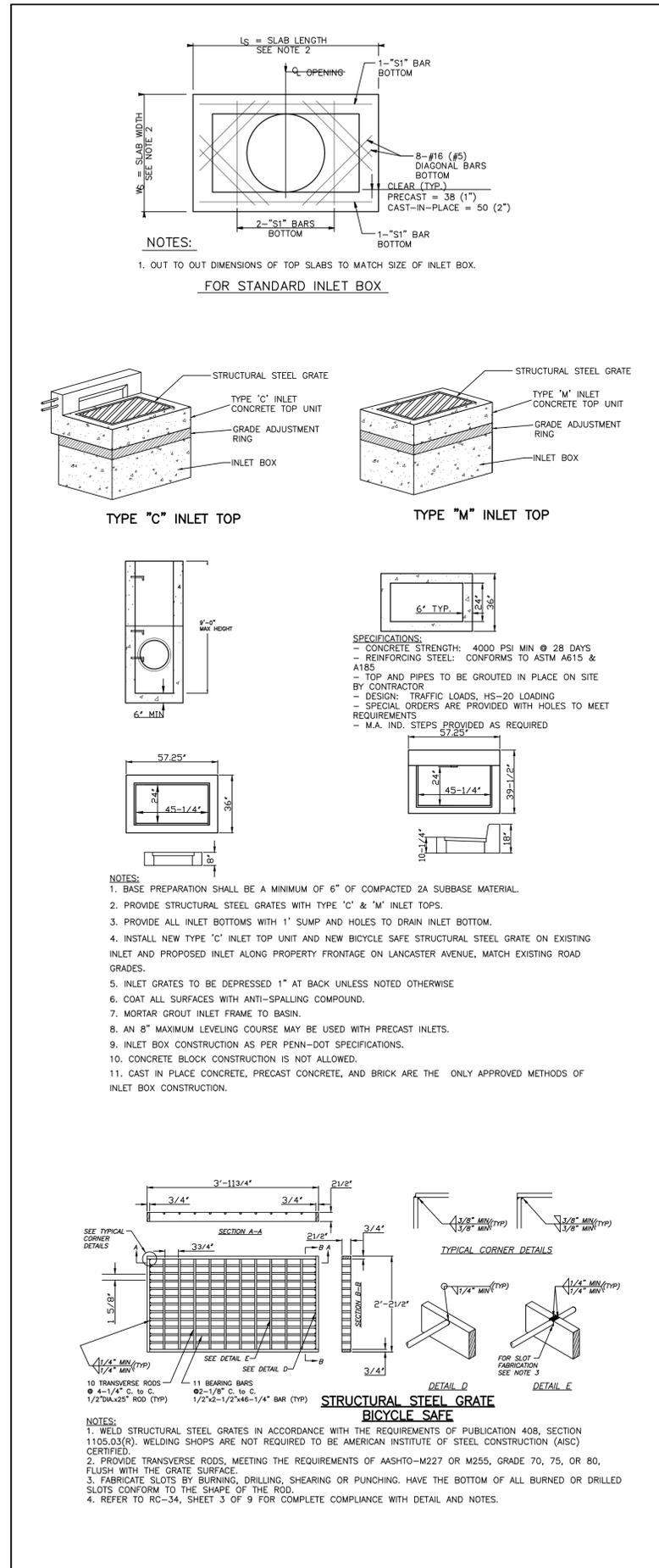
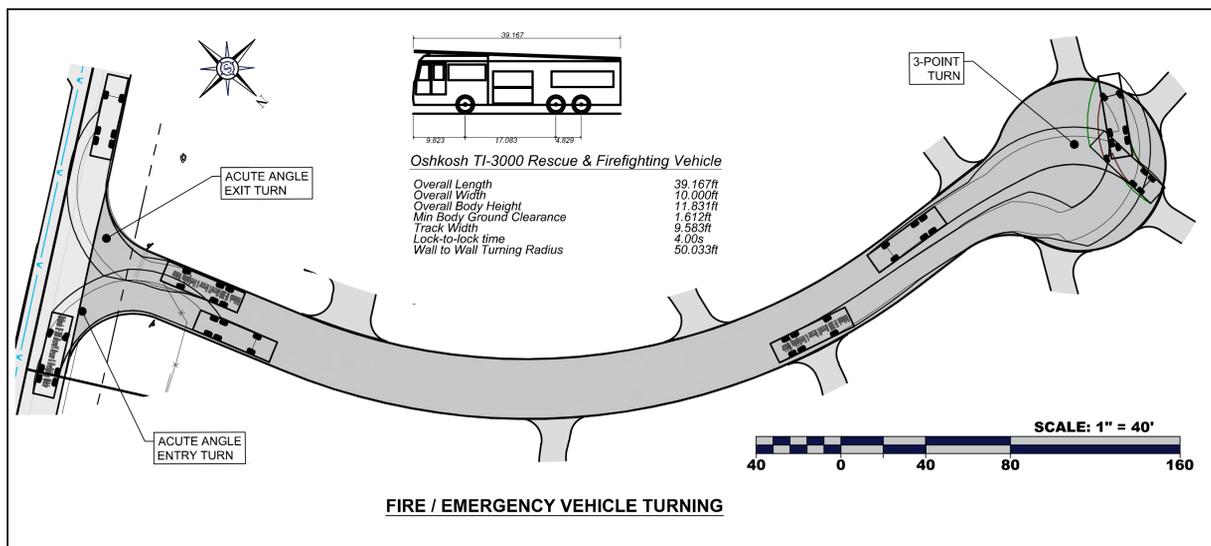
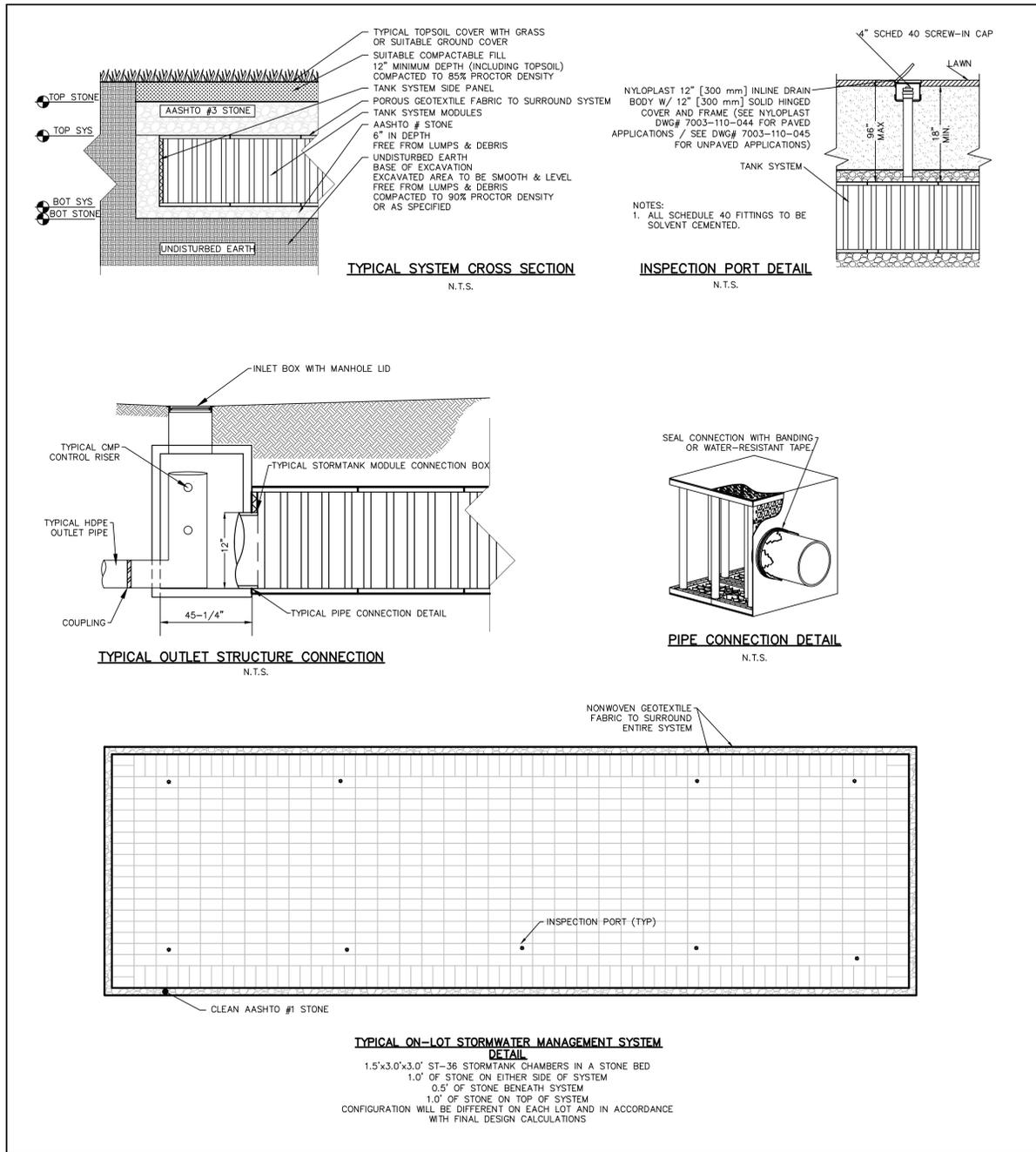


DESIGNERS OF SEWER UTILITIES ON THE PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF ASSESSABLE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE APPROXIMATE, COMPLETENESS OR ACCURACY OF THE GUARANTEE. THE DEPTH OF ALL STRUCTURES CANNOT BE CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND THE UTILITY ENGINEER. THE CALL SYSTEM THREE DAYS PRIOR TO THE START OF ANY WORK.

200 S. ITHAN AVENUE
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	03/24/21	ADD SHEET FOR SIDEWALK PLAN
2	05/18/21	ADDRESSED TOWNSHIP COMMENTS

DESIGNED BY: GPK REALTY PARTNERS
357 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406
DRAWN BY: TED
CHECKED BY: DRF
DATE: AS NOTED
JANUARY 5, 2021
MAY 18, 2021
FILE NO: 1082
SHEET NO: 7 OF 8



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

REGISTERED PROFESSIONAL ENGINEER
DAVID R. FIORELLO
PE027479E

CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER OF THE LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.

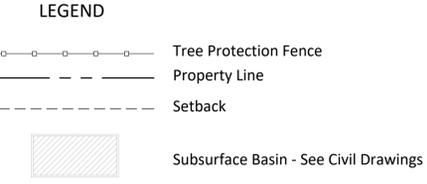
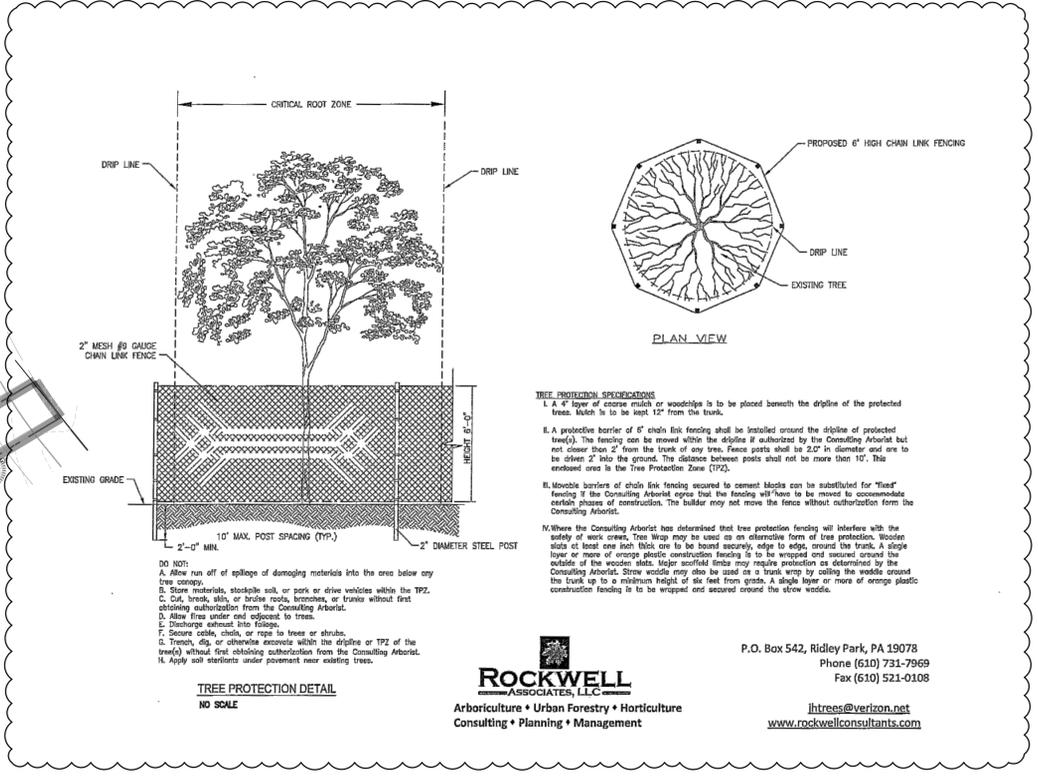
CONSTRUCTION DETAILS
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT

200 S. ITHAN AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	03/24/21	ADD SHEET AS SUBWALK PLAN
2	05/18/21	ADDRESSED TOWNSHIP COMMENTS

OWNER: GPK REALTY PARTNERS
357 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406

DRAWN BY: TED
CHECKED BY: DRF
SCALE: AS NOTED
DATE: JANUARY 5, 2021
REVISED: MAY 18, 2021
FILE NO: 1082
SHEET NO: 8 OF 8



TREE TO BE REMOVED

- ⊗ Heritage Tree
- ⊗ 19"-29" DBH
- ⊗ 6"-18" DBH
- ⊗ < 5" DBH
- ◆ Hazard
- ★ Invasive

TREE TO BE PRESERVED

- Deciduous Tree
- Evergreen Tree

NOTE: Sidewalks and associated grading are tentative. Conflict between trees and sidewalks will be resolved in the final design.

TREE REMOVALS			
Number Removed	Size/Quality	Requirement: total trees	number of total replacements which must be canopy trees
6	Heritage Tree (30"+)	36	24
18	19-29" DBH	54	36
92	6-18" DBH	92	0
3	<5" DBH	0	0
41	Norway Maple	41	0
116	Hazards/ >30% Dead	0	0
Total		Total	Total
276		223	60

BASE INFORMATION TAKEN FROM 19283.DWG BY:
 MOMONE INC. 924 COUNTY LINE ROAD, BRYN MAWR, PA
 19010, P. 610-527-1030
 PLAN REVISION DATE: 12/10/2020 PROJECT #: 19283
 CALL BEFORE YOU DIG!
 PA ONE-CALL 1.800.242.1776
 www.paonecall.org
NOT FOR CONSTRUCTION

NOTES:
 THIS DRAWING IS TO ILLUSTRATE THE WORK TO BE DONE.
 THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR
 THE ACCURACY OF THE INFORMATION PROVIDED AND
 PROCEDURES USED TO DO THE WORK OR THE SAFETY
 ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS
 DRAWING SHALL BE CONSIDERED AS A GUARANTEE OR
 CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE
 FOR KNOWING HOW THEY AFFECT THE WORK. THE
 LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR
 ACKNOWLEDGMENT OF THESE RESPONSIBILITIES, AND
 THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING
 AND DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 CHARGES DUE TO THESE CONDITIONS WILL BE
 FORTHCOMING.

**JONATHAN LANDSCAPE
 ALDERSON ARCHITECTS, LLC**
 Post Office Box 661, Wayne, Pennsylvania 19087-0661
 (610) 341-9925 Fax (610) 341-9926
 e-mail: Information@jonathanalderson.com

200 SOUTH ITHAN AVENUE
 RADNOR TOWNSHIP
 PENNSYLVANIA

ISSUED:
 Township Submission 12/17/2020
 Revision 4/29/2021



DATE: 2021-04-29
 CHECKED BY: JA
 DRAWN BY: JF
 PROJECT #: 0668

SHEET: 1 OF 2

L001

Removals Plan

SCALE: 1" = 40'

RESOLUTION NO. 2021-63

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA,
AUTHORIZING THE ENGINEERING DEPARTMENT
TO RECEIVE SEALED BIDS FOR THE
KING OF PRUSSIA ROAD/EAGLE ROAD/PINE TREE ROAD
INTERSECTION AND STORM SEWER PROJECT**

WHEREAS, Radnor Township, Cabrini University and Eastern University were awarded a Pennsylvania Department of Transportation Multimodal Transportation Fund Grant in the amount of \$1,302,979.00 for the intersection improvement and storm sewer project at King of Prussia Road/Eagle Road/Pine Tree Road;

WHEREAS, The three parties will share equally (1/3 each) in the local share of the total project costs; and

WHEREAS, The design of the project has been completed and permits approved.

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 King of Prussia Road/Eagle Road/Pine Tree Road Intersection and Storm Sewer Project.

SO RESOLVED this 14th day of June, A.D., 2021.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 8, 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. 2021-63: Authorizing the Engineering Department to Receive Sealed Bids for the King of Prussia Road/Eagle Road/Pine Tree Road Intersection and Storm Sewer Project

LEGISLATIVE HISTORY: The Board of Commissioners authorized: the application for the King of Prussia Road/Eagle Road/Pine Tree Road Intersection project to the Pennsylvania Department of Transportation for a Multimodal Transportation Fund (MTF) grant in January 2018 (Resolution #2018-09), since awarded in the amount of \$1,302,979.00; and the designation of new Township signatories to the grant in February 2020 (Resolution # 2020-29). The Board awarded the design of the project to Associated Engineering Consultants, Inc. in May 2020 (Resolution #2020-57) and took additional actions on the associated traffic signal approval and fire hydrant relocation later in 2020.

PURPOSE AND EXPLANATION: The project consists of: dedicated turn lanes, road widening, new traffic signals and storm sewers. The MTF grant application was made by Radnor Township, Cabrini University and Eastern University with each party committing to 1/3 of the local share of the project cost. The application review was very competitive, and the three parties were able to demonstrate the benefits to the transportation system in the area. Furthermore, this project will provide much needed stormwater management at the intersection, which is frequently subjected to flooding.

The tree removal and replacement plan for this project was approved by the Shade Tree Commission at its May 19, 2021 meeting. Attached is the plan sheet presented at that meeting.

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 included in the MTF application was \$1.7 million. As stated above, the local share of the construction cost as well as the previously authorized engineering costs and the inspection costs and any needed contingency will be shared equally by the three parties. The Township share of these costs will be funded by the proceeds of the 2019 General Obligation Bond, estimated at \$379,652.00.

RECOMMENDED ACTION: *Staff respectfully requests the Board of Commissioners of Radnor Township to Authorize the Engineering Department to Receive Sealed Bids for the King of Prussia Road/Eagle Road/Pine Tree Road Intersection and Storm Sewer Project.*

RESOLUTION NO. 2021-64

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE ENGINEERING
DEPARTMENT TO RECEIVE SEALED BIDS FOR THE 2021 SUPERPAVE
RESURFACING PROJECT**

WHEREAS, the Township annually paves streets within its political borders

WHEREAS, the project is a sealed bid via PennBID, ebidding service

WHEREAS, the list proposed for paving is on exhibit A

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby authorize the Engineering Department to receive sealed bid for the 2021 Superpave Resurfacing Program

SO RESOLVED this 14th day of June, A.D., 2021.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 11, 2021
TO: Radnor Township Board of Commissioners
FROM: Stephen F. Norcini, P.E., Township Engineer
CC: William M. White, Township Manager

LEGISLATION: Resolution No. 2021-64: Authorizing the Engineering Department to receive sealed bid for the 2021 Superpave Resurfacing Program

LEGISLATIVE HISTORY: The Township annually solicits bids for the resurfacing program

PURPOSE AND EXPLANATION: The project entails milling the existing surface of the street to maintain curb reveal and remove oxidized asphalt, repairing any areas that are deteriorated by base repair (if needed), leveling course (if needed), and the installation of 1.5" of compacted 9.5 mm Superpave wearing course. Also included is the replacement of existing speed humps, pavement markings, and loop detectors. Roads are chosen for consideration based on the following criteria: alligating, oxidation, rutting, deformation, utility cuts, general condition, and use. Please see exhibit A (*revised*) for the proposed list.

As utilities perform their required single lane resurfacing, the Township, on the following year, adds the adjacent single lane to its program. Please note that Exhibit A has been revised to include the aforementioned utility paving follow up and a street that was previously overlooked.

Depending on the bidding climate, the Engineering Department is putting forth +/- 6.9 miles of streets to be resurfaced. Should the low bid price be over budgeted funds, the streets in the least bad shape will be deleted to keep the project within budgetary constraints.

IMPLEMENTATION SCHEDULE: The project will be bid pending approval by the Commissioners, with a completion deadline of October 31st, 2021.

FISCAL IMPACT: Funding for this project is provided in the Liquid Fuels Account, #03-439-4880. The budgeted amount is \$1,250,000.

RECOMMENDED ACTION: *Staff respectfully requests the Board of Commissioners of Radnor Township to authorize the Engineering Department to receive sealed bid for the 2021 Superpave Resurfacing Program*

EXHIBIT A (revised 06/11/2021)

PROPOSED STREETS FOR RESURFACING

RADNOR TOWNSHIP 2021 SUPERPAVE RESURFACING PROGRAM

Street	Lane(s)	To	From
Atlee	Full Width	Maplewood	W. Wayne
Bailey Rd	Full Width	Lewis	Dreer
Beatrice	Full Width	ALL	ALL
Belrose Ln	Full Width	Glen Mary	King of Prussia
Church Rd	Full Width	Conestoga	Abrahams
Devonwood (south)	Single Lane	Crestview	South Devon
Devonwood (north)	Full Width	South Devon	Crestview
Comrie	Full Width	Woodstock	Hardwicke
Eaton	Full Width	ALL	ALL
Forest Road	Single Lane	All	All
Glenbrook	Full Width	ALL	ALL
Harrow Cr	Full Width	ALL	ALL
Lakeview Cr	Full Width	Malin	Cul-de-sac
Malin	Full With	Goshen	Briarwood
Morris Road	Full Width	South Devon	Clover
Pennsylvania	Full Width	Poplar	Dead End
Radnor Street Rd	Single Lane	Walnut	Eagle
Robinhood	Full Width	Yorkshire	Roberts
South Devon	Single Lane	Clover	Calvarese
Roundhill	Full Width	St. Davids Rd	St. Davids Rd
Tall Oaks	Full Width	Cul-de-sac	Twp. Line
Walnut	Single Lane	Woodland	Radnor Street
Williams	Full Width	Lewis	Dreer
Woodstock	Full Width	S. Spring Mill	Cul-de-sac
Yorkshire	Single Lane	Strathmore	Wyldhaven

RESOLUTION 2021-55

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, ENGAGING MCCARTHY & COMPANY, PC, CPA'S FOR ACT 511 AUDITING SERVICES

WHEREAS, pursuant to §Chapter 260 of the Radnor Township Municipal Code, the Township levies certain taxes on business activity within the Township; and

WHEREAS, the proceeds are critical to the Township's ability to provide for the programs and services offered to the stakeholders of Radnor Township as they account for approximately one-third of the General Fund revenues on an annual basis; and

WHEREAS, the Township has engaged a business tax auditor to assist in the compliance and enforcement of Act 511 taxes; and

WHEREAS, the Township's current business tax auditor since 1993, Veritax Inc., has indicated their intent to terminate the contract due to retirement, following the conclusion of two open audits, and will not be opening up any new business tax audits for the Township; and

WHEREAS, the Administration, through its RFP process, evaluated the two responses for Act 511 auditing services and wishes to engage McCarthy & Company, PC, CPA's for their unique expertise in providing Act 511 Auditing services on an hourly rate fee arrangement.

NOW, THEREFORE, it is hereby **RESOLVED** by the Radnor Township Board of Commissioners to engage McCarthy & Company, PC, CPA's for Act 511 Auditing services and further agrees to pay for these services based on the agreed upon fee structure as outlined in the legislative summary as per the proposed contract between the parties.

SO RESOLVED, this 14th day of June, A.D., 2021

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
Name: William M. White
Title: Township Manager / Secretary

Radnor Township



PROPOSED LEGISLATION

DATE: June 14, 2021

TO: Board of Commissioners

FROM: Robert V. Tate, Jr. Director of Finance

LEGISLATION: Resolution 2021-55 engaging McCarthy & Company, PC, CPA's for providing Act 511 Auditing services for the Radnor Township business tax compliance and enforcement program.

LEGISLATIVE HISTORY: To support the Administration's efforts in the compliance and enforcement of the Act 511 tax program, the Township has maintained ongoing contractual relationships with a certified public accountant specializing in the administration of Act 511 taxes. The work of the outside professionals continues to support Administration's efforts in the uniform application and collection of the taxes.

Since 1993, the Township has engaged with Veritax, Inc. to provide Act 511 auditing services to further support the Administration's efforts with the Act 511 taxes. It is the intent of Veritax, Inc to terminate the contract following the conclusion of the existing and on-going audit engagements in process.

PURPOSE AND EXPLANATION: The Finance Department is charged with the administration of the Act 511 business tax program. At the center of our compliance and enforcement protocol is the fair application of the tax law to all qualifying business in the Township. In order to be fair, the law must be applied equally to all businesses; not just to those who follow the law by filing and paying accurately and timely. In so much as the Finance Department is limited with personnel resources to comprehensively research the extent of business activity of all businesses in the Township, having a contracted auditing firm helps fill the gap and verify the extent of filing and reporting compliance. To that end, establishing and maintaining a working relationship with a firm specializing in Act 511 auditing services will serve to supplement the administration, enforcement and compliance efforts in the collection of the tax.

FISCAL IMPACT: The Administration wishes to contract with McCarthy & Company based on the services and fee structure as outlined below:

Respondents >>>	McCarthy & Company, PC, CPA's	Barbacane, Thornton & Co.
Fee Structure:		
Principals	\$250.00	\$300 - \$395
Manager	\$225.00	\$210 - \$225
Associate	\$200.00	\$150 - \$175
Administration	\$100.00	\$80.00
Years of Experience with PA Act 511 Auditing	30+	0

RECOMMENDED ACTION: The Administration is recommending that the Board adopt Resolution 2021-55 and engage McCarthy & Company, PC, CPA's for Act 511 Auditing services.

RESOLUTION 2021-62

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING A DEPUTY TAX COLLECTOR PURSUANT TO THE LOCAL TAX COLLECTION LAW

WHEREAS, the Local Tax Collection Law permits the Township Treasurer, as the Township tax collector to appoint deputy tax collectors subject to approval by the Township and the tax collector's surety; and

WHEREAS, the Radnor Township Treasurer has appointed a proposed deputy tax collector in accordance with the Local Tax Collection Law; and

WHEREAS, the Board of Commissioners of Radnor Township now desires to confirm and approve the appointment of a deputy tax collector in accordance with the Local Tax Collection Law.

NOW THEREFORE, BE IT RESOLVED, that Linda Dowd is hereby approved as a deputy tax collector for the Radnor Township Treasurer's office.

RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 14th day of June, 2021.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

BY: _____
Jack Larkin
President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 14, 2021

TO: Board of Commissioners

FROM: Superintendent Christopher B. Flanagan

LEGISLATION: Authorizing the Issuance of a Request for Proposals for the Capital Lease Financing of Hostile Vehicle Mitigation Barrier System.

LEGISLATIVE HISTORY: Request for legislation/new

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests to purchase the Archer 1200 Vehicle Barrier system with hydraulic trailer to increase event safety and security at community gatherings. This system includes eight (8) barriers, cables to connect the barriers, tow bar to deploy the barriers, and trailer to deliver and store the barriers. The Archer 1200 Vehicle Barrier system is currently in use in Lower Merion Township and will be used in partnership with Lower Merion as a joint shared public safety resource for a total of sixteen (16) barriers. For Township events such as the Fall Festival, Music Festival, Wheels of Wayne and Unity In Our Community, Radnor Township will have access to Lower Merion's system. These vehicle barriers can be deployed by one person in under ten (10) minutes, replacing the need to use garbage trucks to block access to streets and, they do not impede pedestrian traffic.

IMPLEMENTATION SCHEDULE: Purchase of the Archer 1200 Vehicle Barrier system with hydraulic trailer would take place within 30 days if the Board of Commissioners so approves. In partnership with Lower Merion Township, this system will be deployed for the Main Line Bike Race being held in August 2021.

FISCAL IMPACT: The cost of the equipment is \$82,679.12. The overall fiscal impact includes the interest cost associated with a capital lease financing arrangement and will be determined through the RFP process. The lease obligation will be limited to more than 7 years and interest cost will be calculated based on the lowest cost respondent. The annual obligation will be paid from the Township's Capital Fund (#05) and at the conclusion of the lease term, ownership of the barriers will be Radnor Township's. The barriers are going to be purchased under the General Services Administration's Cooperative Purchasing Program, of which Radnor Township is eligible to participate in as a local government, GSA contract 47QSWA190001F.

RECOMMENDED ACTION: Authorize the Issuance of a Request for Proposals for the Capital Lease Financing of Hostile Vehicle Mitigation Barrier System.

Crash test of Archer 1200 Vehicle Barrier System:
<https://youtu.be/zgagmkTHwq0>



Archer® 1200 Vehicle Barrier

An unanchored “drop-and-stop” barrier for rapid deployment on roadways and hard surfaces.

Best-in-class for Hostile Vehicle Mitigation (HVM), MERIDIAN®'s Archer® 1200 Vehicle Barriers fill a specific need that is simply unmatched by anything currently on the market. Strength and flexibility make them a vital component of your overall security plan. MERIDIAN®'s ultimate rapidly deployable Archer® 1200 Barrier can augment fixed-in-place HVM (Hostile Vehicle Mitigation) barriers or be utilized as a primary security system for entry points, roadways and perimeters.

PRODUCT FEATURES

RAPID DEPLOYMENT, MODULAR DESIGN

Archer® 1200 Vehicle Barriers provide drop and stop convenience with no heavy equipment required.

- » Allows for one-person deployment of an 8 barrier trailer kit in under 10 minutes.
- » Permits pedestrian and emergency vehicle access without moving a barrier.
- » Archer Hauler allows for easy movement of barriers by adults of any stature.
- » No maintenance, electricity, hydraulics or batteries required.
- » Full ballistic protection for any armor piercing 50 caliber rounds

REUSABLE

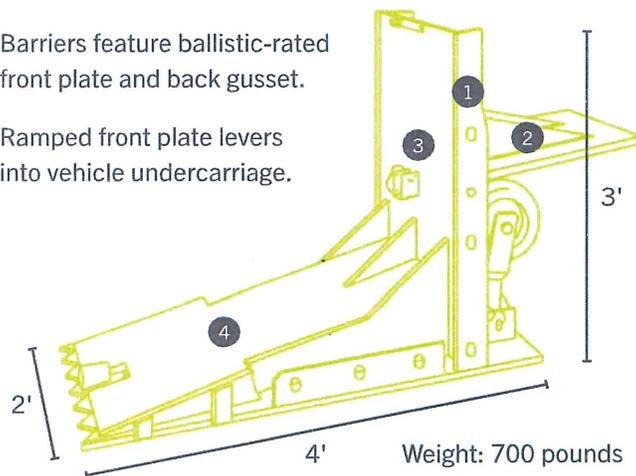
Unlike fixed bollards, our barriers are non-lethal to the driver and minimize shrapnel spray. They are 100% reusable after impact and have a lifetime warranty.

CERTIFICATIONS



FEATURES & SPECIFICATIONS

1. Archer® 1200s can be connected into sets of two or more barriers.
2. Heavy-duty back plate digs in to force barrier into the vehicle.
3. Barriers feature ballistic-rated front plate and back gusset.
4. Ramped front plate levers into vehicle undercarriage.



MERIDIAN[®]
RAPID DEFENSE GROUP

meridian-barrier.com

MERIDIAN IS WORKING AND READY TO HELP

As a country we are now moving onto the next phase of the pandemic - the vaccination phase. There is still much work to do to stay safe during this time as the vaccine is rolled out across the country and the world. Standard Operating Procedures must remain in place to ensure we do not continue to spread the virus across the country. At Meridian, we will continue to make people, communities and places safer by using our barriers to protect people for outside dining, hospitals, and COVID-19 related events. If you see anything that needs to be made safer, please let us know as we are all in this together and want to help in any way we can. It has been a very difficult year and we wish everyone a healthy and happy holiday knowing that we lost so many lives during this pandemic which means being safe as we end a tough year is what we wish for everyone.

[Learn More About Our Safety Response](#)



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MERIDIAN BARRIERS HELP REVIVE THE PASADENA RESTAURANT SCENE

Diners Site Safely in Expanded Street Area Secured With Certified Vehicle Barriers



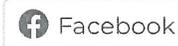
Meridian barriers protect outdoor dining on busy streets in Pasadena.

When California Governor Gavin Newsom announced that for the second time indoor dining at restaurants would be banned because of the spread of COVID-19, it was especially painful for restaurant owners

already struggling with dramatic losses. But now thanks to the City of Pasadena working with Meridian Rapid Defense Group restaurants along busy Colorado Boulevard have been thrown a lifeline. The restaurants are protected by a mix of barriers including Meridian's Archer 1200 mobile barriers. The city plan resulted in large sections of the boulevard in front

Videos

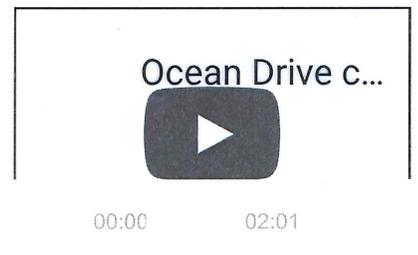
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Like this:

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[Miami Beach Street Closure](#)



[COVID-19 Testing Sites](#)

street dining zones.

"We are pleasantly surprised how business for both lunch and dinner picked up once the barriers went in," said Armen Shirvanian, owner of Pasadena's popular Mi Piacce restaurant.

Diners in his restaurant were enjoying the new experience. "We feel very safe here. Even though the cars are that close the barriers sure make us pretty secure," said Barbara Tarlau a first-time diner from Porter Ranch, CA.

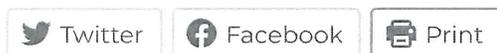
Mr. Shirvanian is hoping the city will go one step further: "Now we have seen this be successful I would like to see the City of Pasadena make it permanent or semi-permanent," he said. "Initially I was skeptical because of the loss of street parking but now it has worked really well."

Peter Whitford, Meridian's CEO said: "For those restaurant owners who are expanding their footprint out into the street there is no doubt the safety of diners and staff is their most important issue. So, we were happy to be asked by Pasadena city officials to help find a solution with our Archer barriers."

The mobile Archer 1200 barriers are placed at the front of each enclosed dining area. Their 700 lbs. of American made steel can stop an out of control car or truck. They provide the perfect solution for cities wanting to help restaurants get back to business while at the same time providing safety for the public.

Archer barriers are also protecting diners in Ventura, CA. where the city closed off ten city blocks to create an outdoor mall and in Miami Beach, FL. where many restaurants have also expanded out onto the street.

Share this:



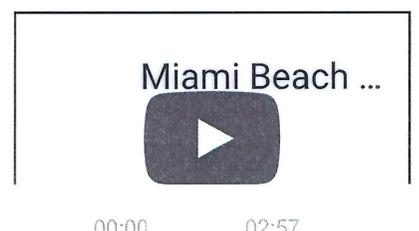
Construction Sites



Protecting Hospitals



Miami Beach Halloween



New Barriers in Raleigh



Use Cases



MERIDIAN IS WORKING AND READY TO HELP

As a country we are now moving onto the next phase of the pandemic - the vaccination phase. There is still much work to do to stay safe during this time as the vaccine is rolled out across the country and the world. Standard Operating Procedures must remain in place to ensure we do not continue to spread the virus across the country. At Meridian, we will continue to make people, communities and places safer by using our barriers to protect people for outside dining, hospitals, and COVID-19 related events. If you see anything that needs to be made safer, please let us know as we are all in this together and want to help in any way we can. It has been a very difficult year and we wish everyone a healthy and happy holiday knowing that we lost so many lives during this pandemic which means being safe as we end a tough year is what we wish for everyone.

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MERIDIAN BARRIERS FEATURED IN 'INSIDE EDITION' RESTAURANT SAFETY INVESTIGATION

COVID-19 Protocols Risk Driving Eaters Outdoors into Unsafe Zones

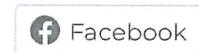
An investigation by TV's top-rated "Inside Edition" revealed many restaurants are putting their patrons at risk in newly created outdoor dining areas.

Meridian Rapid Defense Group is advising restaurant owners across the U.S. on how to make a "secure place" for diners. "Inside Edition" featured Meridian's mobile Archer 1200 barrier and described how it has helped restaurants "make safety a priority."

In their effort to survive new restrictions resulting from the COVID-19 pandemic, restaurants are moving tables and chairs onto the streets. But in many cases, they are only surrounded by wooden barriers or planters, and already, as Inside Edition showed in a dramatic video, there have been several serious accidents where cars plowed into diners.

Videos

Share this:

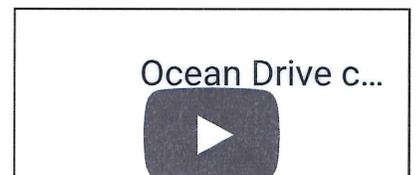


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[Miami Beach Street Closure](#)



00:00 02:01

[COVID-19 Testing Sites](#)



00:00 01:53



Meridian barriers protect outdoor dining on busy streets in Pasadena.

Peter Whitford, CEO of Meridian said: "We were happy to work with "Inside Edition" and explain how our mobile Archer barriers are the perfect solution to secure on-street dining areas. I understand that restaurateurs are desperate to get back to business but having diners sitting so close to passing traffic is only inviting trouble unless they are properly protected. We've already seen evidence of that."

The Archer barrier's 700 lbs. of American made steel can stop an out-of-control car or truck and provide the ideal solution for city's wanting to help restaurants get back to business while at the same time providing a cocoon of safety.

"Having those (barriers) there is a big plus," Kris Jardino told "Inside Edition." Ms. Jardino and two friends were eating at Pasadena's popular Mi Piacce, one of the many restaurants in the California city secured by Archer barriers.

"Up until now, I didn't think about the safety aspect, but seeing them there makes us feel a whole lot better," she said.

Archer barriers are also protecting diners in Ventura, CA where the city closed off ten city blocks to create an outdoor mall and in Miami Beach, FL where many restaurants have also expanded out onto the street.

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450 MERIDIA...



00:00 03:23

Construction Sites

Construction ...



00:00 01:46

Protecting Hospitals

Barriers Prote...



00:00 01:27

Miami Beach Halloween

Miami Beach ...



00:00 02:57

New Barriers in Raleigh

Raleigh's NC ...



00:00 01:22

Use Cases

MERIDIAN® ...



00:00 01:11

ORDINANCE NO. 2021-05

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, CHAPTER 270, SECTION 270-31 SPECIAL PURPOSE
PARKING ZONES.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Section 270-31 as follows:

Section 1. Section 270-31, Special Purpose Parking Zones, is hereby amended establishing a new handicapped parking zone as follows:

Name of Street	Side	Location
166 Meredith Avenue	West	In front of 166 Meredith Avenue, 20 feet starting at a point south and commencing north

Section 2. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 3. Severability. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 4. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and *ORDAINED* this _____ day of _____, 2021.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William White
Township Manager/Secretary

Motion to Authorize
the Petition Process
for the West Wayne
Cemetery
(Commissioner
Abel) Continued
from May 24, 2021

**RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
ORDINANCE NO. 2021-06**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AMENDING THE ZONING MAP OF
RADNOR TOWNSHIP BY REZONING DELAWARE COUNTY TAX
PARCEL NO. 36-05-03203-00 FROM R-1 RESIDENCE DISTRICT TO
PI PLANNED INSTITUTIONAL DISTRICT**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to the Zoning Map of Radnor Township as follows:

SECTION 1. Section 280-6 (entitled “Zoning Map”) and the Zoning Map of Radnor Township, which is adopted as part of the Radnor Township Zoning Ordinance, is hereby revised to zone Delaware County Tax Parcel No. 36-05-03203-00, currently zoned R-1 Residence District, to PI Planned Institutional District.

SECTION 2. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION 3. Severability. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

SECTION 4. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ORDAINED this _____ day of _____, 2021.

ATTEST:

BOARD OF COMMISSIONERS,
RADNOR TOWNSHIP

William White, Secretary

BY: _____
Name: Jack Larkin
Title: President



December 19, 2019

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†

—
C. Suzanne Buechner
Of Counsel

**LLM in Taxation*
†Also admitted in New Jersey

Mr. Kevin Kochanski, Director of Community Development
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

Re: 461 S Roberts Road, Bryn Mawr – Petition for Zoning Map Amendment
Our Ref: 5727.009

Dear Mr. Kochanski:

We represent Main Line Classical Academy (“Applicant”), equitable owner of 461 S Roberts Road (“Property”) pursuant to an Agreement of Sale. Applicant has owned and used the adjacent property at 455 S Roberts Road in connection with its private educational institution since 2015. With the authorization of the legal owners, Bruce and Amy Fryer, Applicant herewith petitions the Board of Commissioners for an amendment of the Zoning Map of the Township of Radnor to rezone the Property from R-1 Residence District to PI Planned Institutional District. The proposed rezoning will permit Applicant to incorporate the Property into its existing site and allow Applicant to continue to be viable and modestly grow.

Enclosed in support of Applicant’s petition are the following:

- Memorandum prepared by Glackin Thomas Panzak dated December 18, 2019
- Draft Ordinance for the proposed Zoning Map amendment
- Check made payable to Radnor Township in the amount of \$1,500, the required application fee

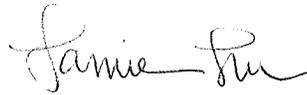
We understand that this petition for Zoning Map amendment will first be reviewed by the Board of Commissioners prior to being forwarded to the Township Planning Commission and the Delaware County Planning Commission for their recommendations as required by Code.

Mr. Kevin Kochanski
December 19, 2019
Page Two

We respectfully request that this matter be scheduled for review by the Board of Commissioners at its January 13th meeting.

Please call if you have any questions or require anything additional. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Jun". The signature is written in black ink and is positioned above the printed name.

JAMIE JUN

Enclosures

cc: John B. Rice, Esquire
Main Line Classical Academy

Lisa L. Thomas, RLA, AICP,
LEED AP

Bernard S. Panzak, Jr., RLA,
ASLA, LEED AP

Chris H. Garrity, RLA, LEED AP

Associate

Cathy W. Jan, CIA, LEED AP

Glackin Thomas Panzak, Inc.

Paoli Executive Green I
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301
610.408.9011
plans@glackinplan.com

Memorandum

To: Radnor Township Board of Commissioners

From: Lisa L. Thomas, RLA, AICP, LEED AP

Date: December 19, 2019

Re: Main Line Classical Academy
461 South Roberts Road
Zoning Map Change

Glackin Thomas Panzak has been asked by Main Line Classical Academy to evaluate from a planning perspective the merits of a zoning map change to PI – Planned Institutional for the 461 South Roberts Road property. This will allow Main Line Classical Academy to continue to be viable and progress.

Background

Main Line Classical Academy is a small private school that focuses on providing a classical education for students in kindergarten through 7th grade. The school has occupied the 455 South Roberts Road property for 4 years and is planning on adding 8th grade to round out its enrollment.

The 2.77 acre 455 South Roberts Road school property, zoned PI (Planned Institutional) contains one building utilized for classrooms, administrative offices, conference rooms, and lunch and library areas. A parking lot and small playground are located to the north of the school buildings. The property was previously occupied by the Clarke School for the Deaf from 2001 to 2015. There has been little change to the site configuration and facilities since then.

Main Line Classical Academy was recently presented with the option to purchase the adjacent property to the west, 461 South Roberts Road (“Subject Property”) by the homeowner. This property is 1.83 acres and contains a residence and tennis court. The residence was the former stable/carriage house for Hillbrook House built in 1908 and currently the Mansion located on the Sacred Heart Academy campus to the immediate south. This property shares

driveway access to South Roberts Road with the 463 South Roberts Road property located behind it and is zoned R-1 allowing single family dwellings with minimum lot sizes of one acre.

With the acquisition of the Subject Property, Main Line Classical Academy plans to preserve the existing former Hillbrook House stable/carriage house and renovate it for school uses. The tennis court will be removed and the driveway realigned to connect internally to the existing school parking lot with access to South Roberts Road. New privacy landscaping, parking, and enhanced stormwater management will be incorporated into the project. Additionally, with input from the 463 South Roberts Road neighbors, their driveway will be relocated to the west of the Subject Property providing direct access to South Roberts Road.

Existing Land Uses and Zoning

Main Line Classical Academy is bordered to the north by South Roberts Road and the Village previously known as Presbyterian Children's Village and to the south by Scared Heart Academy, an independent all-girls Catholic school. All three of these adjacent properties are zoned PI. To the east of Main Line Academy is one single family home (461 South Roberts Road) zoned R-1 and to the west is common open space area that is part of the Cornell Drive neighborhood also zoned R-1. (See Exhibit 1)

The PI District allows educational and religious institutions by-right and similar institutions by special exception. The R-1 and R-2 Districts allow residential uses on minimum lot sizes of one acre and 20,000 square feet.

With the incorporation of the Subject Property into the Main Line Classical Academy site, the institutional use will be expanded to the west on South Roberts Road. To the north is a single family home on the corner of Portledge Road, zoned R-2, and the Village, zoned PI. South and west of the Subject Property is Scared Heart Academy zoned PI and one single family home zoned R-1. The adjacency of the institutional use to residential and institutional districts will remain the same.

Opinion

It is my opinion as a professional land planner that the proposed zoning map change to PI – Planned Institutional for the Subject Property is appropriate for this site and compatible with the neighborhood.

1. The existing 101 year old residence and previous stable/carriage house for the Hillbrook House (now located on the Sacred Heart Academy campus) will be renovated and preserved.
2. The shared driveway on the Subject Property will be eliminated. Access to the Subject Property will be internal to the existing school property. A new driveway will be provided for the 463 South Roberts Road property located west of the Subject Property. (See Exhibit 2)
3. The South Roberts Road streetscape aesthetics will remain unchanged including the existing solid wood fence and landscaping. (See Exhibit 3)
4. The modest expansion of the Main Line Classical Academy through the use of an existing building and no new building construction will have minimal impact to the neighborhood.
5. Privacy landscaping and stormwater enhancements will be provided to benefit adjacent neighboring properties.
6. The PI District is interspersed throughout the general Bryn Mawr West neighborhoods (See Exhibit 1) and preserves larger tracts of contiguous land thereby preserving the character and density of the neighborhoods. This proposal is consistent with the character of the adjacent neighborhood.

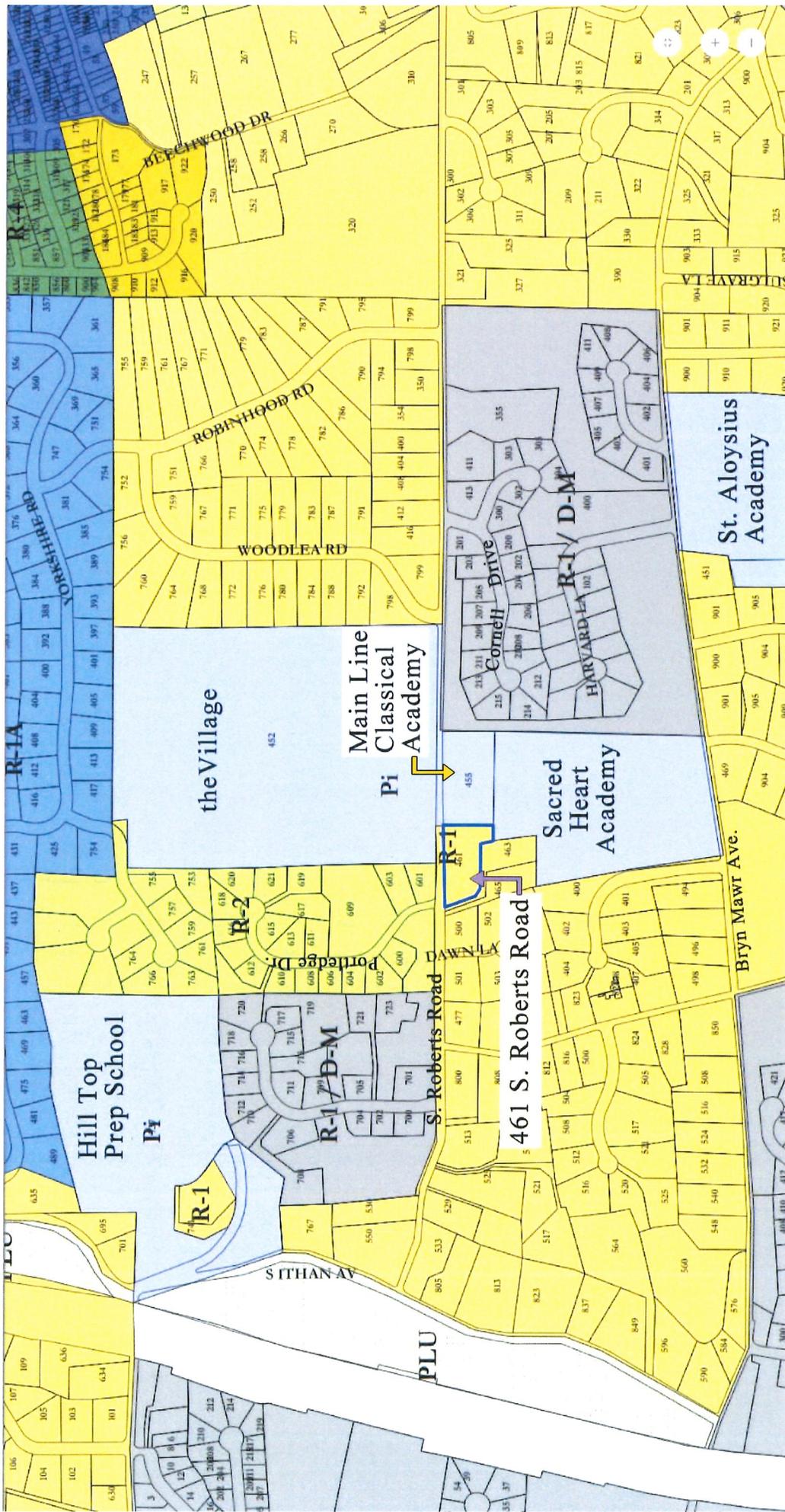


Exhibit 1
 Radnor Township Zoning Map



Exhibit 2

S. Roberts Road Street View



461 South Roberts Road- existing streetscape to remain and be enhanced as required. 101 year old Residence / Former Carriage House to be renovated and preserved.

S. Roberts Road

Exhibit 3
461 S. Roberts Road



DELAWARE COUNTY PLANNING DEPARTMENT

1055 E. Baltimore Pike – Suite 100
Media, PA 19063

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

COUNCIL

BRIAN P. ZIDEK
CHAIRMAN

DR. MONICA TAYLOR
VICE CHAIR

KEVIN M. MADDEN
ELAINE PAUL SCHAEFER
CHRISTINE A. REUTHER

LINDA F. HILL
DIRECTOR

February 21, 2020

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

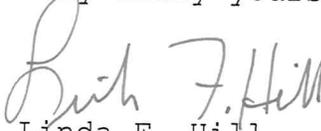
RE: Name of Petition: Rezoning - 461 South Roberts Road
DCPD File No.: ZA-36-7594-20
Petitioner: Main Line Classical Academy
Recv'd in DCPD: January 15, 2020

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 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 February 20, 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,


Linda F. Hill
Director

cc: Main Line Classical Academy c/o John Rice



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

Date: December 20, 2018
File No.: ZA-36-7594-20

PETITION: Rezoning - 461 South Roberts Road

DATE OF PETITION: December 19, 2019

PETITIONER: Main Line Classical Academy

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Zoning map amendment

PROPOSAL: Rezone 461 South Roberts Road from R-1 Residential to PI Planned Institutional

RECOMMENDATIONS: Disapproval, per zoning Section 280-72.B(1), which requires an Institutional Long-Range Development Plan prior to establishing the PI district to any property not already in said district and per the Radnor Township Comprehensive Plan, which recommends to "limit expansion of institutional uses to areas within the present limits of campus areas which are zoned as Institutional Districts"

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

ZONING MAP AMENDMENT

The proposal requests to change the zoning of 461 South Roberts Road from R-1 to PI Planned Institution. The applicant has noted that they will preserve and renovate the existing dwelling/carriage house for school uses.



Date: December 20, 2018
File No.: ZA-36-7594-20

REMARKS (continued):

EXISTING ZONING

The site currently is zoned R-1 which permits, by-right, single-family detached dwellings. Permitted by special exception are student homes and conversions of a dwelling to a two-family or multi-family use.

PROPOSED ZONING

The PI district permits colleges and other educational institutions, as well as similar establishments such as museums. Also required within the PI district is development of an institutional long-range development plan prior to creating or expanding a PI zone.

Section 280-72.B(1): Each application for a land development plan approval or application to establish a Planned Institutional District to any property not already in the district shall be accompanied by submission to the Township of Radnor of a current institutional long-range development plan describing the existing and anticipated future development of the institution [...].

ADJACENT ZONING

North: Combination of R-1 and PI
South: R-1
East: PI
West: R-1

ADJACENT LAND USE

North: Residential and Institutional
South: Residential
East: Institutional
West: Residential

Date: December 20, 2018
File No.: ZA-36-7594-20

REMARKS (continued):

COMPREHENSIVE PLAN

Per the Institutional and Implementation sections of the Township's Comprehensive Plan, it states the following recommendation: "As stated in the 1988 Plan, limit expansion of institutional uses to areas within the present limits of campus areas which are zoned as Institutional Districts".

MAP AMENDMENT FINDINGS

In light of the applicant not submitting an institutional long-range development plan and per the recommendations of the Township's Comprehensive Plan, the PI district appears to be unsuitable for this area at the present time.

ADOPTION

In the event this zoning map amendment is adopted and in accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.

Radnor Township Planning Commission
Minutes of the Meeting of February 3, 2020

Present: Mr. John Lord; Mr. Steve Varenhorst; Ms. Megan Gonzales; Mr. Charlie Falcone; Mr. Lane Vines; Mr. David Natt; Mr. Matt Golas

Absent: Ms. Elizabeth Springer;

The meeting started at 7:00pm

- John Lord, Chair, called the meeting to order. The Pledge of Allegiance was recited.
- **Meeting Minutes for January 7th 2020** **Approved 7-0**
Approved: Mr. John Lord; Mr. Steve Varenhorst; Ms. Megan Gonzales; Mr. Charlie Falcone; Mr. Lane Vines; Mr. David Natt; Matt Golas

- **147 Conestoga Road – Minor Final Subdivision Plan**
 - Nick Caniglia, Esq., and Collin Whelann reviewed plans
 - New plans were handed out showing the parking changes per Gannett Fleming’s comments.
 - All other comments from Gannett Fleming are acceptable
 - Two waivers are requested
 - i. Regarding all features within 500 feet
 - ii. Regarding the right of way
 - 1. Nick noted that there is a proposed sidewalk on Doyle Road where none currently exists. There is no need for additional Right of Way for this construction
 - Owner will comply to planting required trees or pay in lieu of
 - i. Applicant will also appear before the Shade Tree Commission

Motion: To approve the Minor Sub-Division for 147 Conestoga Road with any comments and correct requested by Staff **Approved 7-0**

Approved: Mr. John Lord; Mr. Steve Varenhorst; Ms. Megan Gonzales; Mr. Charlie Falcone; Mr. Lane Vines; Mr. David Natt; Matt Golas

- **812-822 Glenbrook – Preliminary Land Development**
 - Will Dagget from Momenee Engineers and Nick Caniglia, Esq., represented the applicant and reviewed plans
 - Applicant will comply with all zoning requirements
 - All comments FROM Gannett Fleming are acceptable
 - i. Applicant will need to rerecord the deed

Motion: To accept and approve the plans as a Preliminary Final for 812-822 Glenbrook **Approved 7-0**

Approved: Mr. John Lord; Mr. Steve Varenhorst; Ms. Megan Gonzales; Mr. Charlie Falcone; Mr. Lane Vines; Mr. David Natt; Matt Golas

- **Proposed Zoning Map Amendment**
 - Jaime Jun represented the Equitable Owner, Mainline Classical Academy
 - i. Applicant is proposing to remove existing shared driveway and provide new driveway for 463 S Roberts Road
 - 1. Driveway will be located at 461 S Roberts with an easement to 463
 - ii. Proposing to extend existing driveway at 455 S Roberts Road

Recommendation: The Commission recommends accepting the zoning change as proposed by the applicant

Approved 7-0

- **Proposed Lighting Ordinance**
 - Matt updated the commission on his findings
 - i. Matt recommends an expert consultant
 - Each Commission member reflected on each of their concerns
 - Mary suggested to approach the board with two options.
 - Commission requests Staff to ask the BOC to hire a Consultant on an hourly basis to assist with their expertise. We also will need an expert to assist with the best practices.

- Old / New Business

- Adjournment

Next regular scheduled Planning Commission meeting is March 2, 2020

Reports of Standing Committees

New Business

a. Historic Sites

Preservation

Ordinance

(Commissioner

Borowski)

b. SLF Pesticide

Spraying

ORDINANCE NO. 2580-2009

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, AMENDING AND SUPPLEMENTING ORDINANCE NO. ?, ADOPTED ??, 201? AND KNOWN AS THE "GENERAL LAWS OF THE TOWNSHIP OF RADNOR", CHAPTER ?, ZONING, ARTICLE ?, BY REVISING STANDARDS FOR THE PRESERVATION OF HISTORIC RESOURCES.

BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, and it is enacted and ordained by the authority of the same:

SECTION 1. Text Amendments

Chapter ?, Articles ? through ? of the General Laws of the Township of Radnor (hereafter "the General Laws") are hereby repealed in its entirety and the following inserted in lieu thereof:

1301.LEGISLATIVE INTENT:

It is hereby declared as a matter of public policy that the preservation and protection of buildings, structures, and sites of historic, architectural, cultural, archaeological, educational, and aesthetic merit are public necessities and are in the interests of the health, prosperity and welfare of the people of Radnor Township.

It is the purpose of the Article:

- A. To promote the general welfare by protecting the integrity of the historic resources of Radnor Township.
- B. To establish a clear and public process by which proposed changes affecting historic resources can be reviewed.
- C. To discourage the unnecessary demolition of historical resources.
- D. To provide incentives for the continued use of historic resources which contribute to the character of Radnor Township and to facilitate their appropriate reuse.
- E. To mitigate the impact of development or change on historic resources.
- F. To identify and provide an opportunity to preserve historic resources which are important to the education, culture, traditions, economic and aesthetic values of all the citizens of Radnor Township.
- G. To encourage the preservation of historic settings, landscapes and other similar features.
- H. To implement the goals of the Pennsylvania Constitution at Article I, Section 27, which establishes the Commonwealth's policy of encouraging the protection of

historic and aesthetic resources.

Creation of an Historic Resources Overlay District.

A. There is hereby created a Historic Resource Overlay District, to be known as the "HR Overlay District" consisting of all properties on which an historic resource is located as designated on the Historic Resources Map and set forth on the official listing of Historic resources, which overlay district shall be deemed an overlay on any zoning districts now or hereafter enacted to regulate the use of land in the Township.

B. For any property within the HR Overlay District, the requirements and opportunities contained in this article shall supersede any otherwise applicable requirements of the underlying zoning districts that are in conflict with the provisions of this article. Any otherwise applicable requirements of the underlying zoning district that are not in conflict with the provisions of this article shall remain in full force and effect as to any property located within the HR Overlay District.

C. Should the Historic Resources Map be revised as a result of legislative or administrative action or judicial decision, the zoning requirements and other regulatory measures applicable to the property in question shall be those of the underlying zoning district without consideration of this article. Any revisions to the Historic Resources Map shall be attached and made part of this article.

1302.DEFINITIONS

A. Addition - An extension or increase in the footprint, floor area, or height or other dimension of a Historic Resource on a lot.

B. Construction - The erection or installation of a new building, structure, or object, modification or improvement.

C. Demolition or Demolish - The removal or destruction of all or significant part of a Historic Resource, such that the historic or structural integrity of the Historic Resource is threatened, reduced or lost. Demolition includes, but is not limited to, removal or relocation of the Historic Resource from its current location, destruction of a facade or exterior wall surface, removal or replacement or alteration of a significant element of the Historic Resource or its setting, or loss of historic material due to fire, flood, or other disaster. Examples of Demolition include, but are not limited to:

1) Moving the Historic Resource to another location.

2) Removal of any portion of any structural element such as a roof or exterior wall, or of any significant building elements such as cornices, doors, windows, doorways, porches, or chimneys.

3) Covering of any portion of any roof or exterior wall, or of any significant exterior building elements.

4) Removing all or part of a Historic Resource that has been damaged by a fire.

5) Modifying or otherwise altering the character or appearance of a historical setting or landscape.

D. Demolition by Neglect - The absence of routine maintenance and repair that can lead to a Historic Resource's structural weakness, decay and deterioration resulting in its Demolition.

E. Historical Committee - The Radnor Township shall appoint a group acting as an Historical Commission. This could be members of the HARB and others so experienced in historic preservation planning.

F. Historic Resource - Any buildings, sites, structures, fixtures, monuments, landscapes or objects qualifying as a Historic Resource under municipal standards, as listed in the 2003 Updated Radnor Historic Resource Survey; or under Federal standards whereby a resource is eligible or listed in the National Register of Historic Places.

G HR Overlay Priority Historic Resources Inventory - Those historic resources officially deemed of exceptional significance, which comprise the HR Overlay District, and therefore which need the required review process set forth within this ordinance, to ensure unwarranted demolition. These resources are a sub-group of the 2003 Updated Radnor Historic Resource survey, and/or considered exceptional due to their National Register eligibility or listing. A Priority Historic Resources list and map will be included. This will be maintained by the Radnor Historical Committee, and updated on a regular basis by the Board of Commissioners, based on recommendations of the Historic Committee, to remove or adding any resources they see fit.

H. Historic Resource Impact Study - A study prepared by a qualified professional in historic preservation, historical architecture or related disciplines, providing the following information:

1) General site description with topography, watercourses, landscaping and vegetation, and all improvements;

2) description of historic resources located on the subject property and on all tracts within 100 feet of the subject property;

3) photographic depiction of each historic resource sufficient for the Historical Committee;

4) description of the historical development and a statement of the historic significance of the historic resource; and

5) description of the proposed project, including phased sequence, and the impact of such project on the identified historic resource(s), including vibration, noise, light, dust and related impacts.

I. Overlay District Historic Resource Map - The official map, maintained by the Historical Committee, which identifies the location of HR Overlay District Priority Historic Resources within Radnor Township, included and a part of the Historic Resource Survey.

J. 2003 Township Historic Resource Survey - The official township historic resources survey, updated from the 1884 Survey, which identifies all contributing historic resources, and associated with goals set forth the Radnor Comprehensive Plan.

K. Property Maintenance Code - "International Property Maintenance Code."

1303. GENERAL PROVISIONS

A. Compliance.

Any change to a Historic Resource shall occur only in full compliance with the terms of this article and other applicable regulations.

B. Historic Resources Overlay.

The Priority Historic Resource Inventory shall be deemed an overlay on any zoning districts now or hereafter enacted to regulate the use of land in Radnor Township. The Township shall revise the official zoning map to indicate the properties shown on the Priority Historic Resource Inventory that are included within the overlay district following adoption of this amendment.

C. Preservation of other restrictions.

It is not intended by this Article to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Article imposes greater restrictions, the provisions of this Article shall prevail.

1304. The HR Overlay District Resources Inventory is a sub group of the Radnor Township Historic Resources Survey.

A. Qualifications.

The HR Overlay District Priority Historic Resources Inventory shall include:

- 1) Certain of those Historic Resources identified in the 1986, 2003 Surveys,
- 2) Historic Resources individually listed on the National Register of Historic Places;
- 3) Contributing Historic Resources in a National Register District, i.e., buildings, sites, structures, fixtures, monuments, and objects filed as such with the National Register of Historic Places;
- 4) buildings, sites, structures, fixtures, monuments, objects and districts which have received a Determination of Eligibility (DOE) for the National Register of Historic Places from the Pennsylvania Historical and Museum Commission; and
- 5) Historic Resources determined by the Board of Commissioners, upon recommendation and documentation of the Historical Committee, to be of historical, cultural, aesthetic or architectural significance to Radnor Township and included on the HR Overlay District Historic Priority Resource Inventory.

B. Nominations for Revisions to HR Overlay District Priority Historic Resource Inventory.

A potential Historic Resource may be nominated for inclusion in the HR Overlay District Priority Historic Resource Inventory, and revisions to the HR Overlay District Priority Historic Resource Inventory may be proposed to the Historical Committee for review, in either case, by any person or entity that has a legal or equitable interest in the property, any resident of the Township, any governmental body or commission or any community or civic association.

C. Criteria For Evaluating Nominations.

In determining its recommendation to the Board of Commissioners in respect of nominations to the HR Overlay Priority Historic Resource Inventory, the Historical Committee shall consider one or more of the following published sources of criteria:

- 1) the "National Register Criteria for Evaluation" adopted from time to time by the National Register for Historical Places;
- 2) the "National Historic Landmarks Criteria for Evaluation" adopted from time to time by the National Register for Historical Places; and
- 3) the "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" adopted from time to time by the Secretary of the Interior.

The Historical Committee shall provide a written recommendation to the Board of Commissioners which shall include the source(s) and criteria specified in clauses 1), 2) and/or 3) (whichever are applicable) the Historical Committee found to exist in respect to the nominated Historic Resource.

D. Revisions.

The HR Overlay District Priority Historic Resource Inventory may be revised from time to time by a duly approved ordinance of the Board of Commissioners in order to effect additions, modifications, deletions or Historic Resources, or the creation of Historic Resources.

- 1) In considering any such revision to the HR Overlay Priority Historic Resource Inventory, the Board of Commissioners shall receive a written recommendation from the Historical Committee.
- 2) The owner of any property subject to a proposed revision of the HR Overlay Priority Historic Resource Inventory, the owners of all tracts within 100 feet of the subject Historic Resource, and any other resident of the Township, governmental entity and community or civic organization who has requested such notice shall be given written notice at least ten (10) days prior to both (a) the time and place at which the Historical Committee will consider such proposed revision to the Historic Resource Survey, (b) and the time and place of the public hearing at which the Board of Commissioners will consider the approval of such proposed revision and the amendment of the HR Overlay Priority Historic Resource Inventory.

1305. Radnor Township Historical Committee

A. Establishment and Membership.

The Township shall appoint a Historical Committee to oversee and review the HR Overlay District Ordinance. The Township could appoint members of the HARB and other residents who have documented knowledge and/or expertise in history, archeology, architecture, or historic preservation. Whenever practicable, the Board of Commissioners shall seek to have at least one licensed architect on the Historical Committee. At least one member shall be a member of the Planning Commission. Each Historical Committee member shall serve for a term of four (4) years which shall be so fixed that no more than two (2) terms shall expire each year. Initially, two members shall be appointed for four years, two members shall be appointed for three years, two members shall be appointed for two years and one member shall be appointed to a one year term. The Historical Committee shall notify the Board of Commissioners of any vacancies in the Historical Committee and the Board of Commissioners shall act within 90 days to fill those vacancies. Appointments to fill vacancies for unexpired terms shall be only for the unexpired portion of the term. Members shall serve without pay, but shall be reimbursed for any personal expenditure in the conduct of Historical Committee business when authorized by the Board of Commissioners.

B. Organization.

The Historical Committee shall annually elect from its own membership a Chairperson who will direct the activities of the Historical Committee and such other officers as may be required for the conduct of its business. A quorum shall be not less than a majority of the current membership. The Historical Committee may make, alter, and rescind rules and forms for its procedures consistent with the Ordinances of the Township and laws and regulations of the Commonwealth. The Historical Committee shall conduct business at regular public meetings. The Historical Committee shall keep full public records of its business and shall submit a report of its activities to the Board of Commissioners upon request.

C. Expenditures for Services.

Within the limits of funds appropriated by the Board of Commissioners, the Historical Committee may employ staff or contract for clerical, consulting, or other technical services including those provided by a registered architect, licensed realtor, or building inspector as may be required to perform its duties.

D. Functions and Duties.

In accordance with the purposes of this Article, the Historical Committee shall have the following functions and duties.

1) Maintain and update the HR Overlay District Historic Resource Inventory in accordance with the Pennsylvania Historical and Museum Commission's "Cultural Resource Management in Pennsylvania: Guidelines for Historic Resource Surveys";

2) Conduct research on and nominate potential Historic Resources for inclusion in the National Register of Historic Places and any other relevant lists or programs, as appropriate;

3) Advise the Township Zoning Officer and Board of Commissioners on the issuance of Demolition permits for Historic Resources, as set forth in Section 1306;

4) Review and comment on subdivision or land development applications which affect Historic Resources, in accordance with the requirements and procedures of the Radnor Township Subdivision and Land Development Ordinance;

5) Make recommendations to the Board of Commissioners concerning revisions, updates, or corrections to the 2003 Radnor Township Historic Resource Survey; in accordance with the Pennsylvania Historical and Museum Commission's "Cultural Resource Management in Pennsylvania: Guidelines for Historic Resource Surveys";

6) Advise the Zoning Hearing Board, Board of Commissioners, and Planning Commission on all applications for subdivisions, land development, zoning and other approvals affecting Historic Resources;

7) Review and advise the Township Zoning Officer and Board of Commissioners on permit applications for alterations to, additions to or Construction adjacent to Historic Resources and subdivision and land development applications for properties whose boundaries are within 1000 feet of a Historic Resource, which recommendations may be guided by the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" and guidance provided by the Pennsylvania Historical and Museum Commission; and

8) perform any other lawful activities which shall be deemed necessary to further the purposes of this Article.

1306. DEMOLITION OF HISTORIC RESOURCES

A. Demolition by Neglect.

No Historic Resources shall be Demolished by neglect. Demolition by neglect includes leaving a Historic Resource open or vulnerable to vandalism or decay by the elements. Unoccupied structures should be tightly sealed and fenced off in as attractive a manner as practicable, and the utilities should be turned off for safety.

B. Permit for Demolition.

No Historic Resources shall be Demolished, in whole or in part, including the indiscriminate removal or stripping of any significant architectural features, unless a permit is obtained from the Board of Commissioners in accordance with the procedures and requirements of this Section 1306 and other applicable standards and procedures of the Township Building and Fire Codes.

C. Proposed Demolition of Historic Resources.

All applications for Demolition will be reviewed by the Township Zoning Officer who will determine if the application concerns a Historic Resource. If the application concerns a Historic Resource, the applicant will be advised that he or she must comply with the following procedures and requirements, as applicable.

D. Application Requirements for Historic Resources.

In addition to applicable requirements under the Township Building and Fire Codes, any applicant seeking a permit to Demolish a Historic Resource shall provide the following with regard to that Historic Resource:

- 1) the owner of record and address of the property;
- 2) a brief history of the Historic Resource;
- 3) a site plan showing all buildings and structures on the property;
- 4) recent exterior 4"x6" color photographs of the Historic Resource proposed for Demolition, removal, or relocation;
- 5) the reason for the Demolition;
- 6) the method of Demolition;
- 7) a report from a registered professional structural engineer describing the structural condition of the Historic Resource proposed to be Demolished, removed, or relocated;
- 8) a report from a code enforcement officer indicating the Historic Resource's compliance with the Property Maintenance Code;
- 9) documentation of all efforts to sell the Historic Resource in the preceding three years;
- 10) the proposed disposition of materials;
- 11) the timeline for implementation of proposed use for the Historic Resource;
- 12) the date of purchase, purchase price and ownership history of the Historic Resource;
- 13) the assessed value of the land and improvements thereon;
- 14) a certified appraisal from a licensed appraiser;
- 15) for depreciable properties, a pro forma financial statement Prepared by a certified public accountant of broker of record;
- 16) the form of ownership or operation of the Historic Resource, whether sole proprietorship, for-profit or nonprofit corporation, limited partnership, joint venture, or other;
- 17) future uses of the site and of the materials from the Demolished Historic Resource; and
- 18) a Historic Resource Impact Study of the Historic Resource proposed for

Demolition.

E. Information Required to be Submitted.

The applicant shall provide credible evidence that:

- 1) The Demolition, removal, or relocation of the Historic Resource in question will not adversely affect the significance or structural or aesthetic integrity of a Historic Resource.
- 2) There is no feasibility to continue the current use of the Historic Resource.
- 3) Other uses permitted within the underlying zoning district, either as permitted uses, special exception uses, or conditional uses, have been denied or are not feasible due to constraints on the Historic Resource proposed to be Demolished, removed, or relocated.
- 4) Adaptive reuse opportunities do not exist due to constraints related to the Historic Resource proposed to be Demolished, removed, or relocated.
- 5) Permitted uses and adaptive reuse potential of the Historic Resource proposed to be Demolished, removed, or relocated, does not provide a reasonable rate of return based on a reasonable initial investment.
- 6) The applicant has not contributed to the existing conditions, either through neglect or prior renovation, conversion, alteration or similar physical action.

F. Application Review Procedure.

- 1) Upon receipt by the Township of three (3) copies of a completed application to Demolish a Historic Resource, the Township Manager or Zoning Officer, shall within three (3) working days of receipt of the completed application, forward copies thereof, together with all required supporting documentation submitted by the applicant, to the Board of Commissioners and to the Historical Committee for its review and comments.
- 2) The Township Manager or Zoning Officer shall not issue a permit for Demolition of all or part of any Historic Resource shown in the Haverford Historic Resource Map until the Board of Commissioners has rendered a written decision or made its decision by resolution.
- 3) The Township Manager shall maintain in his or her office a record of all such applications and final dispositions of the same.

G. Historical Committee Review of Applications.

Within thirty (30) days of the Township's determination that the Demolition permit application is complete, the Historical Committee, or a subcommittee thereof, shall consider the application at a regular or special meeting. The applicant shall be advised as to the time and place of the meeting at which his or her application shall be considered by the Historical Committee, or a subcommittee thereof. The applicant shall have the right to attend this meeting and be heard as to the reasons for filing the application.

H. Criteria for Deliberation.

In determining recommendations to be presented to the Board of Commissioners concerning the issuance of a permit to Demolish all or part of any Historic Resource, the Historical Committee shall consider the contents of the Demolition application and supportive documentation submitted in connection therewith, as well as the sources of guidance identified in Section 1304((C)).

I. Initial Recommendation of the Historical Committee.

1) The Historical Committee may recommend immediate approval of the permit and may so advise the Board of Commissioners.

2) Alternatively, the Historical Committee may elect to extend the period of review by an additional ninety (90) days to provide itself with an adequate opportunity to review the application for Demolition and to receive and review oral arguments and presentations offered by the applicant.

3) At the end of the 90-day period stipulated in paragraph (2) above, or sooner, the Historical Committee shall recommend to the Board of Commissioners the approval or denial of the permit to Demolish and the grounds for such recommendation in a written report.

J. Recommendation by the Historical Committee.

Upon or prior to the expiration of the time period imposed for the review of Demolition permits for Historic Resources, the Historical Committee shall recommend issuance or denial of the Demolition permit.

K. Contents of Written Report.

The Historical Committee shall prepare a written report setting forth the reasons for its recommendations on the issuance or denial of a permit for Demolition including a report on the evidence considered and its findings of fact. Factual findings shall include but need not be limited to the following matters:

1) the exact location of the Historic Resource in which the proposed Demolition is to occur;

2) a list of any other Historic Resources within 300 feet of the Historic Resource for which the Demolition permit was filed;

3) the effect of the proposed Demolition upon the general historic, archaeological, cultural, and architectural character of the Township, based on factual information;

4) recommendations by the Historical Committee as to the issuance or denial of the permit for Demolition; and

If the Historical Committee recommends denial of the Demolition permit, the Historical Committee shall also indicate an alternative(s) to the proposed Demolition which would protect (1) the distinctive historical character of the Historic Resource, (2) the architectural or archaeological integrity of the Historic Resource, and/or (3) the cultural

significance of the Historic Resource.

L. Notification of Applicant.

The applicant shall be notified in writing by the Board of Commissioners of their upcoming deliberation upon receipt of the written report from the Historical Committee. The Board of Commissioners shall consider, at a regularly scheduled public meeting within thirty (30) days of the issuance of the Historical Committee's written report, the question of the issuance of a permit for Demolition. The applicant shall be advised as to the time and place of the meeting at which his or her application shall be considered and shall be provided a copy of the Historical Committee's written report. The applicant shall have the right to attend this meeting and be heard as to the reasons for filing the application.

M. Approval by the Board of Commissioners.

If the Board of Commissioners approves the permit for Demolition application, it shall authorize the Zoning Officer or other authorized Township person to issue a permit for the proposed Demolition and shall require the applicant to document and record, at the applicant's expense, the Historic Resource including without limitation the documentation and recordation of the following:

- 1) a detailed description of the Historic Resource and its context, including topography, vegetation, landscaping, driveways, structures and features;
- 2) a detailed site plan of the Historic Resource;
- 3) measured floor plans, if applicable, and exterior elevations;
- 4) measured drawings of individual elements of the Historic Resource;
- 5) comprehensive photographic records of the Historic Resource;
- 6) chain of title or other information related to the history of the Historic Resource; and
- 7) a statement of the significance of the Historic Resource and its context to the Township and environs.

Two copies of such documentation, all of which shall be of quality and scale of drawing as shall be acceptable to the Historical Committee, shall be delivered to the Historical Committee for review and approval. Upon approval by the Historical Committee, one copy shall be forwarded to the Township Zoning Officer with evidence of such approval to be added to the property information of file. The second copy shall be retained in the records of the Historical Committee. All approved Demolition permits must be conspicuously posted within public view at the site of the Demolition throughout the Demolition. The Board of Commissioners may require, as a condition for the issuance of the Demolition permit that the applicant fabricate and erect, at the applicant's expense, a historical marker designed by the Pennsylvania Historical and Museum Commission.

N. Disapproval by the Board of Commissioners.

If the Board of Commissioners disapproves the issuance of a permit for Demolition, a written decision shall be given to the applicant, and the Township Zoning Officer within forty-five 45 days of the Board of Commissioner's hearing. The decision shall indicate what changes to the plans and specifications for Demolition of the Historic Resource would meet the conditions for protecting the architectural integrity of the Historic Resource, including any potential or actual archaeological resources affected by the Demolition. Upon receipt of the written disapproval decision from the Board of Commissioners, the Township Zoning Officer shall disapprove the application for a permit for Demolition and so advise the applicant. The applicant may appeal the decision to disapprove the Demolition of the Historic Resource to the Delaware County Court of Common Pleas within the time specified by law.

O. Reimbursement of Costs.

Any costs incurred by the Historical Committee, as agreed to in advance and in writing by the applicant, for the Historical Committee's designated consultant to review the Demolition application and any plans or studies submitted therewith to the Historical Committee, shall be fully reimbursed by the applicant.

P. Violations.

Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this ordinance shall upon being found liable therefor in a civil enforcement proceeding commenced by the municipality, pay a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by the municipality as a result thereof. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation of zoning ordinances shall be paid over to the municipality whose ordinance has been violated.

SECTION 2. Notice Of Enactment Of Ordinance.

The Township Zoning Officer shall provide the owners of record of all Historic Resources identified in the 1994 Township Survey with written notice of enactment of this Ordinance and the inclusion of such Historic Resource in the HR Overlay priority Historic Resource Inventory via certified mail, postage prepaid, within thirty (30) days of the enactment.

SECTION 3. Hearings On the HR Overlay District Priority Inventory.

Any owner of record of an Historic Resource identified in the HR Overlay District priority Inventory may appeal to the Township Zoning Officer the inclusion of their property in the HR Overlay District Priority Historic Resources Inventory and shall be granted a hearing on the matter before the Historical Commission, provided that such owner files with the Township Zoning Officer, within thirty (30) days of such owner's receipt of the notice of enactment of this Ordinance required by Section 2 of this Ordinance, a written petition (i) requesting such hearing (ii) providing proof of ownership of the Historic Resource and (iii) setting forth a brief statement of the reasons why such Historic Resource should not be included in the HR Overlay priority Historic Resource Inventory.

Upon receipt of such petition, the Township Zoning Officer shall forward the same to the Historical Committee which shall set a time and place for such hearing and shall give the petitioner written notice by first class mail, postage prepaid, of the date and time of such hearing. The Historical Committee shall review said petition in accordance with the procedures set forth in Section 1304(0) of the General Laws for revisions to the HR Overlay Priority Historic Resource Inventory.

SECTION 4. Repealer.

Any ordinance or part of ordinance to the extent that it is inconsistent herewith is hereby repealed.

SECTION 5. Severability.

The provisions of this Ordinance are severable and if any section, sentence, clause, part, or provision hereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board of Commissioners that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

ADOPTED this ???day of ????, 20???

TOWNSHIP OF RADNOR

(Name)
Township Manager/Secretary
BY:

(Name)

Old Business

a. Wireless

Facility

Ordinance

Review

Guidance

Public Participation

Adjournment