

**BOARD OF COMMISSIONERS**  
**AGENDA**  
**Monday, February 11, 2019 - 6:30 PM**

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of February 11, 2019

1. Consent Agenda

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioner meeting of January 28, 2019
- c) Resolution #2019-08 - A Vision for A 100% Clean Renewable Energy Future

2. Public Participation - *Individual comment shall be limited to not more than five (5) minutes per Board policy*

3. Appointments to Various Boards and Commissions

4. Announcement of Boards and Commission Vacancies

5. Resolution #2019-09 – Recognizing and Celebrating the Month of February as Black History Month

6. Committee Reports

**PUBLIC SAFETY**

- A. Ordinance #2019-01 – (**Adoption**) - No Parking Here to Corner on West side of Radnor Avenue, 30 feet from the fire hydrant located on Conestoga Road at Radnor Avenue
- B. Ordinance #2019-02 - (**Adoption**) - No through traffic on Woodland Court at Eagle Road

**PUBLIC WORKS & ENGINEERING**

- C. Resolution #2019-05 - 521/525 S. Roberts Road – **Final** – Lot Line Adjustment
- D. 106 Harvard Lane GP#19-010 – Requesting a waiver from §245-22.A(2)(c)[2] – Minimum infiltration requirement
- E. 527 Roberts Road – Requesting a Waiver from the Stormwater Management Ordinance

**COMMUNITY DEVELOPMENT**

- F. Ordinance #2019-03 - (**Introduction**) - Amending Chapter 280 Zoning, Article XV, PLO Planned Laboratory-Office District, Section 280-63, By increasing medical office parking requirements up to Eliminating Certain Approved Uses in The PLO Planned Laboratory-Office District (**Requested by Commissioner Booker**)

**PERSONNEL & ADMINISTRATION**

**FINANCE & AUDIT**

**PARKS & RECREATION**

**LIBRARY**

**PUBLIC HEALTH**

New Business

- Discussions - Amendments to Stormwater Ordinance (**Requested by Commissioner Larkin**)
- Discussion on Revising and Updating the Comprehensive Plan (**Requested by Commissioner Booker**)
- Discussion Regarding Plastic Bag Ordinance (**Requested by Commissioner Borowski & Clark**)
- Update: Comfort Station at Emlen Tunnell Park (**Requested by Commissioner Farhy**)
- Update: Recap of the County Line Road Assessment (**Requested by Commissioner Farhy**)

Old Business

Public Participation

Adjournment

**RADNOR TOWNSHIP**  
**DISBURSEMENTS SUMMARY**  
**February 11, 2019**

---

The table below summarizes the amount of disbursements made since the last public meeting held on January 28, 2019. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link. Please refer to those files for a detailed listing of the amounts paid by vendor by account code.

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

Fund (Fund Number)	2019-1C January 25, 2019	2019-2A February 1, 2019	Total
General Fund (01)	\$335,556.23	\$171,121.32	\$506,677.55
Sewer Fund (02)	16,077.32	1,161.57	17,238.89
Liquid Fuels Fund (03)	0.00	35,841.77	35,841.77
Storm Sewer Management (04)	1,557.00	101,780.23	103,337.23
Capital Improvement Fund (05)	7,281.24	7,897.00	15,178.24
OPEB Fund (08)	137,953.86	0.00	137,953.86
Investigation Fund (12)	800.00	0.00	800.00
\$8 Million Settlement Fund (18)	0.00	637.50	637.50
The Willows Fund (23)	1,409.05	34,342.31	35,751.36
Park & Trail Improvement Fund (501)	0.00	3,658.74	3,658.74
<b>Total Accounts Payable Disbursements</b>	<b>\$500,634.70</b>	<b>\$356,440.44</b>	<b>\$857,075.14</b>
<i>Electronic Disbursements</i>	n/a	n/a	\$1,011,000.00
<b>Grand Total</b>	<b>\$500,634.70</b>	<b>\$356,440.44</b>	<b>\$1,868,075.14</b>

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

The Administration has adopted various internal control and processing procedures to ensure that amounts obligated are within the budgetary limits established by the Board of Commissioners. Those procedures are monitored on a daily basis 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,

  
 \_\_\_\_\_  
 William M. White  
 Finance Director

**ELECTRONICALLY PAID DISBURSEMENT LISTING**

Estimated Through February 25, 2019

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	2/10/2019	1/19 Credit Card Revenue Processing Fees	\$5,000.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	2/7/2019	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	2/7/2019	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	2/21/2019	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	2/21/2019	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
<b>Period Total</b>				<b>\$1,011,000.00</b>

\* Credit card fees are charged to the Township's accounts on the tenth of the month

<u>Original Estimate</u>			<u>Actual Amount</u>
\$485,500.00	1/24/2019	Salaries and Payroll Taxes - General Fund	\$490,024.68
\$17,500.00	1/24/2019	Salaries and Payroll Taxes - Sewer Fund	\$17,625.17
<b>\$503,000.00</b>			<b>\$507,649.85</b>
\$7,000.00	1/31/2019	Sick Pay Bonus - General Fund	\$5,764.72
<u>\$1,000.00</u>	1/31/2019	Sick Pay Bonus - Sewer Fund	<u>\$753.55</u>
<b>\$8,000.00</b>			<b>\$6,518.27</b>

**TOWNSHIP OF RADNOR**  
**Minutes of the Meeting of January 28, 2019**

*The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

**Commissioners Present**

<i>Lisa Borowski, President</i>	<i>Jack Larkin, Vice-President</i>	<i>Luke Clark</i>	<i>Jake Abel</i>
<i>Richard Booker</i>	<i>Sean Farhy</i>	<i>John Nagle</i>	

**Also Present:** *Robert A. Zienkowski, Township Manager/Township Secretary; John Rice, Township Solicitor; William White, Assistant Township Manager/Finance Director; Christopher Flanagan, Superintendent of Police; Steve Norcini, Township Engineer; Steve McNelis, Public Works Director; Kevin Kochanski, Director of Community Development; Tammy Cohen, Director of Recreation and Community Programming; Roger Philips, Township SALDO Engineer; Amy Kaminski, Traffic Engineer; and Jennifer DeStefano, Executive Assistant to the Township Manager.*

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

*Notice of Executive Session preceding the Board of Commissioners meeting of January 28, 2019*

There was an Executive Session on January 28, 2019 where matters of Litigation, Real Estate and Personnel were discussed all Commissioners were in attendance.

*1. Consent Agenda*

- a) *Disbursement Review & Approval*
  - b) *Acceptance of Department Monthly Reports*
  - c) *Approval of minutes of the Board of Commissioner meeting of January 7, 2019 & January 14, 2019*
  - d) *Staff Traffic Committee Meeting Minutes – December 19, 2018*
  - e) *Resolution #2019-04 - Authorizing the Township Manager to purchase Workers Compensation Insurance through Arthur J. Gallagher & Co. in an amount of \$519,262*
  - f) *Business Privilege Tax Settlement 2019-BPT-01 in the amount of \$40,000*
  - g) *Resolution #2019-01 - Authorizing Payment to Newtown Township for resurfacing the portion of Green Countrie Drive which falls within Radnor Township, at a cost of \$17,589.51*
- Commissioner Booker requested for item f to be removed from the consent agenda.

Commissioner Larkin made a motion to approve the consent agenda excluding item f, seconded by Commissioner Farhy. Motion passed 7-0.

*Business Privilege Tax Settlement 2019-BPT-01 in the amount of \$40,000*

Commissioner Booker inquired if the above agenda item was a credit or refund. Mr. White commented that it is a credit to the Township.

Commissioner Booker made a motion to approve, seconded by Commissioner Farhy. Motion passed 7-0.

2. Public Participation - Individual comment shall be limited to not more than five (5) minutes per Board policy

Sara Pilling introduced Allie Bauer from Radnor High School who showed a brief video about Ready 100 that students have created.

Harvey Hensley – He spoke in support of resolution #2019-06 regarding Earles Lake Dam Breach.

Roberta Winters, League of Women Voters – She commented regarding a pamphlet that she has handed out “Civil Discourse”.

Sue Doyle, Hilldale Road – She spoke regarding her support to appeal the Zoning Hearing Board decision regarding the Villanova University Dome.

Bill Doyle, Hilldale Road - He spoke regarding his support to appeal the Zoning Hearing Board decision regarding the Villanova University Dome.

Barbara Susanin, Hilldale Road – She encouraged the Board to appeal the Zoning Hearing Board decision regarding Villanova University Dome.

Hermann Whatsworth, Hilldale Road – He spoke regarding his support to appeal the Zoning Hearing Board decision regarding the Villanova University Dome.

Chuck Barber – He spoke regarding his support to appeal the Zoning Hearing Board decision regarding the Villanova University Dome.

3. Announcement of Boards and Commission Vacancies

Commissioner Borowski announced that there are vacancies on the following Boards:

<p><b>CARFAC 4-year term</b> 5 Vacancies</p>	<p><b>Citizens Communication Council</b> 1 Vacancy</p>
<p><b>Code Appeals Board 5-year term</b> 1 Vacancy <i>Requirements: Master Plumber General Contractor</i></p>	<p><b>Planning Commission</b> 1 Vacancy unexpired term 1/1/2019-12/31/2019</p>
<p><b>Radnor-Haverford-Marple Sewer Authority</b> <b>5-year term</b> 1 Vacancy</p>	<p><b>Stormwater Management Advisory Committee 3-year term</b> 4 Vacancies</p>
<p><b>Willows Park Preserve</b> 1 Vacancy</p>	<p><b>Zoning Hearing Board</b> 1 Vacancy – unexpired term 12/31/2020</p>

#### 4. Appointments to Various Boards and Commissions

Commissioner Clark made a motion to appoint Peter Murphy to the Citizens Communication Council, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Booker out of the room.

Commissioner Clark made a motion to appoint Chris Hatch to the Willows Park Preserve, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Booker out of the room.

Commissioner Clark made a motion to appoint Meghan Gonzalez to the Planning Commissioner, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Booker out of the room.

#### 5. Discussion Regarding King of Prussia Road Bridge (Outside Agencies in attendance)

Mr. Zienkowski briefly spoke regarding the history of the bridge strikes on King of Prussia Road and his disappointment with PennDot and Amtrak. Officer Janoski made a presentation about the numerous bridges strikes on King of Prussia Road and the need for precautionary systems to be installed. There were representatives from PECO, PENNDOT, Amtrak and Representative O'Mara's office in attendance. A brief discussion occurred amongst the above representatives, Commissioners and staff.

#### 6. Presentation – Ready 100

Jim Wylie and Sara Pilling gave a presentation regarding Ready 100 which can be found on the Township website at: <https://www.radnor.com/1107/Ready-100>.

There was an agreement that there will be a resolution on an upcoming meeting agenda for approval.

#### 7. Appointment of Vacancy Board Chairperson

Commissioner Farhy made a motion to appoint Mike Lihota to the Vacancy Board, seconded by Commissioner Larkin.

Commissioner Booker made a motion to table the agenda item, seconded by Commissioner Abel. Motion failed 3-4 with Commissioners Farhy, Borowski, Larkin and Nagle opposed.

Commissioner Abel made a motion to nominate John Smith to the Vacancy Board, seconded by Commissioner Booker.

Commissioner Borowski called the vote on the original motion to appoint Mike Lihota, motion passed 4-3 with Commissioners Booker, Clark and Abel opposed.

## 8. Committee Reports

### **PERSONNEL & ADMINISTRATION**

#### A. Willows Park Preserve Presentation and Update

Tish Long, President of the WPP gave a background of the project along with Skip Kunda, fellow WPP member. They will be back at the February 25<sup>th</sup> BOC meeting to present their renderings and cost estimates.

#### B. Updates: Microcell Antennae (Commissioner Abel)

John Shive from Crown Castle made a presentation which can be found on the Township website at: <https://www.radnor.com/DocumentCenter/View/19804/Crown-Castle-1-28-19>.

There was a brief discussion amongst the Commissioners, staff and Crown Castle regarding microcells and the potential to add them in 3 HOA's. There was also an agreement that the Public Safety Committee will address Emergency Radio Communications within the Township. Crown Castle will come back to the Board in two weeks with a proposal

#### Public Comment

Pete Tedesco, Ravenscliff Resident – He inquired regarding the procedure to move forward with Crown Castle.

### **PUBLIC WORKS & ENGINEERING**

#### C. 521/525 S. Roberts Road – Caucus – Lot Line Adjustment

Mr. Norcini, Township Engineer explained that before the Board of Commissioners will be the applicant, Paul Bloomfield, to present the proposed lot line changes for 521 and 525 South Roberts Road. The applicant proposes to take a portion of 525 South Roberts Road and convey it to 521 South Roberts Road. The outcome of this will be that 525 South Roberts Road will have a lot size of 59,445.2 square feet, and 521 South Roberts Road will have a lot size of 53,995.7 square feet. As outlined in more detail in the Gannett Fleming review letter, the applicant is requesting waivers from noting steep slopes, buildings, other infrastructure, contour lines, and trees over six inches on the plan. The Planning Commission recommended approval of the plan subject to the comments in the Gannett Fleming review letter.

#### D. Resolution #2019-06 - Authorizing Carroll Engineering to Review and Perform a Downstream Analysis to Determine the Effects of the Earles Lake Dam Breach, at a Cost of \$19,490

The Green Country Home Owners Association has submitted a permit application to breach (remove) the dam that created Earles Lake. There are concerns with this action, and how it may affect the downstream Radnor Township residents, the stream channel, Saw Mill Park, and ultimately Darby Creek. The Engineering Department prepared a scope of work, and a cost proposal was solicited from Carroll Engineering Corporation. To this end, Carroll Engineering Corporation has submitted a cost proposal to address the requirements of the scope of work, including a Hydraulic Engineering Center River Analysis System (HEC-RAS) study of the

stream channel 200 feet below the dam. This includes survey of the channel to provide cross sections for the HEC-RAS study. The DEP review of the breach application does not include the downstream analysis, or consider some items noted in the scope of work.

Commissioner Nagle made a motion to approve, seconded by Commissioner Clark.

#### Public Comment

Roy Binnion – He commented regarding the DEP concerns with the dam.

Commissioner Borowski called the vote, motion passed 7-0.

#### *E. Resolution #2019-02 - Authorizing the Removal of trees behind 164 Conestoga Road in the West Wayne Preserve for Arboricultural Risk Management, at a cost of \$15,000*

Mr. McNelis, Director of Public Works and Township Arborist, John Rockwell Hosbach have identified 26 hazardous trees in the area behind 164 Conestoga Road within the Township owned West Wayne Preserve. The arborist inspected and marked Twenty- Six (26) total trees deemed as high risk and in need of immediate removal. Several proposals were received for the removal of the trees. Horgan Tree Experts had the lowest price proposal for the work at \$15,000. There was an in-depth discussion with the Commissioners.

Commissioner Nagle made a motion to approve, seconded by Commissioner Farhy.

There was a discussion amongst the Commissioners, staff and John Hosbach (Township Arborist).

Commissioner Abel made a motion to amend the resolution to remove the 3 closest trees to 164 Conestoga Road and then come back with a plan for the removal of trees within the fall zone of the home, seconded by Commissioner Booker. Motion failed 3-4 with Commissioners Farhy, Clark, Borowski and Nagle opposed.

#### Public Comment

Jane Galli – She spoke in support of the resolution.

Ms. Logioia, 166 Conestoga Road – She spoke in support of the resolution.

Commissioner Borowski called the vote on the original motion, motion passed 6-1 with Commissioner Abel opposed.



F. Resolution #2019-03 - Authorizing the installation of 356' of fence separating the Friends of Radnor Trails Park from Liberty Lane, at a cost of \$12,985

Steve McNelis, Director of Public Works spoke that the Township Public Works Department removed the dilapidated fence which separated the residential properties from the Friends of Radnor Trails Park in 2018 for safety concerns. As the park neighbors had previously enjoyed the fence which separated their properties from the park and park visitors, the Township Public Works Department is requesting authorization to expend the funds needed to replace the fence. A proposal has been received from FencCo, Inc. to install 356' of fence at a cost of \$12,985.

Commissioner Farhy made a motion to approve, seconded by Commissioner Abel. Motion passed 7-0.

**COMMUNITY DEVELOPMENT**

G. Villanova University v. Radnor Twp. Zoning Hearing Board 17-10314 - Possible Motion to Appeal January 17, 2019 Order

Mr. Rice gave a brief background of the above.

Commissioner Booker made a motion to appeal, seconded by Commissioner Farhy. Motion passed 7-0.

**PUBLIC SAFETY**

H. Ordinance #2019-01 – (Introduction) - No Parking Here to Corner on West side of Radnor Avenue, 30 feet from the fire hydrant located on Conestoga Road at Radnor Avenue

Commissioner Nagle made a motion to introduce, seconded by Commissioner Clark. Motion passed 7-0.

I. Ordinance #2019-02 - (Introduction) - No through traffic on Woodland Court at Eagle Road

Commissioner Clark made a motion to introduce, seconded by Commissioner Larkin. Motion passed 6-0 with Commissioner Nagle not in the room.

J. Resolution #2019-07 – Purchase of Three (3) New Radnor Township Police Vehicles

Commissioner Clark made a motion to approve, seconded by Commissioner Larkin.

Public Comment

Sara Pilling – She inquired if the Township can start looking at Hybrid Vehicles. Superintendent Flanagan responded that one of the vehicles is Hybrid.

Commissioner Borowski called the vote, motion passed 5-0 with Commissioner Booker abstaining and Commissioner Nagle not in the room.

***FINANCE & AUDIT***  
***PARKS & RECREATION***  
***LIBRARY***

Commissioner Borowski announced that they are working on their strategic plan and they will be having a series of meetings coming up.

***PUBLIC HEALTH***

*New Business*

- *Discussions - Amendments to Stormwater Ordinance (Requested by Commissioner Larkin)*  
 Tabled
- *Discussion for Clarification “multiple meetings with commissioners’ item in Manager’s Update (Requested by Commissioner Booker)*

Commissioner Booker commented briefly about Commissioners having individual meetings with the Manager and requested that Commissioners do not take up all his time.

- *Discussion on Revising and Updating the Comprehensive Plan (Requested by Commissioner Booker)*  
 Tabled
- *Discussion Regarding Plastic Bag Ordinance (Requested by Commissioner Borowski & Clark)*  
 Tabled

Mr. Norcini, Township Engineer gave a brief update of an incident on S. Devon over the weekend where there was heating oil leaked into the creek.

*Old Business*

None

*Public Participation*

Roy Binnion - He spoke regarding the culvert on Sproul Road and needing support to get PENNDOT to evaluate the culvert.

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

*Respectfully submitted,  
 Jennifer DeStefano*

**Resolution 2019-08**  
**Resolution for Radnor Township**  
**A Vision For A 100% Clean Renewable Energy Future**

WHEREAS, Climate change threatens the long-term survival of life on the planet;

WHEREAS, Extreme weather associated with climate change poses immediate and growing risks to communities, including testing our infrastructure, emergency and social services; impacting our access to food, water and energy supplies; heightening disruption of services, commerce and quality of life; and harming property and health;

WHEREAS, according to the United Nations Panel on Climate Change, society must reduce total CO<sub>2</sub> emissions 45 percent by 2030 and must secure carbon neutrality by 2050 to limit global temperature rise to 1.5 degrees Celsius, thereby decreasing the likelihood of catastrophic change undermining economic, natural, and social systems;

WHEREAS, Reliance on fossil fuels for power and transportation adds particulate matter to the environment that threatens the health of people, especially those with respiratory and cardiac conditions including asthma and heart attacks; carbon dioxide emissions are the primary greenhouse gas emitted by human activities, and combustion of fossil fuels for energy is the primary source of carbon dioxide emissions;

WHEREAS, Climate change effects are becoming more severe, including: rising temperatures which threaten human health, especially of vulnerable populations including elders and young children; more frequent dramatic weather patterns including storms associated with flooding that tax the capacity of our first responders to protect the safety of the population and also disrupt sanitation systems, exacerbating the risk of epidemics of infectious diseases; and changes in the geographic distribution of flora and fauna, including vectors that increasingly transmit tropical infectious diseases in what used to be temperate areas;

WHEREAS, Additional risks posed by climate change to public health and safety include altered agricultural yields, which lead to marked increases in food prices, threatening the nutritional health of people in low-income and fixed-income households; and vulnerable populations, particularly those living in low-income and fixed-income households are placed at greater risk by rising costs of household energy, fuel, food, and the burden of care for health threats;

WHEREAS, The Radnor Township Board of Commissioners has previously demonstrated its commitment to advancing local climate solutions, with its 2007 endorsement of the Mayor's Climate Protection Agreement, the adoption and initial implementation of the Greenhouse Gas Action Plan in 2012, including shifting to 100% renewable energy generation for the Township's electrical needs initiated by Radnor Township's Environmental Advisory Council's Green Procurement and Sustainable Practices Policy Team;

WHEREAS, A renewable energy initiative can produce energy cost savings for residents and local businesses while stimulating new economic activity and local jobs while providing life-protecting benefits for everyone;

AND, in order to ensure that Radnor Township continues to be a community characterized by health, safety, livability, prosperity and equity;

The Radnor Township Board of Commissioners resolves that:

- Radnor Township joins other leading towns and cities in committing to transition to 100% clean and renewable energy community-wide, and to complete this transition for 100% clean renewable electricity by 2035 and 100% renewable energy for heat and transportation by 2050;
- A task force will be convened, in coordination with Township staff and the Environmental Advisory Council, to oversee the preparation of an Energy Transition Plan for achieving these goals, to be completed by April 22, 2020 [Earth Day – or TBD and to include interim milestones, financial impacts, equity metrics, potential financing mechanisms and the percentage of clean energy that is locally produced;
- The clean renewable energy will be defined as carbon-free and pollution-free energy generated sustainably from renewable sources such as wind, solar, small hydro, tidal, fuel cells and geothermal;
- All Radnor Township stakeholders, both institutional and individual, will have the opportunity and will be encouraged to participate in the planning and implementation process;
- Radnor Township will pursue cost-effective measures for planning and implementation, including collaboration with neighboring municipalities and seeking grant opportunities;
- The Radnor Township Board of Commissioners will call on the State of Pennsylvania to set a goal to transition to 100% renewable energy for all purposes no later than 2050, and to pursue additional measures to advance the transition to renewable energy sources and to increase the efficiency of buildings and appliances;
- The Radnor Township Board of Commissioners will call on the United States Congress to enact sound, effective legislation with well-established economic benefits to put the United States on track to meet the above 100% renewable energy goals.

***SO RESOLVED***, this 11<sup>th</sup> day of February, 2019.

RADNOR TOWNSHIP

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

Name: Lisa Borowski

Title: President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Township Manager/Secretary

**LISA BOROWSKI**  
*President*

**LUCAS A. CLARK, ESQ.**  
*Vice President*

**JAKE ABEL**

**RICHARD F. BOOKER, ESQ.**

**SEAN FARHY**

**JOHN NAGLE**

**JOHN A. LARKIN, ESQ.**



**RADNOR TOWNSHIP**  
301 IVEN AVENUE  
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600  
Fax (610) 688-1279  
www.radnor.com

**ROBERT A. ZIENKOWSKI**  
*Township Manager*  
*Township Secretary*

**JOHN B. RICE, ESQ.**  
*Solicitor*

**KATHRYN GARTLAND**  
*Treasurer*

Radnor Township Board of Commissioners

January 23, 2019

Dear Commissioners,

The Radnor Environmental Advisory Council (EAC) supports the proposal to join the Sierra Club's Ready for 100 initiative and make a commitment to transition to 100% renewable energy.

It is well established that anthropogenic climate change is already creating severe environmental, health, and economic impacts on our communities. Non-renewable energy production is one of the leading contributors to this trend. Recent technological developments have made it possible to make a full transition to renewable energy in a way that is economically advantageous. Making this transition quickly is our best opportunity to reduce climate change risks now and for the benefit of future generations.

Radnor Township has demonstrated its commitment to reducing climate change by partnering with the EAC on various initiatives in the past, including the green power purchasing and transportation fleet renewal initiatives. We believe the Township has an important leadership role to play in helping the entire community transition to renewable energy by reducing market barriers and supporting education and awareness of the opportunity to participate.

The EAC commits to working with the Township to make Ready for 100 a reality. We urge you to endorse this program.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Holtman".

Matthew C. Holtman, PhD  
Chair, Environmental Advisory Council

1-28-19

Dear Bob Zienkowski:

As the Chair of the Radnor Board of Health (BOH), I would like highly recommend the Radnor "Ready for 100" which is a vision for 100% clean renewable energy for the future and I would like the support and approval from yourself and the Radnor Township Board of Commissioners (BOC).

Ready for 100 advocates for 100% clean renewable energy in all of our communities for future better health. Below is a link to a succinct flyer from the Sierra Club on the relationship between "Ready for 100" and public health.

<https://www.sierraclub.org/sites/www.sierraclub.org/files/uploads-wysiwig/CleanEnergyHealth.pdf>

On January 8<sup>th</sup> 2019 the Radnor BOH voted on the "Ready for 100" proposal and it was unanimously approved along with Commissioner Nagle. This resolution has been adopted by Haverford Township with Swarthmore, Media, Prospect Park, Upper Darby, and Newtown townships which are in process of passing their resolutions. Additionally, our neighbor, Tredyffrin, although in Chester County, is also working toward bringing the resolution to their government as well.

Attached is an example from the Environmental Action Committee (EAC) which is a general form that other townships have used with "Radnor Township" inserted which could be used if approved by the BOC. It outlines the impact of current and future climate changes, the risks to public health and lists specific steps that the BOC can institute to limit climate change.

If the resolution is approved, a task force would be convened in coordination with the township staff and an environmental advisory council to oversee the preparation of an Energy transition plan for achieving these goals, to be completed by April 22, 2020.

We are hoping that the BOC will vote yes and approve this important initiative for our township residents and future generations.

Sincerely,

Linda C Schanne MSN, RN-BC, CEN, CCRN  
Chair Radnor Township BOH

# Public Participation

# Appointments to Various Boards and Commissions



## Vacancies on Various Boards & Commissions

<p><b>CARFAC 4-year term</b> 5 Vacancies</p>	<p><b>Stormwater Management Advisory Committee 3-year term</b> 4 Vacancies</p>
<p><b>Code Appeals Board 5-year term</b> 1 Vacancy <i>Requirements: Master Plumber General Contractor</i></p>	<p><b>Zoning Hearing Board</b> 1 Vacancy – unexpired term 12/31/2020</p>
<p><b>Radnor-Haverford-Marple Sewer Authority</b> <b>5-year term</b> 1 Vacancy</p>	

**RESOLUTION NO. 2019-09**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, RECOGNIZING AND CELEBRATING THE MONTH OF FEBRUARY AS BLACK HISTORY MONTH**

*WHEREAS*, the contributions of African American citizens as scientists, inventors, farmers, educators, homemakers and explorers, in addition to countless other professions have greatly benefited our nation; and

*WHEREAS*, Dr. Carter G. Woodson first initiated the recognition of African Americans during the month of February in 1926 when Dr. Woodson set aside a special period in February to recognize the heritage and achievement of African Americans of the United States; and

*WHEREAS*, “Black History Month” was officially recognized in the United States in 1976 as part of the bicentennial celebration when President Gerald Ford urged Americans to honor the “too often neglected accomplishments of black Americans in every area of endeavor throughout our history”; and

*WHEREAS*, since 1976, Black History Month has continued to be a month-long celebration of African American history and accomplishments in the United States.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Township of Radnor, Delaware County, Pennsylvania, does hereby recognize the contributions of the African American Community to our Township, our State and our Nation, and encourage all citizens to seek increased awareness and understanding of these contributions.

*SO RESOLVED* this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Lisa Borowski  
Title: President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

ORDINANCE NO. 2019-01

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF RADNOR, CHAPTER 270, SECTION 270-28 PARKING PROHIBITED AT ALL TIMES

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to Chapter 270 as follows:

**Section 1. Section 270-28. Parking prohibited at all times.**

No person shall park a vehicle at any time upon any of the streets or parts thereof described below.

Name of Street	Side	Location
Radnor Avenue	West	30 feet from the fire hydrant located on Conestoga Road at Radnor Avenue

**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 \_\_\_\_\_, 2019.

RADNOR TOWNSHIP

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

Name: Lisa A. Borowski

Title: President

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

Robert A. Zienkowski, Secretary

MARY C. EBERLE  
JOHN B. RICE  
DIANNE C. MAGEE \*  
DALE EDWARD CAYA  
DAVID P. CARO \*  
DANIEL J. PACI \* †  
JONATHAN J. REISS ◊  
GREGORY E. GRIM †  
PETER NELSON \*  
PATRICK M. ARMSTRONG  
SEAN M. GRESH  
KELLY L. EBERLE \*  
JOEL STEINMAN  
MATTHEW E. HOOVER  
COLBY S. GRIM  
MICHAEL K. MARTIN  
JULIEANNE E. BATEMAN  
MITCHELL H. BAYLARIAN  
IAN W. PELTZMAN  
WILLIAM D. OETINGER

\* ALSO ADMITTED IN NEW JERSEY  
◊ ALSO ADMITTED IN NEW YORK  
† MASTERS IN TAXATION  
\* ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES  
**GRIM, BIEHN & THATCHER**

A PROFESSIONAL CORPORATION  
SUCCESSOR TO  
GRIM & GRIM AND BIEHN & THATCHER  
ESTABLISHED 1895 AND 1956,  
RESPECTIVELY  
124TH ANNIVERSARY 1895-2019

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

John B. Rice  
e-mail: [jrice@grimlaw.com](mailto:jrice@grimlaw.com)

J. LAWRENCE GRIM, JR., OF COUNSEL  
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET  
P.O. BOX 215  
PERKASIE, PA. 18944-0215  
(215) 257-6811  
FAX (215) 257-5374  
(215) 536-1200  
FAX (215) 538-9588  
(215) 348-2199  
FAX (215) 348-2520

January 30, 2019

**SENT VIA ELECTRONIC CORRESPONDENCE**

Delaware County Daily Times  
Attn: Legal Department  
500 Mildred Avenue  
Primos, PA 19018

Re: Radnor Township – Traffic Ordinance Amendment – Radnor Avenue

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the February 1<sup>st</sup> edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on February 11, 2019. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

**GRIM, BIEHN & THATCHER**

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

John B. Rice

JBR/hlp  
Enclosure

cc: Robert A. Zienkowski (w/encl.) – via email  
Jennifer DeStefano (w/encl.) – via email

## LEGAL NOTICE

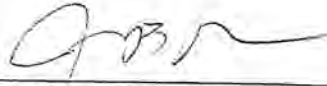
Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending Chapter 270 of the Radnor Township Code, Vehicles and Traffic, Section 270-28, Prohibited Parking at all times on Radnor Avenue.

The Board of Commissioners will hold a public hearing on February 11, 2019, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS  
301 Iven Avenue  
Wayne, PA 19087-5297

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on February 11, 2019.



---

John B. Rice, Esquire  
Grim, Bieln & Thatcher  
Township Solicitor

**ORDINANCE NO. 2019-02**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF  
RADNOR, CHAPTER 270, SECTION 270-20 NO THROUGH TRAFFIC**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to Chapter 270 as follows:

**Section 1. Section 270-20. No through traffic.**

A. Local travel only is permitted on any of these streets or parts of these streets described below.

<b>Name of Street</b>	<b>Location</b>
<b>Woodland Court</b>	<b>At Eagle Road</b>

**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 \_\_\_\_\_, 2019.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Lisa A. Borowski  
Title: President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

MARY C. EBERLE  
JOHN B. RICE  
DIANNE C. MAGEE \*  
DALE EDWARD CAYA  
DAVID P. CARO ◊  
DANIEL J. PACI ◊ †  
JONATHAN J. REISS ◊  
GREGORY E. GRIM †  
PETER NELSON \*  
PATRICK M. ARMSTRONG  
SEAN M. GRESH  
KELLY L. EBERLE \*  
JOEL STEINMAN  
MATTHEW E. HOOVER  
COLBY S. GRIM  
MICHAEL K. MARTIN  
JULIEANNE E. BATEMAN  
MITCHELL H. BAYLARIAN  
IAN W. PELTZMAN  
WILLIAM D. OETINGER

LAW OFFICES  
**GRIM, BIEHN & THATCHER**

A PROFESSIONAL CORPORATION

SUCCESSOR TO  
GRIM & GRIM AND BIEHN & THATCHER  
ESTABLISHED 1895 AND 1956,  
RESPECTIVELY  
124TH ANNIVERSARY 1895-2019

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

John B. Rice  
e-mail: [jrice@grimlaw.com](mailto:jrice@grimlaw.com)

J. LAWRENCE GRIM, JR., OF COUNSEL  
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET  
P.O. BOX 215  
PERKASIE, PA. 18944-0215  
(215) 257-6811  
FAX (215) 257-5374  
(215) 536-1200  
FAX (215) 538-9588  
(215) 348-2199  
FAX (215) 348-2520

\* ALSO ADMITTED IN NEW JERSEY  
◊ ALSO ADMITTED IN NEW YORK  
† MASTERS IN TAXATION  
◊ ALSO A CERTIFIED PUBLIC ACCOUNTANT

January 30, 2019

**SENT VIA ELECTRONIC CORRESPONDENCE**

Delaware County Daily Times  
Attn: Legal Department  
500 Mildred Avenue  
Primos, PA 19018

Re: Radnor Township – Traffic Ordinance Amendment – Woodland Court

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the February 1<sup>st</sup> edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on February 11, 2019. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

**GRIM, BIEHN & THATCHER**

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

John B. Rice

JBR/hlp  
Enclosure

cc: Robert A. Zienkowski (w/encl.) – via email  
Jennifer DeStefano (w/encl.) – via email



## LEGAL NOTICE

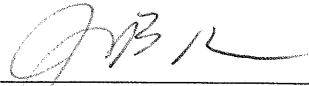
Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending Chapter 270 of the Radnor Township Code, Vehicles and Traffic, Section 270-20, No Through Traffic on Woodland Court.

The Board of Commissioners will hold a public hearing on February 11, 2019, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS  
301 Iven Avenue  
Wayne, PA 19087-5297

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on February 11, 2019.



---

John B. Rice, Esquire  
Grim, Biehn & Thatcher  
Township Solicitor

**RESOLUTION NO. 2019-05  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE FINAL MINOR LAND  
DEVELOPMENT PLAN FOR A LOT LINE ADJUSTMENT FOR 521-525 S.  
ROBERTS ROAD**

*WHEREAS*, Vince Falcone and Scott Bohrer (“Applicant”) submitted a Final Minor Land Development Plan to perform a lot line adjustment for the existing lot line between 521 S. Roberts Road, Bryn Mawr, Pennsylvania (TMP # 36-05-02877-0, Lot B) and 525 S. Roberts Road, Bryn Mawr, Pennsylvania (TMP # 36-05-02877-00, Lot A) (“Property”); and

*WHEREAS*, the Radnor Township Planning Commission has reviewed the Final Minor Land Development Plan; and

*WHEREAS*, the Board of Commissioners of Radnor Township now intends to approve the Final Minor Land Development Plan for 521 & 525 S. Roberts Road, Bryn Mawr, Pennsylvania, prepared by Bloomfield Architects, dated October 29, 2018, consisting of one (1) sheet.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Final Minor Land Development Plan of Bloomfield Architects consisting of one (1) sheet, dated October 29, 2018, subject to the following Final Plan approval conditions:

1. Compliance with correspondence of Gilmore & Associates, Inc., dated November 14, 2018, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.

2. Compliance with correspondence of Gannett Fleming dated November 26, 2018, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.

3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning building code, and all county, state, federal rules and regulations and statutes except as set forth in this Resolution.

4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.

5. In addition to the Final plan approval conditions, the following SALDO modifications are approved:

a. Section 255-22-B.1 (d)[7] – as to steep slope areas on the plan.

b. Sections 255-22. B.1(k) – as to existing principal buildings and driveways

on the adjacent peripheral strip and sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of the site.

c. Section 255-22. B.1 (p) - as to contour lines measured at vertical intervals of two feet to be shown on the plans. .

d. Section 255-22.B.1 (q) – as to datum to which contour lines refer to be shown on the plan.

e. Section 255-22.B.1(r) – as to large trees over six inches in caliper to be shown on the plan.

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Lisa A. Borowski  
Title: President

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



**MEMORANDUM**

**Date:** November 14, 2018

**To:** Stephen F. Norcini, P.E.  
Radnor Township Engineer

**From:** Amy B. Kaminski, P.E., PTOE, Gilmore & Associates, Inc.

**Cc:** Superintendent Christopher Flanagan, Radnor Township Police Department  
Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.  
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** 521-525 S. Roberts Road Lot Line Adjustment 2016-D-02  
Final Minor Land Development Review 1  
Radnor Township, Delaware County, PA  
G&A No. 18-11030

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:

**I. PROJECT DESCRIPTION**

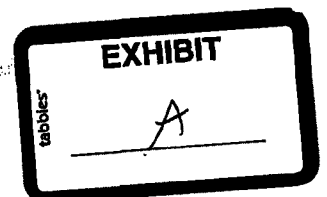
The Applicant proposes to perform a lot line adjustment for the existing lot line between 521 S. Roberts Road (TMP #36-05-02877-0, identified in the plan as Lot B) and 525 S. Roberts Road (TMP #36-05-02877-00, identified in the plan as Lot A) and transfer 9,959 SF from Lot A to Lot B. The parcel is zoned in the R-1 Residence District and the Applicant indicates no improvements or earth disturbances are planned for either parcel. It appears that 521 S. Roberts Road (Lot B), 525 S. Roberts Road (Lot A) and several adjacent parcels share one driveway access to S. Roberts Road. It is unclear as to the purpose of the lot line adjustment.

**II. SUBMISSION MATERIALS**

1. Proposed Lot Line Revision Minor Final Land Development Plan for 521 S. Roberts Road, Bryn Mawr, PA, prepared by Bloomfield Architects, dated October 29, 2018.
2. Delaware County Planning Commission Application, prepared by Bloomfield Architects, prepared for 521 S. Roberts Road (Lot B), undated.

**III. ZONING COMMENTS**

We defer to the Radnor Township Zoning Officer and Solicitor regarding the need for the Applicant to address the below comments:



1. §280-14.D(2) – Accessory uses include home occupations, require compliance with provisions of §280-103 related to off-street parking and subject to the provisions of Article XX, §280-115.1. Based on the information provided on the Delaware County Planning Commission Application accompanying this plan, the Applicant and owner of record at 521 S. Roberts Road (Lot B) currently includes an accessory home occupation use for the Applicant's firm Bloomfield Architects.
2. §280-103 – Off-street parking. The size of the structure allocated for the home occupation use was not identified on the plan therefore it is unclear if adequate off-street parking is available.
3. §280-115.1.B(5) – Traffic home occupation. A traffic home occupation which requires a nonresident employee and/or attracts customers, clients, patients, agents or other commercial invitees shall be permitted when authorized as a special exception by the Zoning Hearing Board.... There shall be off-street parking to accommodate at least two vehicles for the home occupation use unless found to be unnecessary by the Zoning Hearing Board. As indication in the foregoing, it is unclear if adequate off-street parking is available.
4. §280-115.1.B(6) – No traffic home occupation shall be located within 500 feet of any other traffic home occupation, measure by the shortest distance between the lot on which the proposed use will be located and the lot or lots which contain the existing use. It should be verified with the Applicant and Township the lot line adjustment does not create a non-conforming traffic home occupation use with the adjacent properties.

**IV. TRANSPORTATION COMMENTS**

We have no additional comments aside from the above; please let us know if you have any questions or require further clarification.



# Gannett Fleming

*Excellence Delivered As Promised*

**Date:** November 26, 2018

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

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

**RE:** 521 and 525 S. Roberts Road– Minor Final Plan  
Paul Bloomfield – Applicant

Date Accepted: November 5, 2018

90 Day Review: February 3, 2019

---

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

The applicant is proposing to convey 9,959.7 SF of land from 525 S. Roberts Road (Lot A) to 521 S. Roberts Road (Lot B). Prior to conveying the land the net size of Lot A is 69,952.2 SF and the net size of Lot B is 43,567.3 SF. After the land is conveyed the net lot size of Lot A will be 59,992.5 SF and the net lot size of Lot B will be 53,527 SF. This project is in the R-1 district of the Township. No improvements are proposed at this time.

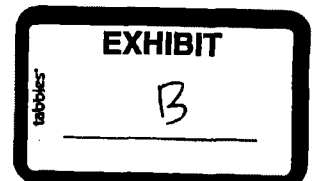
Proposed Lot Line Revision 521 and 525 S. Roberts Road

Plans Prepared By: Bloomfield Architects

Dated: 10/29/2018

The applicant has indicated on the Subdivision and Land Development application and subsequent e-mail that they are requesting waivers from the following requirements:

1. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans.
2. 255-22-B.1(k) - 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.
3. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United



States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required.

4. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations.
5. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans.

**Zoning**

None

**Subdivision and Land Development**

1. 255-22-B.1(c) – The plan must show the name, address and seal of the engineer or surveyor responsible for the plan. A Professional Engineer or Registered Surveyor must sign and seal the final plan.
2. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans. The applicant has requested a waiver from this requirement.
3. 255-22-B.1(f) – The north point must be shown on the plans.
4. 255-22-B.1(k) - 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.
5. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required. The applicant has requested a waiver from this requirement.
6. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations. The applicant has requested a waiver from this requirement.
7. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans. The applicant has requested a waiver from this requirement.





**Gannett Fleming**

S. Norcini  
521/525 S. Roberts Road  
November 26, 2018

8. §255.27.C(2) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Roberts Road is a local street. The right-of-way requirement is 60 feet and the cartway is 28 feet. The right-of-way must be shown on the plans.

General

1. The bearing shown on the plans along the Perrulli property (S62°56'E) is not the same as in the deeds submitted (N62°56'E). The applicants engineer must explain the discrepancy.
2. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
3. The final plans for recording must have signature blocks for the owners for 525 and 521 S. Roberts Road.

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

Very truly yours,

GANNETT FLEMING, INC.



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



---

# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



### Memorandum

To: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager  
William M. White, Assistant Manager/Director of Finance

Date: February 4th, 2019

---

**Re: FINAL - 521 & 525 South Roberts Road Minor Final Plan, Applicant:  
Paul Bloomfield**

---

The applicant for the above referenced Final Plan, Paul Bloomfield, was before the Commissioners for Caucus at the regularly scheduled, January 28<sup>th</sup>, 2019 Board of Commissioners meeting.

As depicted on the attached plans, Mr. Bloomfield owns lot "B" and wishes to purchase a portion of Lot "A".

Outlined in more detail in the Gannett Fleming review letter, the applicant is requesting waivers from noting steep slopes, buildings, other infrastructure, contour lines, and trees over six inches on the plan.

The Planning Commission recommended approval of the plan subject to the comments in the Gannett Fleming review letter.

Attached is the plan set and review letters from Gannett Fleming, Incorporated.

Enclosures: Plan & Review Letters



# Gannett Fleming

*Excellence Delivered **As Promised***

**Date:** January 22, 2019

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

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

**RE:** 521 and 525 S. Roberts Road– Minor Final Plan  
Paul Bloomfield – Applicant

Date Accepted: November 5, 2018

90 Day Review: February 3, 2019 extended to February 11, 2019

---

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

The applicant is proposing to convey 9,480.8 SF of land from 525 S. Roberts Road (Lot A) to 521 S. Roberts Road (Lot B). Prior to conveying the land the net size of Lot A is 68,886 SF and the net size of Lot B is 43,564.9 SF. After the land is conveyed the net lot size of Lot A will be 59,445.2 SF and the net lot size of Lot B will be 53,995.7 SF. This project is in the R-1 district of the Township. No improvements are proposed at this time.

Proposed Lot Line Revision 521 and 525 S. Roberts Road

Plans Prepared By: Bloomfield Architects

Dated: 10/29/2018 and last revised 12/24/2018

The applicant has indicated on the Subdivision and Land Development application and subsequent e-mail that they are requesting waivers from the following requirements:

1. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans.
2. 255-22-B.1(k) - 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.
3. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United



States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required.

4. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations.
5. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans.

### Zoning

None

### Subdivision and Land Development

1. 255-22-B.1(k) - 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. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required. The applicant has requested a waiver from this requirement.
3. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations. The applicant has requested a waiver from this requirement.
4. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans. The applicant has requested a waiver from this requirement.

### General

1. The bearing shown on the plans along the Perrulli property (S62°56'E) is not the same as in the deeds submitted (N62°56'E). The applicant has indicated that the deed is incorrect and will be corrected at the time the new deeds are recorded.
2. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.



**Gannett Fleming**

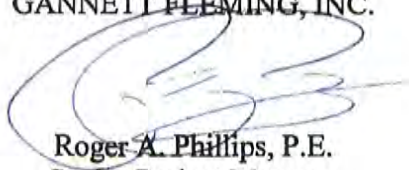
S. Norcini  
521/525 S. Roberts Road  
January 22, 2019

The applicant appeared before the Planning Commission on December 11, 2018. The Planning Commission recommended approval of the plan subject to the recommended changes (comments 1, 2, 4 and 8) from the Gannett Fleming letter.

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





## DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike

Media, PA 19063

Phone: (610) 891-5200

Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

### COUNCIL

JOHN P. McBLAIN  
CHAIRMAN

COLLEEN P. MORRONE  
VICE CHAIRMAN

MICHAEL F. CULP  
KEVIN M. MADDEN  
BRIAN P. ZIDEK

January 17, 2019

LINDA F. HILL  
DIRECTOR

Mr. Robert A. Zienkowski  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

RE: Name of Dev't: 521 & 525 South Roberts Road  
DCPD File No.: 34-7407-19  
Developer: Paul Bloomfield  
Location: South side of Roberts Road, approximately  
1,000' feet east of Ithan Avenue  
Recv'd in DCPD: December 12, 2018

Dear Mr. Zienkowski:

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 January 17, 2019, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

A handwritten signature in cursive script that reads "Linda F. Hill".

Linda F. Hill  
Director

cc: Paul Bloomfield



# DCPD

## DELAWARE COUNTY PLANNING DEPARTMENT

---

1055 E. Baltimore Pike  
Media, PA 19063  
Phone: (610) 891-5200  
Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: January 17, 2019  
File No.: 34-7407-19

PLAN TITLE: 521 & 525 South Roberts Road

DATE OF PLAN: October 29, 2018

OWNER OR AGENT: Paul Bloomfield

LOCATION: South side of Roberts Road,  
approximately 1,000' feet east of  
Ithan Avenue

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Subdivision

ZONING DISTRICT: R-1

SUBDIVISION ORDINANCE: Local

PROPOSAL: Adjust lot lines of two lots  
totaling 2.636 acres

UTILITIES: Private sewer/public water

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

### CURRENT PROPOSAL

The applicant proposes to adjust the property line between two lots upon which two existing single-family detached dwellings are currently built.



Date: January 17, 2019  
File No.: 34-7407-19

REMARKS (continued):

**SITE CHARACTERISTICS**

The site is located within a neighborhood comprised of single-family detached dwellings.

**APPLICABLE ZONING**

The proposal is located within the R-1 district and is subject to applicable regulations set forth in the Township zoning code.

**COMPLIANCE**

The proposal appears to comply with the R-1 district provisions.

**SEWAGE FACILITIES**

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Township should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

**STORMWATER MANAGEMENT**

The Township Engineer must verify the adequacy of all proposed stormwater management facilities.

**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.





*Excellence Delivered **As Promised***

**Date:** November 26, 2018

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

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

**RE:** 521 and 525 S. Roberts Road– Minor Final Plan  
Paul Bloomfield – Applicant

Date Accepted: November 5, 2018

90 Day Review: February 3, 2019

---

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

The applicant is proposing to convey 9,959.7 SF of land from 525 S. Roberts Road (Lot A) to 521 S. Roberts Road (Lot B). Prior to conveying the land the net size of Lot A is 69,952.2 SF and the net size of Lot B is 43,567.3 SF. After the land is conveyed the net lot size of Lot A will be 59,992.5 SF and the net lot size of Lot B will be 53,527 SF. This project is in the R-1 district of the Township. No improvements are proposed at this time.

Proposed Lot Line Revision 521 and 525 S. Roberts Road

Plans Prepared By: Bloomfield Architects

Dated: 10/29/2018

The applicant has indicated on the Subdivision and Land Development application and subsequent e-mail that they are requesting waivers from the following requirements:

1. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans.
2. 255-22-B.1(k) - 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.
3. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United



States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required.

4. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations.
5. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans.

Zoning

None

Subdivision and Land Development

1. 255-22-B.1(c) – The plan must show the name, address and seal of the engineer or surveyor responsible for the plan. A Professional Engineer or Registered Surveyor must sign and seal the final plan.
2. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans. The applicant has requested a waiver from this requirement.
3. 255-22-B.1(f) – The north point must be shown on the plans.
4. 255-22-B.1(k) - 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.
5. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required. The applicant has requested a waiver from this requirement.
6. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations. The applicant has requested a waiver from this requirement.
7. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans. The applicant has requested a waiver from this requirement.



S. Norcini  
521/525 S. Roberts Road  
November 26, 2018

8. §255.27.C(2) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Roberts Road is a local street. The right-of-way requirement is 60 feet and the cartway is 28 feet. The right-of-way must be shown on the plans.

General

1. The bearing shown on the plans along the Perrulli property (S62°56'E) is not the same as in the deeds submitted (N62°56'E). The applicants engineer must explain the discrepancy.
2. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
3. The final plans for recording must have signature blocks for the owners for 525 and 521 S. Roberts Road.

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:** November 14, 2018

**To:** Stephen F. Norcini, P.E.  
Radnor Township Engineer

**From:** Amy B. Kaminski, P.E., PTOE, Gilmore & Associates, Inc.

**Cc:** Superintendent Christopher Flanagan, Radnor Township Police Department  
Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.  
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** 521-525 S. Roberts Road Lot Line Adjustment 2016-D-02  
Final Minor Land Development Review 1  
Radnor Township, Delaware County, PA  
G&A No. 18-11030

---

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:

**I. PROJECT DESCRIPTION**

The Applicant proposes to perform a lot line adjustment for the existing lot line between 521 S. Roberts Road (TMP #36-05-02877-0, identified in the plan as Lot B) and 525 S. Roberts Road (TMP #36-05-02877-00, identified in the plan as Lot A) and transfer 9,959 SF from Lot A to Lot B. The parcel is zoned in the R-1 Residence District and the Applicant indicates no improvements or earth disturbances are planned for either parcel. It appears that 521 S. Roberts Road (Lot B), 525 S. Roberts Road (Lot A) and several adjacent parcels share one driveway access to S. Roberts Road. It is unclear as to the purpose of the lot line adjustment.

**II. SUBMISSION MATERIALS**

1. Proposed Lot Line Revision Minor Final Land Development Plan for 521 S. Roberts Road, Bryn Mawr, PA, prepared by Bloomfield Architects, dated October 29, 2018.
2. Delaware County Planning Commission Application, prepared by Bloomfield Architects, prepared for 521 S. Roberts Road (Lot B), undated.

**III. ZONING COMMENTS**

We defer to the Radnor Township Zoning Officer and Solicitor regarding the need for the Applicant to address the below comments:

1. §280-14.D(2) – Accessory uses include home occupations, require compliance with provisions of §280-103 related to off-street parking and subject to the provisions of Article XX, §280-115.1. Based on the information provided on the Delaware County Planning Commission Application accompanying this plan, the Applicant and owner of record at 521 S. Roberts Road (Lot B) currently includes an accessory home occupation use for the Applicant's firm Bloomfield Architects.
2. §280-103 – Off-street parking. The size of the structure allocated for the home occupation use was not identified on the plan therefore it is unclear if adequate off-street parking is available.
3. §280-115.1.B(5) – Traffic home occupation. A traffic home occupation which requires a nonresident employee and/or attracts customers, clients, patients, agents or other commercial invitees shall be permitted when authorized as a special exception by the Zoning Hearing Board.... There shall be off-street parking to accommodate at least two vehicles for the home occupation use unless found to be unnecessary by the Zoning Hearing Board. As indication in the foregoing, it is unclear if adequate off-street parking is available.
4. §280-115.1.B(6) – No traffic home occupation shall be located within 500 feet of any other traffic home occupation, measure by the shortest distance between the lot on which the proposed use will be located and the lot or lots which contain the existing use. It should be verified with the Applicant and Township the lot line adjustment does not create a non-conforming traffic home occupation use with the adjacent properties.

#### IV. TRANSPORTATION COMMENTS

We have no additional comments aside from the above; please let us know if you have any questions or require further clarification.

2018-D-06

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

LOT LINE REVISION

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 525 S. ROBERTS RD. + 521 S. ROBERTS RD.

Zoning District R-1

Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_

Ward No. 5

Is property in HARB District No

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

Equitable Owner

Name PAUL BLOOMFIELD

Address 521 S. ROBERTS RD.

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Cell 484.680.5225

Email PAUL@BLOOMFIELDARCHITECTURE.COM

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

Surveyor \_\_\_\_\_

Name BLOOMFIELD ARCHITECTS

Address 521 S. ROBERTS RD. BRYN MAWR PA 19010

Telephone 484.380.3400 Fax 888.430.6617

Email PAUL@BLOOMFIELDARCHITECTURE.COM

Area of property 2.636 ACRES

Area of disturbance 0

Number of ~~proposed~~ <sup>EXISTING</sup> buildings 2

Proposed use of property RES. (EX. TO REMAIN)

Number of ~~proposed~~ <sup>EXISTING</sup> lots 2

**BOUNDARY ADJUSTMENT ONLY BETWEEN EXISTING PARCELS.**

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

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

REQUEST WAIVERS FROM 255-22 B.1 k & 255-22 B.1 p-r  
BOUNDARY ADJUSTMENT ONLY. NO EXISTING OR PROPOSED IMPROVEMENTS, GRADING,  
UTILITIES, EASEMENTS, REMOVAL OF TREES, OR DISTURBANCE IN AREA TO BE TRANSFERRED.

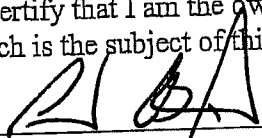
Are there any infringements of Chapter 280 (Zoning), and if so what and why?

NONE

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



Print Name

PAUL BLOOMFIELD

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

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

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

DEVELOPER/APPLICANT

Name PAUL BLOOMFIELD E-mail PAULBLOOMFIELD@COMCAST.NET
Address 521 S. ROBERTS RD. BRYN MAWR 19010 Phone 484.680.5225

Name of Development N/A

Municipality RADNOR

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm BLOOMFIELD ARCHITECTS Phone 484.380.3400

Address 521 S. ROBERTS RD. BRYN MAWR PA 19010

Contact PAUL BLOOMFIELD E-mail PAUL@BLOOMFIELDARCHITECTURE.CO

Table with 5 columns: Type of Review, Plan Status, Existing Utilities, Proposed Utilities, Environmental Characteristics. Includes checkboxes for Zoning Change, Land Development, Subdivision, PRD, Sketch, Preliminary, Final, Tentative, Public Sewerage, Private Sewerage, Public Water, Private Water, Wetlands, Floodplain, Steep Slopes.

Zoning District R-1

Tax Map #36145082 #521

Tax Folio #36105102877101

# 36-45-078 # 525
# 36-05-02877-00



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

Existing and/or Proposed Use of Site/Buildings:

EXISTING RESIDENCE ON EACH PARCEL TO REMAIN AS IS.  
NO PROPOSED IMPROVEMENTS OR DISTURBANCE.

Total Site Area 2.636 Acres  
Size of All Existing Buildings 5,384.5 Square Feet  
Size of All Proposed Buildings 5,384.5 Square Feet (ETR.)  
Size of Buildings to be Demolished 0 Square Feet

PAUL BLOOMFIELD  
Print Developer's Name

[Signature]  
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.**

170

RD BK04254-0602

DT-DEED

2007102884 12/03/2007 11:04:46 AM:7

RCD FEE \$39.00 POL SUB TAX: \$5,925.00 ST TAX: \$3,950.00



36-RADNOR \$5,925.00

THOMAS J. JUDGE SR. RCD

DELAWARE COUNTY

Fee Simple Deed

Prepared By:

Long & Foster Settlement Services, LLC

92 Lancaster Avenue, Suite 250

Devon, PA 19333

(610)225-6050

LFS 07-5559PA

Return To:

Long & Foster Settlement Services, LLC

92 Lancaster Avenue, Suite 250

Devon, PA 19333

(610)225-6050

TAX ID: 36-05-02877-01

Original

(113)

***This Indenture made the 30th day of October, 2007***

***Between***

**ROBERT M. MAGGETTI AND JANICE W. MAGGETTI, HUSBAND AND WIFE**

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

**PAUL F. BLOOMFIELD AND MIA BLOOMFIELD, HUSBAND AND WIFE**

(hereinafter called the Grantee(s), of the other part,

***Witnesseth*** That the said Grantor for and in consideration of the sum of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$395,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee(s), granted, bargained and sold, released and confirmed, and by these presents do(es) grant, bargain and sell, release and confirm unto the said Grantee(s) their heirs and assigns,

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Benjamin S. Beall, 3rd., made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated June 7, 1965 and revised June 26, 1965, as follows, to wit:

**BEGINNING** at a point on the Southwesterly side of a proposed Forty feet wide driveway measured the three following courses along the Southwest side of said proposed driveway from a point in the bed of Roberts Road (said point in Roberts Road being at the distance of Five hundred eighty six and eighty seven one-hundredths feet measured Southwestwardly along the title line of Roberts Road from the title line in Hill Road): (1) South two degrees, eleven minutes, thirty seconds East, One hundred seventeen and sixty four one-hundredths feet; (2) South twenty degrees, five minutes East, One hundred twenty three and ninety three one-hundredths feet; (3) South forty five degrees, thirty five minutes East, Twenty and ninety five one-hundredths feet; thence from said point of beginning through said proposed driveway along Lot No. 3, South forty five degrees, thirty five minutes East, Forty four and fifty four one-hundredths feet to a point in the center of said driveway; thence

along Lot No. 3 and for a part of the distance, along the middle of said driveway, South eighteen degrees, fifty four minutes East, two hundred forty seven and twenty one one-hundredths feet to a point; thence still by Lot No. 3, the three following courses and distances: (1) South fourteen degrees, twenty one minutes, thirty seconds West, Seventy feet to a point; (2) South fifty seven degrees, twenty five minutes, thirty seconds West, One hundred forty two and ninety seven one-hundredths feet to a point; (3) North sixty two degrees, fifty six minutes East, Two hundred fifty four and thirty five one-hundredths feet to a point in line of Lot No.4; thence along Lot No. 4, crossing a Twenty feet wide utility easement and by Lot No. 1, North seventy four degrees, fifty nine minutes East, Three hundred thirty four and eighty five one-hundredths feet to a point on the Southwest side of said Forty feet wide proposed driveway; thence still by Lot No. 1 and along the Southwest side of said driveway, North eighteen degrees, fifty four minutes West, Two hundred nineteen and thirteen one-hundredths feet to the first mentioned point and place of beginning.

**BEING Lot No. 2 on said Plan.**

**BEING Folio #36-05-02877-01**

**BEING the same premises which William L. Rhoads, III and Anne H. Rhoads, his wife, by Deed dated 02/16/1979 and recorded at Media in the Office for the Recorder of Deeds in and for the County of Delaware on 02/22/1979 in Deed Book 2685 page 1182 granted and conveyed unto Robert M. Maggetti and Janice W. Maggetti, his wife, their heirs and assigns, as tenants by the entireties, in fee.**

*Together* with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor(s), as well at law as in equity, of, in, and to the same.

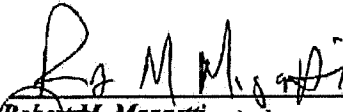
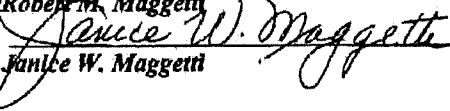
*To have and to hold* the said lot or piece of ground described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), their heirs and assigns forever, as first above written.

*And the* said Grantor(s), their heirs and assigns, executors and administrators do covenant, promise and agree, to and with the said Grantee(s), their heirs and assigns, by these presents, that 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(s) their heirs and assigns, against 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, them, or any of them, shall and will

**WARRANT and forever DEFEND.**

*In Witness Whereof*, the party/parties of the first part have hereunto set their hand and seal.  
Dated the day and year first above written.

*Sealed and Delivered*  
*In the presence of us.*

 (Seal)  
*Robert M. Maggetti*  
 (Seal)  
*Janice W. Maggetti*

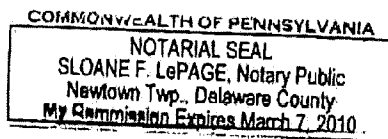
Commonwealth of Pennsylvania

ss:

County of Delaware

On this, the 30th day of October, 2007, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared  
**ROBERT M. MAGGETTI AND JANICE W. MAGGETTI, HUSBAND AND WIFE**  
Known to me or satisfactorily proven to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



  
\_\_\_\_\_  
, NOTARY PUBLIC

After Recording Return to:  
• **Long & Foster Settlement Services, LLC**  
92 Lancaster Ave., Ste 250  
Devon, PA 19333  
LFS 07-5559PA

**GRANTOR(S):**

Robert M. Maggetti and Janice W. Maggetti, Husband and Wife

**GRANTEE(S):**

Paul F. Bloomfield and Mia Bloomfield, Husband and Wife

**FOLIO/PARCEL:**

36-05-02877-01

**PREMISES:**  
521 South Roberts Road  
Bryn Mawr, PA 19010



**ADDRESS OF GRANTEE(S)/  
MAIL TAX BILLS TO:**

521 South Roberts Road  
Bryn Mawr, PA 19010



Prepared by and Return to:

Suburban Abstract Agency, Inc.  
1418 Bywood Ave  
Upper Darby, PA 19082

File No. 16264

LPI # 36-05-02877 & 36-05-02877-03

**This Indenture**, made the 27th day of October, 2016,

Between

**DAVID SUH AND JENNIFER SUH, HUSBAND AND WIFE**

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

**VINCENT FALCONE AND SCOTT BOHRER**

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Six Hundred Twenty-Five Thousand And 00/100 Dollars (\$625,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants in common

See Attached Exhibit A

PREMISES: 525 ROBERTS ROAD, BRYN MAWR, PA 19010  
RADNOR TOWNSHIP, DELAWARE COUNTY, PA

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.


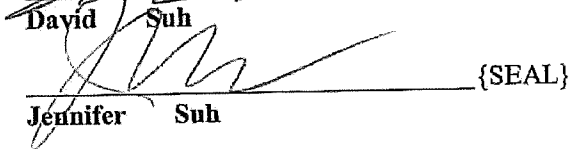
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:


\_\_\_\_\_  
\_\_\_\_\_

 {SEAL}  
David Suh  
 {SEAL}  
Jennifer Suh

Commonwealth of Pennsylvania } ss  
County of

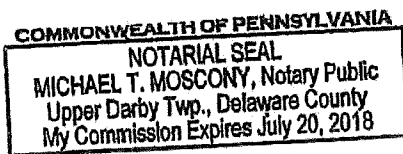
On this, the 27th day of October, 2016, before me, the undersigned Notary Public, personally appeared **David Suh and Jennifer Suh, husband and wife**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

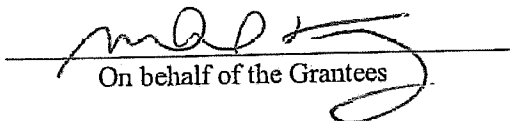
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

The precise residence and the complete post office address of the above-named Grantees is:

140 WEST EAGLE ROAD  
HAVERTOWN PA 19083



  
\_\_\_\_\_  
On behalf of the Grantees

## Description and Recital

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Benjamin S. Beall, 3<sup>rd</sup>, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated 6-7-1965 and revised 6-26-1965, as follows, to wit:

**BEGINNING** at a point on the title line in the bed of Roberts Road, at the distance of 586.87 feet measured Southwestwardly along the title line in the bed of Roberts Road from the title line in Mill Road, a corner of Lot #3, being the Southwest side of a proposed 40 feet wide proposed driveway; **thence** along the Southwest side of said driveway the four following courses and distances: (1) South 2 degrees, 11 minutes, 30 seconds East 117.64 feet to a point; (2) South 20 degrees, 5 minutes East 123.93 feet to a point; (3) South 45 degrees, 35 minutes East 20.95 feet to a point; (4) South 18 degrees, 54 minutes East 219.13 feet to a point; **thence** by Lot #2, South 74 degrees, 59 minutes West 232.15 feet to a corner of Lot #4; **thence** along Lot #4, the two following courses and distances: (1) North 1 degree, 34 minutes East 203.77 feet to a point; (2) North 1 degree, 30 minutes West 305.01 feet to a point in the title line in Roberts Road; **thence** along the title line in Roberts Road, **thence** along the title line in Roberts Road, North 85 degrees, 25 minutes East 93.94 feet to the first mentioned point and place of beginning.

**BEING** Lot #1 on said Plan.

**BEING** known as 525 South Roberts Road.

**Tax ID/Parcel No.** 36-05-02877-00

**TOGETHER** with the free common and uninterrupted use, liberty and privilege of and passage in and along a certain strip of ground, 40 feet in width extending out of and from Roberts Road 262.52 feet along the Northeast side of the premises hereinabove described with free ingress, egress and regress in and for the grantees herein their heirs and assigns at all times and seasons forever hereafter in common with others having like use of the same. Subject nevertheless to the proportionate part of all necessary charges and expenses which shall from time to time accrue in the construction, paving, mending, repairing and cleansing said strip of land.

**BEING** part of the same premises which Margaret M. Zitch, by Deed dated 12-12-2011 and recorded 1-5-2012 in Delaware County in Volume 5045, Page 2089 conveyed unto David Suh and Jennifer Suh, husband and wife, in fee.



# Deed

UPI # 36-05-02877 & 36-05-02877-03

David Suh and  
Jennifer Suh

TO

VINCENT FALCONE and  
SCOTT BOHRER

Suburban Abstract Agency, Inc.  
1418 Bywood Ave  
Upper Darby, PA 19082  
610-734-2300



Name and Address of Sender  
**Paul F. Bloomfield**  
**521 S. Roberts Rd.**  
**Bryn Mawr, PA 19010**

**Firm Mailing Book For Accountable Mail**

U.S. POSTAGE PAID  
 WAYNE, PA  
 NOV 19 2018  
 AMOUNT

**\$2.40**  
 R2304E105271-10



0000

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
- Registered
- Return Rec Merchandise
- Signature C
- Signature C Restricted

Addresses (Name, Street, City, State, & ZIP Code)

USPS Tracking/Article Number	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. <b>MCMEEKIN JOHN C II &amp; ERIN M</b> 719 HAVILAND DR BRYN MAWR, PA 19010					
2. <b>FINNEGAN CHARLES E &amp; BETTY L</b> 477 S ROBERTS RD BRYN MAWR, PA 19010					
3. <b>ROBERTS GREGORY B &amp; HELEN N</b> 721 HAVILAND DR BRYN MAWR, PA 19010					
4. <b>MCFARLAND JOSEPH P &amp; SUSAN M</b> 501 DAWN LN BRYN MAWR, PA 19010					
5. <b>ROBERTS ROAD HOMEOWNERS ASSN</b> 723 HAVILAND DR BRYN MAWR, PA 19010					
6. <b>WILHELM JAMES C &amp; MARY C</b> 503 DAWN LANE BRYN MAWR, PA 19010					
7.					
8.					

**RECEIVED**

NOV 19 2018

**RADNOR TOWNSHIP  
 ENGINEERING DEPARTMENT**

Postmaster: Per (Name of receiving employee)

Total Number of Pieces  
 Listed by Sender: *(Handwritten number)*  
 Received by Post Office: *(Handwritten number)*



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

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

Posta

Addressee (Name, Street, City, State, & ZIP Code™)

1. HARLEY WILLIAM M JR  
504 FOX RUN LN  
BRYN MAWR, PA 19010
2. SILVERS WILLYS K  
520 FOX RUN LA  
BRYN MAWR, PA 19010
3. CORDELL LARRY KENNETH & KATHLEEN  
517 FOX RUN LN  
BRYN MAWR, PA 19010
4. WOLF JOSEPH M & AMY L  
828 MILL RD  
BRYN MAWR, PA 19010
5. GIORDANO DAVID  
516 S BRYN MAWR AVE  
BRYN MAWR, PA 19010
6. MARCH HOWARD &  
540 BRYN MAWR AVE  
BRYN MAWR, PA 19010
7. DILLON LAWRENCE P  
354 W LANCASTER AVE  
HAVERFORD, PA 19041
8. AGGARWAL SUJDIR & RITU  
808 MILL RD  
BRYN MAWR, PA 19010

U.S. POSTAGE PAID

WAYNE, PA  
19087  
NOV 19, 18  
AMOUNT

\$3.20

R2304E105271-10



0000

SCRD Fee SH Fee

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office



### Firm Mailing Book For Accountable Mail

Name and Address of Sender  
Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

U.S. POSTAGE PAID  
WAYNE, PA  
19087  
NOV 19, 18  
AMOUNT  
**\$3.20**  
R2304E105271-10



0000

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™)

1. HANKEE JAMES H & MARGARET A  
500 FOX RUN LN  
BRYN MAWR, PA 19010
2. CROWTHER JOHN E & STEFFEN W  
512 FOX RUN LANE  
BRYN MAWR, PA 19010
3. GAZZERO PAUL JR & SALLY  
521 FOX RUN LANE  
BRYN MAWR, PA 19010
4. HARRINGTON CHRISTOPHER M & LEAGH R  
824 MILL ROAD  
BRYN MAWR, PA 19010
5. SHEN QINNA & YANG CHENG  
508 BRYN MAWR AVE  
BRYN MAWR, PA 19010
6. BELL RICHARD S & DONNA S  
532 BRYN MAWR AVE  
BRYN MAWR, PA 19010
7. KIM SCOTT B & ARLENE  
823 MILL RD  
BRYN MAWR, PA 19010
8. MARTIN DIDIER JEAN PIERRE  
& HARRIET GEORGINA TRUIST  
800 MILL RD  
BRYN MAWR, PA 19010

Total Number of Pieces  
Listed by Sender

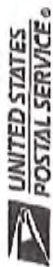
Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete in Ink

PS Form 3877, January 2017 (Page 1 of 2)

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacy](http://usps.com/privacy).



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix (for air Post)

U.S. POSTAGE PAID

WAYNE, PA  
19087-18  
NOV 18  
AMOUNT

\$3.20

R2304E105271-10



0000

Postage

Address (Name, Street, City, State, & ZIP Code™)

USPS Tracking/Article Number

RD SH Fee

1. MAL KOMICZ STANLEY BRUCE & DENISE E

816 MILL RD  
BRYN MAWR, PA 19010

2. SHIMER DALE J

508 FOX RUN LN  
BRYN MAWR, PA 19010

3. AYRE GREGORY S & DANA M

525 FOX RUN LA  
BRYN MAWR, PA 19010

4. RATHER MANZOOR & SYEED MEHMOODA

505 FOX RUN LN  
BRYN MAWR, PA 19010

5. NAGLE JOHN C & BARBARA T

850 MILL ROAD  
BRYN MAWR, PA 19010

6. HARMELIN DAVID

524 BRYN MAWR AVE  
BRYN MAWR, PA 19010

7. SNIDER LINDY L & KAISER LARRY R

408 BARBARA LA  
BRYN MAWR, PA 19010

8. KNOTT JOSEPH W & CAROL J

812 MILL RD  
BRYN MAWR, PA 19010

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)



Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

Firm Mailing Book For Accountable Mail

U.S. POSTAGE PAID

WAYNE, PA  
19087  
NOV 19, 19  
AMOUNT

\$3.20

R2304E105271-10



0000

SC Fee  
SCRD Fee  
SH Fee

- 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™) F

1.	MACKIN ROBERT W & ANNE S 513 S ROBERTS RD BRYN MAWR, PA 19010										
2.	SANDRINGHAM INC 537 ROBERTS RD ROSEMONT, PA 19010										
3.	VFSB LLC 140 W EAGLE RD HAVERTOWN, PA 19083										
4.	SCHMIDI ELWOOD F & MESION JEAN THAYER HW 823 S LITHAN AVE BRYN MAWR, PA 19010										
5.	WALSH SUZANNE P 564 BRYN MAWR AVE BRYN MAWR, PA 19010										
6.	PINCUS JEFF 576 BRYN MAWR AVE BRYN MAWR, PA 19010										
7.	BERPANG JOSEPH A III & TRAN HA MY 596 BRYN MAWR AVE BRYN MAWR, PA 19010										
8.	SURETTE WILLIAM P & PATRICIA A 407 BARBARA LN BRYN MAWR, PA 19010										

Postmaster: For (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

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  
WAYNE, PA  
19087  
NOV 19 18  
AMOUNT

\$3.20

R2304E105271-10



0000

USPS Tracking/Article Number

Postage

SH Fee  
SCRD Fee

	Address (Name, Street, City, State, & ZIP Code™)	Fee	COU	SH Fee	SCRD Fee
1.	MARSHALL JOHN 706 GULPH RD WAYNE, PA 19087				
2.	ITHAN REALTY TRUST - BRIAN MCDEVITT TRUSTEE 325 SWEDE ST 2ND FLR NORRISTOWN, PA 19401				
3.	JAMES MACGILL & ERICA E 813 S ITHAN AVE ROSEMONT, PA 19010				
4.	PERRULLIREGINA 519 S ROBERTS RD ROSEMONT, PA 19010				
5.	MOLLIKA, BRYON 849 S ITHAN AVE BRYN MAWR, PA 19010				
6.	HABER MICHAEL & LOIS 560 BRYN MAWR AVE BRYN MAWR, PA 19010				
7.	CICHELLI JANE C 590 BRYN MAWR AVE BRYN MAWR, PA 19010				
8.	MCLAUGHLIN PATRICK J & MARY LOUISE 404 BARBARA LN BRYN MAWR, PA 19010				

Total Number of Pieces Listed by Sender

Permitting: Per (Name of receiving employee)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).



Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

Firm Mailing Book For Accountable Mail

U.S. POSTAGE PAID  
WAYNE, PA  
19087  
NOV 19, 18  
AMOUNT

**\$3.20**

R2304E105271-10



0000

Affix  
(for a  
Postage)

Postage \$

USPS Tracking/Article Number

ID  
#  
Fee

- 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

Addresses (Name, Street, City, State, & ZIP Code™)

1. PAOLINO LOUIS & NANCY  
550 ROBERTS RD  
BRYN MAWR, PA 19010
2. FALCONE VINCENT & BOHRER SCOTT  
140 W EAGLE RD  
HAVERTOWN, PA 19083
3. MASSEY KENT C & JULIE S  
805 S ITHAN AVE  
BRYN MAWR, PA 19010
4. BLOOMFIELD PAUL F & MIA  
521 S ROBERTS RD  
BRYN MAWR, PA 19010
5. MARCOE MICHAEL F & GABRIELLE & MICHAEL  
837 S ITHAN AVE  
BRYN MAWR, PA 19010
6. REIZLER GREGORY W & PAUL A  
516 FOX RUN LANE  
BRYN MAWR, PA 19010
7. KUHN JONATHAN W & CHRISTINE E  
584 BRYN MAWR AVE  
BRYN MAWR, PA 19010
8. SUN QING & LIN JIANG  
505 DAWN LA  
BRYN MAWR, PA 19010

Postmaster, Per (Name of receiving employee)

*[Signature]*

Total Number of Pieces  
Listed by Sender *[Signature]*  
Total Number of Pieces  
Received at Post Office

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).

Complete in Ink

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098





Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

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™)

PA

1. TAYLOR RUSSELL C  
767 S ITHAN AVE  
BRYN MAWR, PA 19101

2. GOODMAN MARK S & HARTMAN RHEA  
714 HAVILAND DR  
BRYN MAWR, PA 19010

3. SYDNES WILLIAM L & ROLNIK JANICE M  
PO BOX 1063  
BRYN MAWR, PA 19010

4. ROSEBERRY OLGA O & CLARK M  
702 HAVILAND DR  
BRYN MAWR, PA 19010

5. HEATH CHRISTIAN & EUNICE  
709 HAVILAND DR  
BRYN MAWR, PA 19010

6. GRECO PETER M & KOROMVOKIS KATHERINE  
715 HAVILAND DR  
BRYN MAWR, PA 19010

7. WINN ANDREW M & MICHELLE K  
604 PORTLEDGE DR  
BRYN MAWR, PA 19010

8. MCGUIGAN PETER S & JANET L STONE  
719 HAVILAND DR  
BRYN MAWR, PA 19010

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, For (Name of receiving employee)

*[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](http://usps.com/privacypolicy).

Postable Mail

U.S. POSTAGE PAID

WAYNE PA

19087

NOV 18

AMOUNT

\$3.20

R2304E105271-10



0000

Fee

COD

Fee

Fee

SH Fee





ble Mail

Name and Address of Sender

**Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010**

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

Affix (for s Post

U.S. POSTAGE PAID

WAYNE PA  
19087  
NOV 19 18  
AMOUNT



**\$3.20**

R2304E105271-10

0000

USPS Tracking/Article Number	Address (Name, Street, City, State, & ZIP Code™)	Postage (Service) Fee	Charge	Registered	Value	Sender if COD	Fee	Fee	Fee	RD Fee	SH Fee
1.	THE HILL TOP PREP SCHOOL INC 737 S ITHAN AVE ROSEMONT, PA 19010										
2.	LEVY HOWARD M & SUSAN J 716 HAVILAND DR BRYN MAWR, PA 19010										
3.	KIM BYOUNGGON & YOO JUNG WHA 710 HAVILAND DR BRYN MAWR, PA 19010										
4.	MELVIN THOMAS O & LAURA M 704 HAVILAND DR ROSEMONT, PA 19010										
5.	MCDONALD MIRNA J & JONES STEPHEN C 705 HAVILAND DR BRYN MAWR, PA 19010										
6.	LOMAZOFF IGOR & ROZENBLIT ELENA 713 HAVILAND DR BRYN MAWR, PA 19010										
7.	ELLIS DAVID J & SALLY L 602 PORTLEDGE DR BRYN MAWR, PA 19010										
8.	SCHWARTZ MORDECAI & FISHER KATHY R 717 HAVILAND DR BRYN MAWR, PA 19010										

Total Number of Pieces Listed by Sender: \_\_\_\_\_ Total Number of Pieces Registered at Post Office: \_\_\_\_\_  
Postmaster, Per (Name of receiving employee)

*[Signature]*

PS Form 3877, January 2017 (Page 1 of 2) Complete in Ink Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacy-policy](http://usps.com/privacy-policy).

PSN 7530-02-000-9098



UNITED STATES POSTAL SERVICE

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

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

Addressee (Name, Street, City, State, & ZIP Code™)

1. HILLTOP PREPARATORY SCHOOL

737 SITHAN AVE

ROSEMONT, PA 19010

2. RADNOR TOWNSHIP

301 IVEN AVE

WAYNE, PA 19087

3. CHERRY LARRY D & CINDY S

712 HAVILAND DR

BRYN MAWR, PA 19010

4. CAL JINFA & WANG NING

706 HAVILAND DR

BRYN MAWR, PA 19010

5. ZACREP GORDON N & KENNEDY FILLEN M

700 HAVILAND DR

BADNOR, PA 19087

6. BARBOSA JAMIE LYNN & LEONARD V

711 HAVILAND DR

BRYN MAWR, PA 19010

7. MADANI MANSOOR & FARIDEH M

600 PORTLEDGE DR

BRYN MAWR, PA 19010

8. VERCRUYSSSE TINE M & BLEYEN BART

606 PORTLEDGE DR

BRYN MAWR, PA 19010

Total Number of Pieces Listed by Sender: 8

Postmaster, Per (Name of receiving employee): PS

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.

From Billing Deal Est & Accountable Mail

U.S. POSTAGE PAID

WAYNE, PA

NOV 19 18

AMOUNT

\$3.20

R2304E105271-10



0000

USPS Tracking/Article Number	Postage (Saver Fee)	COD	D	SH Fee
1. HILLTOP PREPARATORY SCHOOL 737 SITHAN AVE ROSEMONT, PA 19010	USP's			
2. RADNOR TOWNSHIP 301 IVEN AVE WAYNE, PA 19087				
3. CHERRY LARRY D & CINDY S 712 HAVILAND DR BRYN MAWR, PA 19010				
4. CAL JINFA & WANG NING 706 HAVILAND DR BRYN MAWR, PA 19010				
5. ZACREP GORDON N & KENNEDY FILLEN M 700 HAVILAND DR BADNOR, PA 19087				
6. BARBOSA JAMIE LYNN & LEONARD V 711 HAVILAND DR BRYN MAWR, PA 19010				
7. MADANI MANSOOR & FARIDEH M 600 PORTLEDGE DR BRYN MAWR, PA 19010				
8. VERCRUYSSSE TINE M & BLEYEN BART 606 PORTLEDGE DR BRYN MAWR, PA 19010				

---

# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



### Memorandum

To: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager  
William M. White, Assistant Manager/Director of Finance

Date: January 21<sup>st</sup>, 2019

---

**Re: CAUCUS - 521 & 525 South Roberts Road Minor Final Plan,  
Applicant: Paul Bloomfield**

---

Before the Board of Commissioners will be the applicant, Paul Bloomfield, to present the proposed lot line changes for 521 and 525 South Roberts Road.

In essence, the applicant proposes to take a portion of 525 South Roberts Road and convey it to 521 South Roberts Road. The outcome of this will be that 525 South Roberts Road will have a lot size of 59,445.2 square feet, and 521 South Roberts Road will have a lot size of 53,995.7 square feet.

As outlined in more detail in the Gannett Fleming review letter, the applicant is requesting waivers from noting steep slopes, buildings, other infrastructure, contour lines, and trees over six inches on the plan.

The Planning Commission recommended approval of the plan subject to the comments in the Gannett Fleming review letter.

Attached is the plan set and review letter from Gannett Fleming, Incorporated.

Enclosures: Plan & Review Letter



**Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** January 22, 2019

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

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

**RE:** 521 and 525 S. Roberts Road– Minor Final Plan  
Paul Bloomfield – Applicant

Date Accepted: November 5, 2018

90 Day Review: February 3, 2019 extended to February 11, 2019

---

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

The applicant is proposing to convey 9,480.8 SF of land from 525 S. Roberts Road (Lot A) to 521 S. Roberts Road (Lot B). Prior to conveying the land the net size of Lot A is 68,886 SF and the net size of Lot B is 43,564.9 SF. After the land is conveyed the net lot size of Lot A will be 59,445.2 SF and the net lot size of Lot B will be 53,995.7 SF. This project is in the R-1 district of the Township. No improvements are proposed at this time.

Proposed Lot Line Revision 521 and 525 S. Roberts Road

Plans Prepared By: Bloomfield Architects

Dated: 10/29/2018 and last revised 12/24/2018

The applicant has indicated on the Subdivision and Land Development application and subsequent e-mail that they are requesting waivers from the following requirements:

1. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans.
2. 255-22-B.1(k) - 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.
3. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United



States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required.

4. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations.
5. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans.

**Zoning**

None

**Subdivision and Land Development**

1. 255-22-B.1(k) - 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. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required. The applicant has requested a waiver from this requirement.
3. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations. The applicant has requested a waiver from this requirement.
4. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans. The applicant has requested a waiver from this requirement.

**General**

1. The bearing shown on the plans along the Perrulli property (S62°56'E) is not the same as in the deeds submitted (N62°56'E). The applicant has indicated that the deed is incorrect and will be corrected at the time the new deeds are recorded.
2. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.



**Gannett.Fleming**

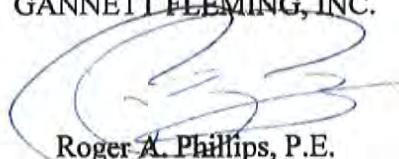
S. Norcini  
521/525 S. Roberts Road  
January 22, 2019

The applicant appeared before the Planning Commission on December 11, 2018. The Planning Commission recommended approval of the plan subject to the recommended changes (comments 1, 2, 4 and 8) from the Gannett Fleming letter.

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

Very truly yours,

GANNETT FLEMING, INC.



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





**Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** November 26, 2018

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

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

**RE:** 521 and 525 S. Roberts Road– Minor Final Plan  
Paul Bloomfield – Applicant

Date Accepted: November 5, 2018

90 Day Review: February 3, 2019

---

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

The applicant is proposing to convey 9,959.7 SF of land from 525 S. Roberts Road (Lot A) to 521 S. Roberts Road (Lot B). Prior to conveying the land the net size of Lot A is 69,952.2 SF and the net size of Lot B is 43,567.3 SF. After the land is conveyed the net lot size of Lot A will be 59,992.5 SF and the net lot size of Lot B will be 53,527 SF. This project is in the R-1 district of the Township. No improvements are proposed at this time.

Proposed Lot Line Revision 521 and 525 S. Roberts Road

Plans Prepared By: Bloomfield Architects

Dated: 10/29/2018

The applicant has indicated on the Subdivision and Land Development application and subsequent e-mail that they are requesting waivers from the following requirements:

1. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans.
2. 255-22-B.1(k) - 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.
3. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United





States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required.

4. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations.
5. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans.

Zoning

None

Subdivision and Land Development

1. 255-22-B.1(c) – The plan must show the name, address and seal of the engineer or surveyor responsible for the plan. A Professional Engineer or Registered Surveyor must sign and seal the final plan.
2. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans. The applicant has requested a waiver from this requirement.
3. 255-22-B.1(f) – The north point must be shown on the plans.
4. 255-22-B.1(k) - 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.
5. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required. The applicant has requested a waiver from this requirement.
6. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations. The applicant has requested a waiver from this requirement.
7. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans. The applicant has requested a waiver from this requirement.



S. Norcini  
521/525 S. Roberts Road  
November 26, 2018

8. §255.27.C(2) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Roberts Road is a local street. The right-of-way requirement is 60 feet and the cartway is 28 feet. The right-of-way must be shown on the plans.


General

1. The bearing shown on the plans along the Perrulli property (S62°56'E) is not the same as in the deeds submitted (N62°56'E). The applicants engineer must explain the discrepancy.
2. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
3. The final plans for recording must have signature blocks for the owners for 525 and 521 S. Roberts Road.

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:** November 14, 2018

**To:** Stephen F. Norcini, P.E.  
Radnor Township Engineer

**From:** Amy B. Kaminski, P.E., PTOE, Gilmore & Associates, Inc.

**Cc:** Superintendent Christopher Flanagan, Radnor Township Police Department  
Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.  
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** 521-525 S. Roberts Road Lot Line Adjustment 2016-D-02  
Final Minor Land Development Review 1  
Radnor Township, Delaware County, PA  
G&A No. 18-11030

---

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:

### **I. PROJECT DESCRIPTION**

The Applicant proposes to perform a lot line adjustment for the existing lot line between 521 S. Roberts Road (TMP #36-05-02877-0, identified in the plan as Lot B) and 525 S. Roberts Road (TMP #36-05-02877-00, identified in the plan as Lot A) and transfer 9,959 SF from Lot A to Lot B. The parcel is zoned in the R-1 Residence District and the Applicant indicates no improvements or earth disturbances are planned for either parcel. It appears that 521 S. Roberts Road (Lot B), 525 S. Roberts Road (Lot A) and several adjacent parcels share one driveway access to S. Roberts Road. It is unclear as to the purpose of the lot line adjustment.

### **II. SUBMISSION MATERIALS**

1. Proposed Lot Line Revision Minor Final Land Development Plan for 521 S. Roberts Road, Bryn Mawr, PA, prepared by Bloomfield Architects, dated October 29, 2018.
2. Delaware County Planning Commission Application, prepared by Bloomfield Architects, prepared for 521 S. Roberts Road (Lot B), undated.

### **III. ZONING COMMENTS**

We defer to the Radnor Township Zoning Officer and Solicitor regarding the need for the Applicant to address the below comments:

1. §280-14.D(2) – Accessory uses include home occupations, require compliance with provisions of §280-103 related to off-street parking and subject to the provisions of Article XX, §280-115.1. Based on the information provided on the Delaware County Planning Commission Application accompanying this plan, the Applicant and owner of record at 521 S. Roberts Road (Lot B) currently includes an accessory home occupation use for the Applicant's firm Bloomfield Architects.
2. §280-103 – Off-street parking. The size of the structure allocated for the home occupation use was not identified on the plan therefore it is unclear if adequate off-street parking is available.
3. §280-115.1.B(5) – Traffic home occupation. A traffic home occupation which requires a nonresident employee and/or attracts customers, clients, patients, agents or other commercial invitees shall be permitted when authorized as a special exception by the Zoning Hearing Board.... There shall be off-street parking to accommodate at least two vehicles for the home occupation use unless found to be unnecessary by the Zoning Hearing Board. As indication in the foregoing, it is unclear if adequate off-street parking is available.
4. §280-115.1.B(6) – No traffic home occupation shall be located within 500 feet of any other traffic home occupation, measure by the shortest distance between the lot on which the proposed use will be located and the lot or lots which contain the existing use. It should be verified with the Applicant and Township the lot line adjustment does not create a non-conforming traffic home occupation use with the adjacent properties.

#### **IV. TRANSPORTATION COMMENTS**

We have no additional comments aside from the above; please let us know if you have any questions or require further clarification.

2018-D-06

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

LOT LINE REVISION

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 525 S. ROBERTS RD. + 521 S. ROBERTS RD.

Zoning District R-1

Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_

Ward No. 5

Is property in HARB District NO

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

Equitable Owner

Name PAUL BLOOMFIELD

Address 521 S. ROBERTS RD.

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Cell 484.680.5225

Email PAUL@BLOOMFIELDARCHITECTURE.COM

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

Surveyor \_\_\_\_\_

Name BLOOMFIELD ARCHITECTS

Address 521 S. ROBERTS RD. BRYN MAWR PA 19010

Telephone 484.380.3400 Fax 888.430.6617

Email PAUL@BLOOMFIELDARCHITECTURE.COM

Area of property 2.636 ACRES

Area of disturbance 0

Number of ~~proposed~~ <sup>EXISTING</sup> buildings 2

Proposed use of property RES. (EX TO REMAIN)

Number of ~~proposed~~ <sup>EXISTING</sup> lots 2

BOUNDARY ADJUSTMENT ONLY BETWEEN EXISTING PARCELS.

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

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

REQUEST WAIVERS FROM 255-22 B.1 k & 255-22 B.1 p-r  
BOUNDARY ADJUSTMENT ONLY. NO EXISTING OR PROPOSED IMPROVEMENTS, GRADING,  
UTILITIES, EASEMENTS, REMOVAL OF TREES, OR DISTURBANCE IN AREA TO BE TRANSFERRED.

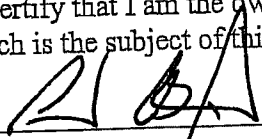
Are there any infringements of Chapter 280 (Zoning), and if so what and why?

NONE

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



Print Name

PAUL BLOOMFIELD

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

NOTE:

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

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

DEVELOPER/APPLICANT

Name PAUL BLOOMFIELD E-mail PAUL.BLOOMFIELD@COMCAST.NET

Address 521 S. ROBERTS RD. BRYN MAWR 19010 Phone 484.680.5225

Name of Development N/A

Municipality RADNOR

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm BLOOMFIELD ARCHITECTS Phone 484.380.3400

Address 521 S. ROBERTS RD. BRYN MAWR PA 19010

Contact PAUL BLOOMFIELD E-mail PAUL@BLOOMFIELDARCHITECTURE.CO

Table with 5 columns: Type of Review, Plan Status, Utilities (Existing/Proposed), Environmental Characteristics. Includes checkboxes for Zoning Change, Land Development, Subdivision, PRD, Sketch, Preliminary, Final, Tentative, Public/Private Sewerage/Water, Wetlands, Floodplain, Steep Slopes.

Zoning District R-1

Tax Map # 36/45/082 #521

Tax Folio #36/05/02877/01

# 36-45-078 # 525
# 36-05-02877-00

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

Existing and/or Proposed Use of Site/Buildings:

EXISTING RESIDENCE ON EACH PARCEL TO REMAIN AS IS.  
NO PROPOSED IMPROVEMENTS OR DISTURBANCE.

Total Site Area 2.636 Acres  
Size of All Existing Buildings 5,384.5 Square Feet  
Size of All Proposed Buildings 5,384.5 Square Feet (E.T.R.)  
Size of Buildings to be Demolished 0 Square Feet

PAUL BLOOMFIELD  
Print Developer's Name

[Signature]  
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.**

1170



RD BK04254-0602 DT-DEED  
2007102884 12/03/2007 11:04:46 AM:7  
RCD FEE \$39.00 POL SUB TAX: \$5,925.00 ST TAX: \$3,950.00



DELAWARE  
COUNTY

Fee Simple Deed

Prepared By:

Long & Foster Settlement Services, LLC

92 Lancaster Avenue, Suite 250

Devon, PA 19333

(610)225-6050

LFS 07-5559PA

Return To:

Long & Foster Settlement Services, LLC

92 Lancaster Avenue, Suite 250

Devon, PA 19333

(610)225-6050

TAX ID: 36-05-02877-01

Original

(1/3)

***This Indenture made the 30th day of October, 2007***

***Between***

**ROBERT M. MAGGETTI AND JANICE W. MAGGETTI, HUSBAND AND WIFE**

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

**PAUL F. BLOOMFIELD AND MIA BLOOMFIELD, HUSBAND AND WIFE**

(hereinafter called the Grantee(s), of the other part,

***Witnesseth*** That the said Grantor for and in consideration of the sum of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$395,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee(s), granted, bargained and sold, released and confirmed, and by these presents do(es) grant, bargain and sell, release and confirm unto the said Grantee(s) their heirs and assigns,

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Benjamin S. Beall, 3rd., made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated June 7, 1965 and revised June 26, 1965, as follows, to wit:

**BEGINNING** at a point on the Southwesterly side of a proposed Forty feet wide driveway measured the three following courses along the Southwest side of said proposed driveway from a point in the bed of Roberts Road (said point in Roberts Road being at the distance of Five hundred eighty six and eighty seven one-hundredths feet measured Southwestwardly along the title line of Roberts Road from the title line in Hill Road): (1) South two degrees, eleven minutes, thirty seconds East, One hundred seventeen and sixty four one-hundredths feet; (2) South twenty degrees, five minutes East, One hundred twenty three and ninety three one-hundredths feet; (3) South forty five degrees, thirty five minutes East, Twenty and ninety five one-hundredths feet; thence from said point of beginning through said proposed driveway along Lot No. 3, South forty five degrees, thirty five minutes East, Forty four and fifty four one-hundredths feet to a point in the center of said driveway; thence

along Lot No. 3 and for a part of the distance along the middle of said driveway, South eighteen degrees, fifty four minutes East, two hundred forty seven and twenty one one-hundredths feet to a point; thence still by Lot No. 3, the three following courses and distances: (1) South fourteen degrees, twenty one minutes, thirty seconds West, Seventy feet to a point; (2) South fifty seven degrees, twenty five minutes, thirty seconds West, One hundred forty two and ninety seven one-hundredths feet to a point; (3) North sixty two degrees, fifty six minutes East, Two hundred fifty four and thirty five one-hundredths feet to a point in line of Lot No.4; thence along Lot No. 4, crossing a Twenty feet wide utility easement and by Lot No. 1, North seventy four degrees, fifty nine minutes East, Three hundred thirty four and eighty five one-hundredths feet to a point on the Southwest side of said Forty feet wide proposed driveway; thence still by Lot No. 1 and along the Southwest side of said driveway, North eighteen degrees, fifty four minutes West, Two hundred nineteen and thirteen one-hundredths feet to the first mentioned point and place of beginning.

**BEING Lot No. 2 on said Plan.**

**BEING Folio #36-05-02877-01**

**BEING the same premises which William L. Rhoads, III and Anne H. Rhoads, his wife, by Deed dated 02/16/1979 and recorded at Media in the Office for the Recorder of Deeds in and for the County of Delaware on 02/22/1979 in Deed Book 2685 page 1182 granted and conveyed unto Robert M. Maggetti and Janice W. Maggetti, his wife, their heirs and assigns, as tenants by the entireties, in fee.**

*Together* with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor(s), as well at law as in equity, of, in, and to the same.

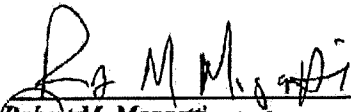
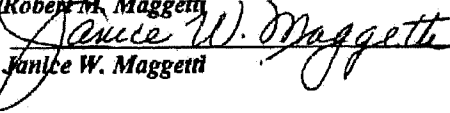
*To have and to hold* the said lot or piece of ground described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), their heirs and assigns forever, as first above written.

*And the* said Grantor(s), their heirs and assigns, executors and administrators do covenant, promise and agree, to and with the said Grantee(s), their heirs and assigns, by these presents, that 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(s) their heirs and assigns, against 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, them, or any of them, shall and will

**WARRANT and forever DEFEND.**

*In Witness Whereof*, the party/parties of the first part have hereunto set their hand and seal.  
Dated the day and year first above written.

*Sealed and Delivered*  
*In the presence of us.*

 (Seal)  
*Robert M. Maggetti*  
 (Seal)  
*Janice W. Maggetti*

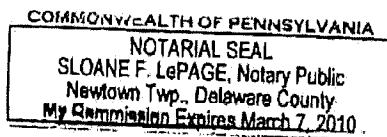
Commonwealth of Pennsylvania

88:

County of Delaware

On this, the 30th day of October, 2007, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared  
**ROBERT M. MAGGETTI AND JANICE W. MAGGETTI, HUSBAND AND WIFE**  
Known to me or satisfactorily proven to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



  
\_\_\_\_\_  
NOTARY PUBLIC

After Recording Return to:

• **Long & Foster Settlement Services, LLC**  
92 Lancaster Ave., Ste 250  
Devon, PA 19333  
LFS 07-5559PA

GRANTOR(S):

Robert M. Maggetti and Janice W. Maggetti, Husband and Wife

GRANTEE(S):

Paul F. Bloomfield and Mia Bloomfield, Husband and Wife

FOLIO/PARCEL:

36-05-02877-01

PREMISES:

521 South Roberts Road  
Bryn Mawr, PA 19010



ADDRESS OF GRANTEE(S)/  
MAIL TAX BILLS TO:

521 South Roberts Road  
Bryn Mawr, PA 19010



Prepared by and Return to:

Suburban Abstract Agency, Inc.  
1418 Bywood Ave  
Upper Darby, PA 19082

File No. 16264

UPI # 36-05-02877 & 36-05-02877-03

**This Indenture**, made the 27th day of October, 2016,

Between

**DAVID SUH AND JENNIFER SUH, HUSBAND AND WIFE**

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

**VINCENT FALCONE AND SCOTT BOHRER**

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Six Hundred Twenty-Five Thousand And 00/100 Dollars (\$625,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants in common

See Attached Exhibit A

PREMISES: 525 ROBERTS ROAD, BRYN MAWR, PA 19010  
RADNOR TOWNSHIP, DELAWARE COUNTY, PA

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.


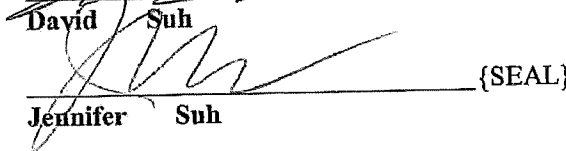
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:


\_\_\_\_\_  
\_\_\_\_\_

 {SEAL}  
David Suh  
 {SEAL}  
Jennifer Suh

Commonwealth of Pennsylvania } ss  
County of

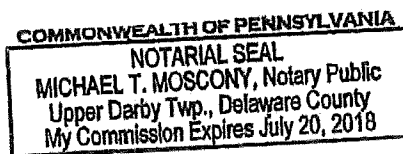
On this, the 27th day of October, 2016, before me, the undersigned Notary Public, personally appeared David Suh and Jennifer Suh, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

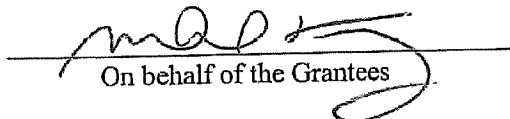
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public  
My commission expires \_\_\_\_\_

The precise residence and the complete post office address of the above-named Grantees is:

140 WEST EAGLE ROAD  
HAVERTOWN PA 19083



  
On behalf of the Grantees

## Description and Recital

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Benjamin S. Beall, 3<sup>rd</sup>, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated 6-7-1965 and revised 6-26-1965, as follows, to wit:

**BEGINNING** at a point on the title line in the bed of Roberts Road, at the distance of 586.87 feet measured Southwestwardly along the title line in the bed of Roberts Road from the title line in Mill Road, a corner of Lot #3, being the Southwest side of a proposed 40 feet wide proposed driveway; **thence** along the Southwest side of said driveway the four following courses and distances: (1) South 2 degrees, 11 minutes, 30 seconds East 117.64 feet to a point; (2) South 20 degrees, 5 minutes East 123.93 feet to a point; (3) South 45 degrees, 35 minutes East 20.95 feet to a point; (4) South 18 degrees, 54 minutes East 219.13 feet to a point; **thence** by Lot #2, South 74 degrees, 59 minutes West 232.15 feet to a corner of Lot #4; **thence** along Lot #4, the two following courses and distances: (1) North 1 degree, 34 minutes East 203.77 feet to a point; (2) North 1 degree, 30 minutes West 305.01 feet to a point in the title line in Roberts Road; **thence** along the title line in Roberts Road, **thence** along the title line in Roberts Road, North 85 degrees, 25 minutes East 93.94 feet to the first mentioned point and place of beginning.

**BEING** Lot #1 on said Plan.

**BEING** known as 525 South Roberts Road.

**Tax ID/Parcel No.** 36-05-02877-00

**TOGETHER** with the free common and uninterrupted use, liberty and privilege of and passage in and along a certain strip of ground, 40 feet in width extending out of and from Roberts Road 262.52 feet along the Northeast side of the premises hereinabove described with free ingress, egress and regress in and for the grantees herein their heirs and assigns at all times and seasons forever hereafter in common with others having like use of the same. Subject nevertheless to the proportionate part of all necessary charges and expenses which shall from time to time accrue in the construction, paving, mending, repairing and cleansing said strip of land.

**BEING** part of the same premises which Margaret M. Zitch, by Deed dated 12-12-2011 and recorded 1-5-2012 in Delaware County in Volume 5045, Page 2089 conveyed unto David Suh and Jennifer Suh, husband and wife, in fee.

# Deed

UPI # 36-05-02877 & 36-05-02877-03

David Suh and  
Jennifer Suh

TO

VINCENT FALCONE and  
SCOTT BOHRER

Suburban Abstract Agency, Inc.  
1418 Bywood Ave  
Upper Darby, PA 19082  
610-734-2300





Firm Mailing Book For Accountable Mail

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

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
- Registered
- Return Receipt Merchandise
- Signature Confirmation
- Signature Confirmation Restricted

U.S. POSTAGE PAID

WAYNE PA

19087

NOV 19 18

AMOUNT

\$2.40

R2304E105271-10



0000

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code)

	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. <u>MCMEEKIN JOHN C II &amp; ERIN M</u> <u>719 HAVILAND DR</u> <u>BRYN MAWR, PA 19010</u>					
2. <u>FINNEGAN CHARLES E &amp; BETTY L</u> <u>477 S ROBERTS RD</u> <u>BRYN MAWR, PA 19010</u>					
3. <u>ROBERTS GREGORY B &amp; HELEN N</u> <u>721 HAVILAND DR</u> <u>BRYN MAWR, PA 19010</u>					
4. <u>MCFARLAND JOSEPH P &amp; SUSAN M</u> <u>501 DAWN LN</u> <u>BRYN MAWR, PA 19010</u>					
5. <u>ROBERTS ROAD HOMEOWNERS ASSN</u> <u>723 HAVILAND DR</u> <u>BRYN MAWR, PA 19010</u>					
6. <u>WILHELM JAMES C &amp; MARY C</u> <u>503 DAWN LANE</u> <u>BRYN MAWR, PA 19010</u>					
7. <del>_____</del>					
8. <del>_____</del>					

RECEIVED

NOV 19 2018

RADNOR TOWNSHIP  
ENGINEERING DEPARTMENT

Total Number of Pieces Listed by Sender: \_\_\_\_\_  
Total Number of Pieces Received by Post Office: \_\_\_\_\_

Postmaster: Per (Name of receiving employee)



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

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™)

Posta

USPS Tracking/Article Number

U.S. POSTAGE PAID

WAYNE, PA  
19087  
NOV 19 18  
AMOUNT

\$3.20

R2304E105271-10



0000

1.	2.	3.	4.	5.	6.	7.	8.	SCRD Fee	SH Fee
HARLEY WILLIAM M JR 504 FOX RUN LN BRYN MAWR, PA 19010	SILVERS WILYS K 520 FOX RUN LA BRYN MAWR, PA 19010	CORDELL LARRY KENNETH & KATHLEEN 517 FOX RUN LN BRYN MAWR, PA 19010	WOLF JOSEPH M & AMY L 828 MILL RD BRYN MAWR, PA 19010	GIORDANO DAVID 516 S BRYN MAWR AVE BRYN MAWR, PA 19010	MARCH HOWARD & 540 BRYN MAWR AVE BRYN MAWR, PA 19010	DILLON LAWRENCE P 354 W J ANCASTER AVE HAVERFORD, PA 19041	AGGARWAL SUJDIR & RITU 808 MILL RD BRYN MAWR, PA 19010		

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Registered at Post Office



**UNITED STATES  
POSTAL SERVICE**

**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1.	HANKEE JAMES H & MARGARET A 500 FOX RUN LN BRYN MAWR, PA 19010														
2.	CROWTHER JOHN E & STEFFEN W 512 FOX RUN LANE BRYN MAWR, PA 19010														
3.	GAZZERO PAUL JR & SALLY 521 FOX RUN LANE BRYN MAWR, PA 19010														
4.	HARRINGTON CHRISTOPHER M & LEAGH R 824 MILL ROAD BRYN MAWR, PA 19010														
5.	SHEN QINNA & YANG CHENG 508 BRYN MAWR AVE BRYN MAWR, PA 19010														
6.	BELL RICHARD S & DONNA S 532 BRYN MAWR AVE BRYN MAWR, PA 19010														
7.	KIM SCOTT B & ARLENE 823 MILL RD BRYN MAWR, PA 19010														
8.	MARTIN DIDIER JEAN PIERRE & HARRIET GEORGINA TRUST 800 MILL RD BRYN MAWR, PA 19010														

0000

U.S. POSTAGE PAID  
WAYNE, PA  
NOV 18, 2017  
AMOUNT  
**\$3.20**  
R2304E105271-10



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)



# Firm Mailing Book For Accountable Mail

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

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

Address (Name, Street, City, State, & ZIP Code™)

Affix (for as Post)

Postage \$

0000

U.S. POSTAGE PAID  
WAYNE PA  
19087  
NOV 18 2017  
AMOUNT

**\$3.20**

R2304E105271-10

RD SH  
# Fee

1.	MALKOWICZ STANLEY BRUCE & DENISE E 816 MILL RD BRYN MAWR, PA 19010									
2.	SHIMER DALE J 508 FOX RUN LN BRYN MAWR, PA 19010									
3.	AYRE GREGORY S & DANA M 525 FOX RUN LA BRYN MAWR, PA 19010									
4.	RATHER MANZOOR & SYEED MEHMOODA 505 FOX RUN LN BRYN MAWR, PA 19010									
5.	NAGLE JOHN C & BARBARA T 850 MILL ROAD BRYN MAWR, PA 19010									
6.	HARME LIN DAVID 524 BRYN MAWR AVE BRYN MAWR, PA 19010									
7.	SNIDER LINDY L & KAISER LARRY R 406 BARBARA LA BRYN MAWR, PA 19010									
8.	KNOTT JOSEPH W & CAROL J 612 MILL RD BRYN MAWR, PA 19010									

Total Number of Pieces Listed by Sender  
Total Number of Pieces Received at Post Office

Signature, Per (Name of receiving employee)



Name and Address of Sender  
 Paul F. Bloomfield  
 521 S. Roberts Rd.  
 Bryn Mawr, PA 19010

Firm Mailing Book For Accountable Mail

U.S. POSTAGE PAID

WAYNE, PA  
 19087  
 NOV 19, 18  
 AMOUNT

**\$3.20**

R2304E105271-10



0000

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

Addresses (Name, Street, City, State, & ZIP Code™)

SC	SCRD	Fee	Fee	SH	Fee
1.					
MACKIN ROBERT W & ANNE S					
513 S ROBERTS RD					
BRYN MAWR, PA 19010					
2.					
SANDRINGHAM INC					
537 ROBERTS RD					
ROSEMONT, PA 19010					
3.					
VESR LLC					
140 W EAGLE RD					
HAVERTOWN, PA 19083					
4.					
SCHMIDI ELWOOD F & MESTON JEAN I HAYER HW					
823 S LITHAN AVE					
BRYN MAWR, PA 19010					
5.					
WALSH SUZANNE P					
564 BRYN MAWR AVE					
BRYN MAWR, PA 19010					
6.					
PINCUS JEFF					
576 BRYN MAWR AVE					
BRYN MAWR, PA 19010					
7.					
BERRANG JOSEPH A III & TRAN HAM X					
596 BRYN MAWR AVE					
BRYN MAWR, PA 19010					
8.					
SURETTE WILLIAM P & PATRICIA A					
407 BARBARA LN					
BRYN MAWR, PA 19010					

Total Number of Pieces Listed by Sender: 8

Postmaster-For (Name of receiving employee)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacy/policy](http://usps.com/privacy/policy).



Name and Address of Sender  
**Paul F. Bloomfield**  
**521 S. Roberts Rd.**  
**Bryn Mawr, PA 19010**

**Firm Mailing Book For Accountable Mail**

U.S. POSTAGE PAID  
 WAYNE, PA  
 19087  
 NOV 19 18  
 AMOUNT



**\$3.20**

R2304E105271-10

0000

1.	Check type of mail or service <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	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 A ( P)	Fees	COD	SCRD Fee	SH Fee
1.	<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					
	MARSHALL JOHN 706 GULPH RD WAYNE, PA 19087						
2.	ITHAN REALTY TRUST - BRIAN MCDEVITT TRUSTEE 325 SWEDE ST 2ND FLR NORRISTOWN, PA 19401						
3.	JAMES MACGILL & ERICA E 813 S ITHAN AVE ROSEMONT, PA 19010						
4.	PERRUILL REGINA 519 S ROBERTS RD ROSEMONT, PA 19010						
5.	MOLLIKA BRYON 849 S ITHAN AVE BRYN MAWR, PA 19010						
6.	HABER MICHAEL & LOIS 560 BRYN MAWR AVE BRYN MAWR, PA 19010						
7.	CICHELLI JANE C 590 BRYN MAWR AVE BRYN MAWR, PA 19010						
8.	MC LAUGHLIN PATRICK J & MARY LOUISE 404 BARBARA LN BRYN MAWR, PA 19010						
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)			
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](http://usps.com/privacypolicy).



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. PAOLINO LOUIS & NANCY  
550 ROBERTS RD  
BRYN MAWR, PA 19010
2. FALCONE VINCENT & BOHRER SCOTT  
140 W EAGLE RD  
HAVERTOWN, PA 19083
3. MASSEY KENT C & JULIE S  
805 S ITHAN AVE  
BRYN MAWR, PA 19010
4. BLOOMFIELD PAUL F & MIA  
521 S ROBERTS RD  
BRYN MAWR, PA 19010
5. MARCOE MICHAEL F & GABRIELLE & MICHAEL  
837 S ITHAN AVE  
BRYN MAWR, PA 19010
6. RETZLER GREGORY W & PAULA I  
516 FOX RUN LANE  
BRYN MAWR, PA 19010
7. KUHN JONATHAN W & CHRISTINE E  
584 BRYN MAWR AVE  
BRYN MAWR, PA 19010
8. SUN QING & LIN JIANG  
505 DAWN LA  
BRYN MAWR, PA 19010

Affix (for a Post)



0000

U.S. POSTAGE PAID

WAYNE, PA  
19087  
NOV 19 19  
AMOUNT

\$3.20

R2304E105271-10

Postage \$

SH Fee

Postmaster, Per: (Name of receiving employee)

Total Number of Pieces Listed by Sender: [Signature]

Total Number of Pieces Received at Post Office: [Signature]

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).



UNITED STATES  
POSTAL SERVICE®

Name and Address of Sender  
Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

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  Signature Confirmation Restricted Delivery  
 Priority Mail

Postmaster, Per (Name of receiving employee)

Postage

Address: (Name, Street, City, State, & ZIP Code™)  
 1. TAYLOR RUSSELL C  
767 S ITHAN AVE  
BRYN MAWR, PA 19101  
 2. GOODMAN MARK S. & HARTMAN RHEA  
714 HAVILAND DR  
BRYN MAWR, PA 19010  
 3. SYDNES WILLIAM I. & ROLNIK JANICE M.  
PO BOX 1063  
BRYN MAWR, PA 19010  
 4. ROSENBERY OLGA O. & CLARK M  
702 HAVILAND DR  
BRYN MAWR, PA 19010  
 5. HEATH CHRISTIAN & EUNICE  
709 HAVILAND DR  
BRYN MAWR, PA 19010  
 6. GRECO PETER M. & KOROMVOKIS KATHERINE  
715 HAVILAND DR  
BRYN MAWR, PA 19010  
 7. WINN ANDREW M. & MICHELLE K  
604 PORTLEDGE DR  
BRYN MAWR, PA 19010  
 8. MCGUIGAN PETER S. & JANET L STONE  
719 HAVILAND DR  
BRYN MAWR, PA 19010

Total Number of Pieces Listed by Sender  
 Total Number of Pieces Received at Post Office

PS Form 3877, January 2017 (Page 1 of 2)  
PSN 7530-02-000-9099

Complete in link

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](https://usps.com/privacypolicy).

Postable Mail

U.S. POSTAGE PAID

WAYNE PA  
19087  
NOV 19 18

AMOUNT  
**\$3.20**

R2304E105271-10



0000

Fee	SH Fee	SCRD Fee	C Fee	Postage	SH Fee
Postage					







Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix  
for s  
Post

USPS Tracking/Article Number

Address (Name, Street, City, State, & ZIP Code™)

Postage

Service Fee

Change

if Registered

Value

Sender if

COD

Fee

Fee

Fee

Fee

Fee

RD

SH

1.	THE HILL TOP PREP SCHOOL INC 737 S ITHAN AVE ROSEMONT, PA 19010																	
2.	LEVY HOWARD M & SUSAN J 716 HAVILAND DR BRYN MAWR, PA 19010																	
3.	KIM BYOUNGGON & YOO JUNG WHA 710 HAVILAND DR BRYN MAWR, PA 19010																	
4.	MELVIN THOMAS O & LAURA M 704 HAVILAND DR ROSEMONT, PA 19010																	
5.	MCDONALD MIRNA J & JONES STEPHEN C 705 HAVILAND DR BRYN MAWR, PA 19010																	
6.	L OMAZOFF IGOR & ROZENBLIT ELENA 713 HAVILAND DR BRYN MAWR, PA 19010																	
7.	ELLIS DAVID J & SALLY L 602 PORTLEDGE DR BRYN MAWR, PA 19010																	
8.	SCHWARZ MORDECAI & FISHER KATHY R 717 HAVILAND DR BRYN MAWR, PA 19010																	

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Registered at Post Office: 8

Postmaster, Per (Name of receiving employee)

*[Signature]*

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-5098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).

ble Mail

U.S. POSTAGE PAID

WAYNE, PA  
19087  
NOV 19 18  
AMOUNT

**\$3.20**  
R2304E105271-10



0000



UNITED STATES POSTAL SERVICE

Name and Address of Sender

Paul F. Bloomfield  
521 S. Roberts Rd.  
Bryn Mawr, PA 19010

Check type of mail or service:

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. HILLTOP PREPARATORY SCHOOL  
737 S ITHAN AVE  
ROSEMONT, PA 19010

2. RADNOR TOWNSHIP  
301 IVEN AVE  
WAYNE, PA 19087

3. CHERRY LARRY D & CINDY S  
712 HAVILAND DR  
BRYN MAWR, PA 19010

4. CAL JINEA & WANG NING  
706 HAVILAND DR  
BRYN MAWR, PA 19010

5. ZACREP GORDON N & KENNEDY EILEEN M  
700 HAVILAND DR  
RADNOR, PA 19087

6. BARBOSA JAMIE LYNN & LEONARD V  
711 HAVILAND DR  
BRYN MAWR, PA 19010

7. MADANI MANSOOR & FARIDEH M  
600 PORTLEDGE DR  
BRYN MAWR, PA 19010

8. VERCRUYSE TINE M & BLEYEN BART  
606 PORTLEDGE DR  
BRYN MAWR, PA 19010

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)

PS

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).

From Mailing Back to Accountable Mail

U.S. POSTAGE PAID

WAYNE, PA  
19087  
NOV 18, 18  
AMOUNT

\$3.20

R2304E105271-10



0000

Affix (for ad Postm)

Postage

Fee

COD

D

SH Fee



# PROPOSED LOT LINE REVISION 521 & 525 S. ROBERTS RD.

## OWNER'S CONTACT INFORMATION

Vincent Falcone & Scott Borher (LOT A)  
525 S. Roberts Road  
Bryn Mawr, PA 19010  
610.608.0473

Paul F. & Mia Bloomfield (LOT B)  
521 S. Roberts Road  
Bryn Mawr, PA 19010  
484.680.5225

## ARCHITECT'S CONTACT INFORMATION

Bloomfield Architects  
521 S. Roberts Road  
Bryn Mawr, PA 19010  
484.380.3400

## ZONING INFORMATION: RADNOR TOWNSHIP (R1)

MIN LOT SIZE > 1 ACRE  
MIN LOT WIDTH 120' AT BUILDING LINE  
FRONT YARD SETBACK: 60'  
SIDE YARD SETBACK: 25' (60' AGG.)  
REAR YARD SETBACK: 40'  
MAX HEIGHT: 35'  
MAX BUILDING COVERAGE: 15%  
MAX IMPERVIOUS COVERAGE: 22%

## EXISTING

**LOT A:**  
NET LOT SIZE: 68,886 SQ FT  
GROSS LOT SIZE: 71,238.9 SQ FT  
MAX BUILDING COVERAGE: 10,332.9 SQ FT (15%)  
ACTUAL BUILDING COVERAGE: 3,179.5 SQ FT (4.62%)  
MAX LOT COVERAGE: 15,154.9 SQ FT (22%)  
ACTUAL LOT COVERAGE: 10,432.1 SQ FT (15.14%)  
HOUSE: 3,179.5 SQ FT  
DRIVE: 4778.7 SQ FT  
PATIO: 1639.2 SQ FT  
STEPS: 44 SQ FT  
PATHS: 554.9 SQ FT  
WALLS: 235.8 SQ FT

## LOT B:

LOT SIZE: 43,564.9 SQ FT  
MAX BUILDING COVERAGE: 6,534.7 SQ FT (15%)  
ACTUAL BUILDING COVERAGE: 2,205 SQ FT (5.06%)  
MAX LOT COVERAGE: 9,584.3 SQ FT (22%)  
ACTUAL LOT COVERAGE: 6,966.4 SQ FT (16%)  
HOUSE: 2105 SQ FT  
SHED: 100 SQ FT  
DRIVE: 4529.9 SQ FT  
STEPS: 87.4 SQ FT  
PAVERS: 144.1 SQ FT

## PROPOSED

**LOT A:**  
NET LOT SIZE: 59,455.2 SQ FT  
GROSS LOT SIZE: 61,807.6 SQ FT  
MAX BUILDING COVERAGE: 8,918.2 SQ FT (15%)  
ACTUAL BUILDING COVERAGE: 3,179.5 SQ FT (5.35%)  
MAX LOT COVERAGE: 13,080.1 SQ FT (22%)  
ACTUAL LOT COVERAGE: 10,432.1 SQ FT (17.55%)  
HOUSE: 3,179.5 SQ FT  
DRIVE: 4778.7 SQ FT  
PATIO: 1639.2 SQ FT  
STEPS: 44 SQ FT  
PATHS: 554.9 SQ FT  
WALLS: 235.8 SQ FT

## LOT B:

LOT SIZE: 52,995.7 SQ FT  
MAX BUILDING COVERAGE: 7,949.3 SQ FT (15%)  
ACTUAL BUILDING COVERAGE: 2,205 SQ FT (4.16%)  
MAX LOT COVERAGE: 11,659 SQ FT (22%)  
ACTUAL LOT COVERAGE: 6,966.4 SQ FT (13.15%)  
HOUSE: 2105 SQ FT  
SHED: 100 SQ FT  
DRIVE: 4529.9 SQ FT  
STEPS: 87.4 SQ FT  
PAVERS: 144.1 SQ FT

I acknowledge, as the owner of Lot A, the lot line adjustment and transferred area from Lot A to Lot B

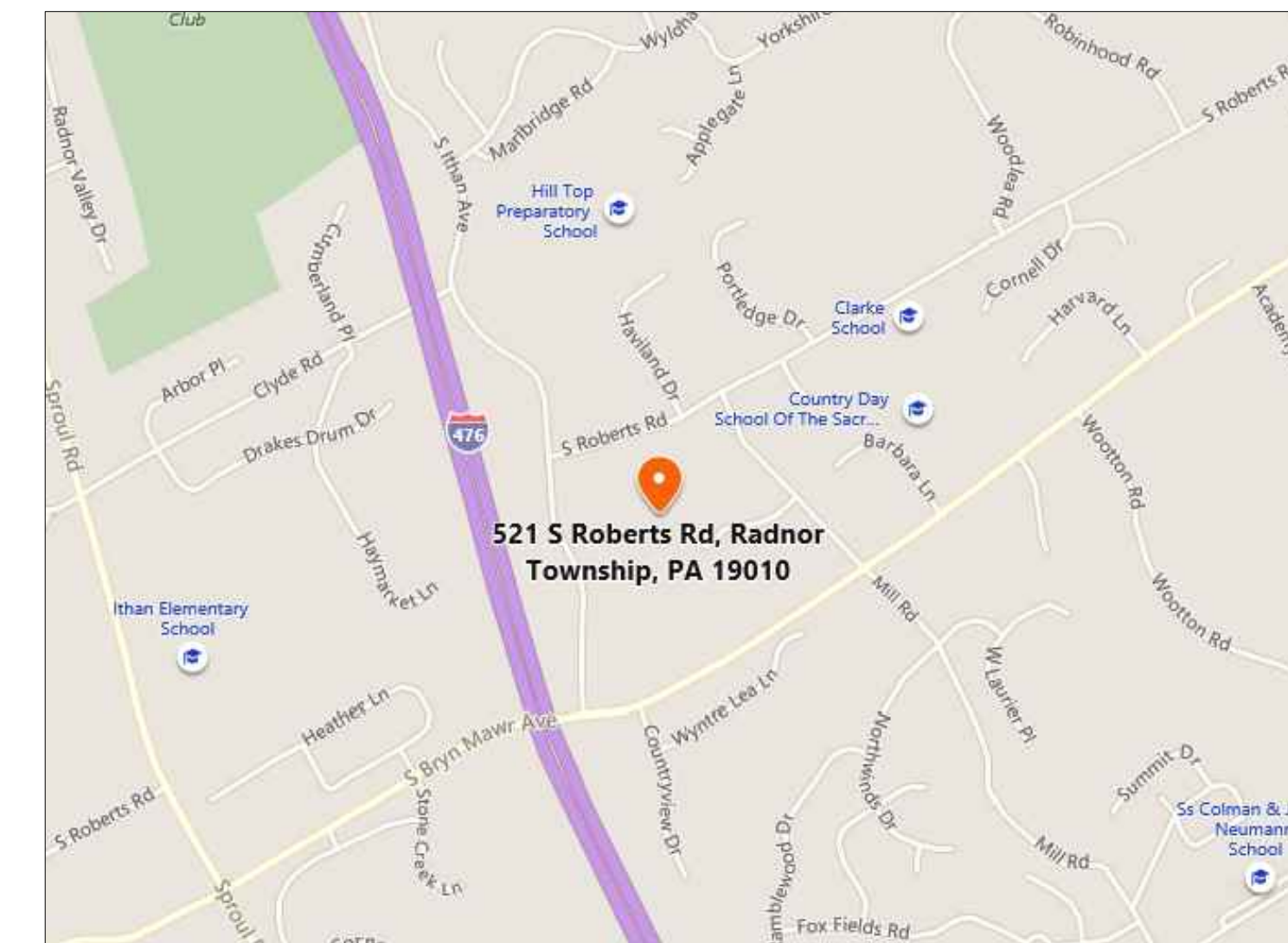
Vincent Falcone

Scott Borher

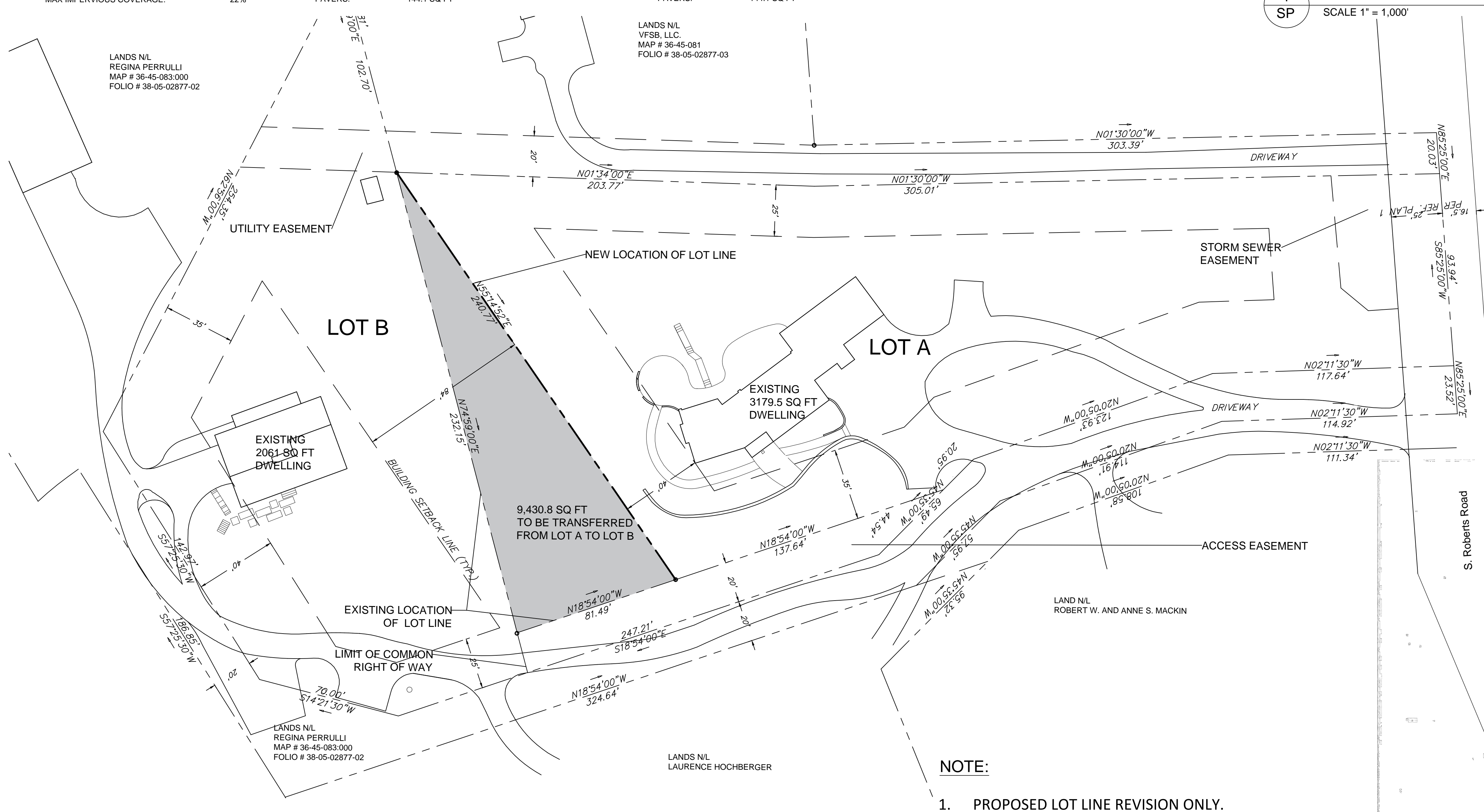
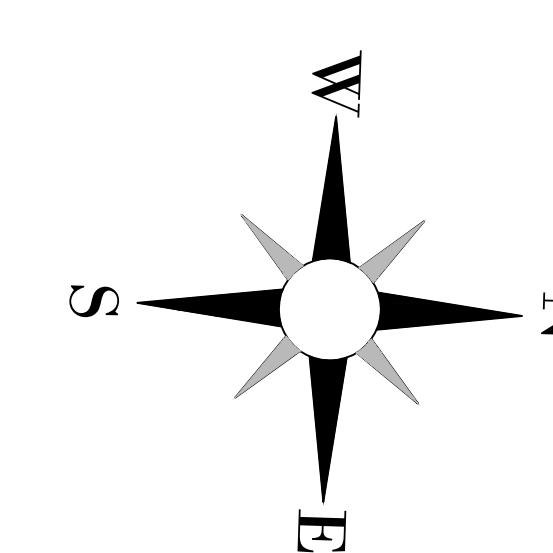
I acknowledge, as the owner of Lot B, the lot line adjustment and transferred area from Lot A to Lot B.

Paul F. Bloomfield

Mia Bloomfield



1 SP LOCATION PLAN  
SCALE 1" = 1,000'



1 SP PROPOSED SITE PLAN  
SCALE 1" = 50'

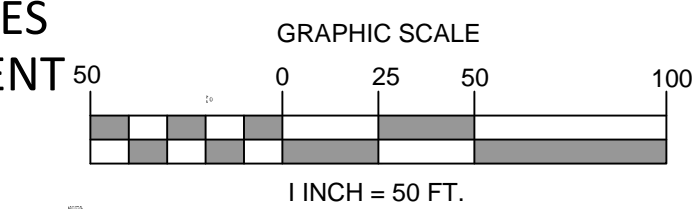
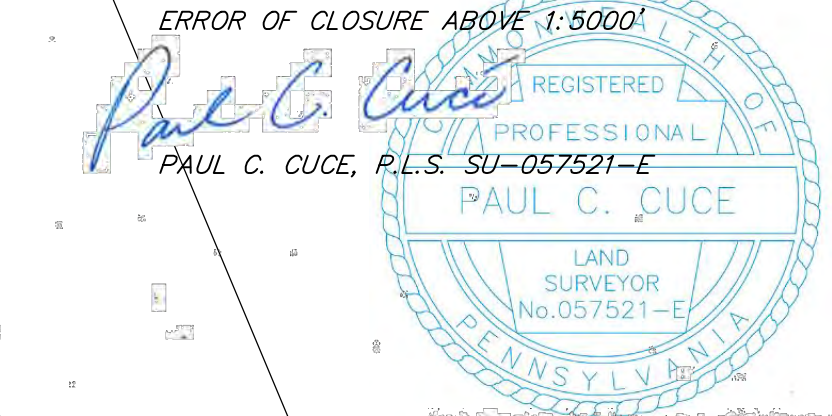
DESCRIPTION OF THE AREA TO BE TRANSFERRED:  
Beginning at an iron pin located at the Southwest corner of Lot A as shown on the attached plan, being known as 525 S. Roberts Rd., and extending along the original boundary N74°59'E a distance of 232.15 feet to a point, thence further extending along the original boundary N18°54'W a distance of 81.49 feet to a point, thence extending along the new boundary S55°14'52"W a distance of 240.77 feet to the place of the beginning.

- NOTE:
1. PROPOSED LOT LINE REVISION ONLY.
  2. EXISTING IMPROVEMENTS TO REMAIN.
  3. THERE ARE NO EXISTING OR PROPOSED BUILDINGS OR IMPROVEMENTS OF ANY KIND ON THE AREA TO BE TRANSFERRED.
  4. THERE IS NO GRADING OR DISTURBANCE PROPOSED, NO REMOVAL OF TREES OR OTHER NATURAL FEATURES, NO KNOW UTILITIES OR EASEMENTS PRESENT IN THE AREA TO BE TRANSFERRED
  5. NO WETLANDS EXIST ON EITHER LOT

GENERAL NOTES:  
1. THIS PLAN IS COMPILATION OF VARIOUS PLANS A FULL BOUNDARY SURVEY HAS NOT BEEN PERFORMED ON THE PREMISES BY THIS OFFICE.  
2. LOT A HOUSE AND AFFECTED LOT LINE WAS VERIFIED IN THE FIELD BY THIS OFFICE ON 12/18/2018, AND FOUND TO BE IN CONFORMANCE TO THE RECORD INFORMATION.

REFERENCE PLANS  
1. A PLAN ENTITLED "TOPOGRAPHIC PLAN OF PROPERTY FOR VFSB, LLC. - 527 ROBERTS ROAD" PREPARED BY HERBERT E. MCCOMBIE, JR., DATED 10/28/2016, LAST REVISED 3/26/2018  
2. A PLAN ENTITLED "MAP OF PROPERTY OF BRYN MAWR HOMES, INC." PREPARED BY M.R. AND J.B. YERKES, DATED 2/20/1952, LAST REVISED 7/6/1952.

I HEREBY CERTIFY THAT BEARINGS AND DISTANCES AND LOT AREAS REPRESENTED ON THIS PLAN ARE ACCURATE AND FORM AN ERROR OF CLOSURE ABOVE 1:5000'



**BLOOMFIELD ARCHITECTS**

484.380.3400

Residential | Commercial  
New Construction  
Additions  
Renovations

BloomfieldArchitecture.com

**PROJECT INFORMATION:**

**PROPOSED LOT LINE REVISION**

LOT A: 525 S. Roberts Road  
Bryn Mawr, PA 19010

LOT B: 521 S. Roberts Road  
Bryn Mawr, PA 19010

DRAWN BY:	ASM
DATE:	10/29/2018
REV. 1 - 12/24/2018 REVISE PER TOWNSHIP REVIEW COMMENTS	

SP

---

# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



---

### Memorandum

To: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager  
William M. White, Assistant Manager/Director of Finance

Date: February 4th, 2019

---

**Re: 106 Harvard Lane – Stormwater Management Ordinance Waiver  
Request – Grading Permit Application GP 19-010**

---

Harvard Lane is in the Woodlands II subdivision consisting of 14 lots. On lot 45 (GP Application 19-010), testing indicated that the groundwater levels would not support infiltration. When this occurs, the applicant is required to request a waiver from this portion of the Stormwater Management Ordinance from the Board of Commissioners.

The applicant is proposing to construct two rain gardens for volume control and water quality.

Enclosures: Applicant Waiver Request, Review Letter



# Gannett Fleming

Excellence Delivered *As Promised*

**Date:** February 1, 2019

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

**From:** Roger Phillips, PE

**RE:** 106 Harvard Lane – Stormwater Waiver Request  
Grading Permit Application – GP 19-010

---

The applicant has submitted a grading permit for the construction of a 3,066 SF building, 1,579 SF driveway, and 392 SF of walkways and patio. The applicant is requesting a waiver of §245-22.A(2)(c)[2] of the Township's Stormwater Management Ordinance. No permeability testing could be conducted due to the high water table.

The applicant conducted one test pit on the site. Soil features were similar to all test pits on the south side of Harvard Lane, which exhibited redoxymorphic features indicative of a high water table. Groundwater was encountered at 32" below grade. No permeability test was performed because the high water table would not allow a system to be installed per the PADEP isolation distance of 24 inches. The applicant is proposing two rain gardens to provide volume reduction and achieve water quality requirements.

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

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

1. The applicant must address the remaining grading permit review comments per the Gannett Fleming email dated January 21, 2019.

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



# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

---

January 8, 2019

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

Re: Section 245-22 , Groundwater Recharge Waiver  
106 Harvard Lane, Lot 45, Woodlands at Bryn Mawr

Dear Members of the Board:

The Rockwell Bryn Mawr, L.P., respectfully requests a waiver from Section 245-22 of the Township Code requiring groundwater recharge for projects adding new or replacement impervious coverage greater than 500 square feet. As detailed in this request letter, the minimum infiltration requirement of 0.50 inches cannot be achieved and a waiver is sought from the Township in accordance with Section 245-22.A(2)(c)[2].

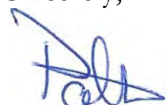
106 Harvard Road is vacant Lot 45 of the Woodlands II subdivision created in the late 1970's. Only one lot was initially developed (102 Harvard Lane) and the remaining lots have become overgrown with invasive vines and refuse over the last four decades. The current owner, Rockwell Bryn Mawr, L.P., is developing a new family home at 106 Harvard Lane with as shown on the attached plan. The proposed impervious coverage is 5,037 square feet, 21.7%. The Density Modification Development ordinance allows 27%.

Mr. Kevin Sech, P.G., P.E., of HILBEC Engineering, was retained to conduct a soil investigation of the property and surrounding lots, as required by Section 245-22. Mr. Sech evaluated the potential stormwater management areas along Harvard Lane. All test pits on the side south side of the road were similar. Each test pit exhibited redoxymorphic features indicative of a high water table. Mr. Sech concluded either no permeability testing could be conducted per PA DEP guidance due to the restrictive drainage features or the tests did not pass the minimum PA DEP infiltration requirement of 0.1 in/hr. See the soil testing report in the Post Construction Stormwater Management Narrative for 108 Harvard Lane.

In lieu of infiltration facilities, the stormwater management design proposes two rain gardens at 106 Harvard Lane to meet water quality and post development runoff peaks ordinance requirements. The rain gardens were designed using the PA DEP Managed Release Concept for bioretention basins. The proposed rain gardens will provide detention within the above ground basin and slowly infiltrate the runoff through a compost attenuation medium for water quality control. Then infiltrated runoff will discharge through a restriction orifice at a slow rate to Meadowbrook Run in the south edge of the property. Please refer to the engineering details in the Grading Permit Application.

Should the Township have any questions or require additional information, please contact me at [pspellman@site-engineers.com](mailto:pspellman@site-engineers.com) or 610.523.9002.

Sincerely,



Patrick Spellman, P.E.

**Impervious Surface**

Complete the impervious surface table (required).

Location: **106 HARVARD LANE, LOT 45**

Project Description: **SINGLE FAMILY HOME**

Gross Lot Area **23240** Sq. Ft.

<b>To be Completed by Radnor Township</b>	
Permit Number:	<u>19-010</u>
Submission Date:	<u>1/11/19</u>
Shade Tree Approval Date:	<u>1/23/19</u>
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	0		3,066	3,066	3,066	
Walkway/sidewalk	0		197	197	197	
Patios, decks	0		195	195	195	
Driveway	0		1,579	1,579	1,579	
Other	0		0	0	0	
<b>Total</b>	<b>0</b>		<b>0%</b>	<b>5,037</b>	<b>5,037</b>	

Estimated Cubic Yards of Dirt Involved **500** Will this fill be taken off site \_\_\_ Yes **X** No

Number of trees to be removed (over 6" in diameter) **19** Is Property in Historical District \_\_\_ Yes **X** 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

**D-M**                      **27%**                      **X**

TO BE COMPLETED BY APPLICANT

Property Owner(s) **ROCKWELL BRYN MAWR, L.P.**

Address of Property **106 HARVARD LANE, LOT 45, WOODLANDS II**  
**C/O 124 E. STATE STREET, MEDIA, PA 19063**

Phone Number **484-614-5876** Email **CFLYNN@ROCKWELLCUSTOM.COM**

Engineer/Surveyor **PATRICK SPELLMAN, SITE ENGINEERING**

Phone Number **610.523.9002** Email **PSPELLMAN@SITE-ENGINEERING.COM**

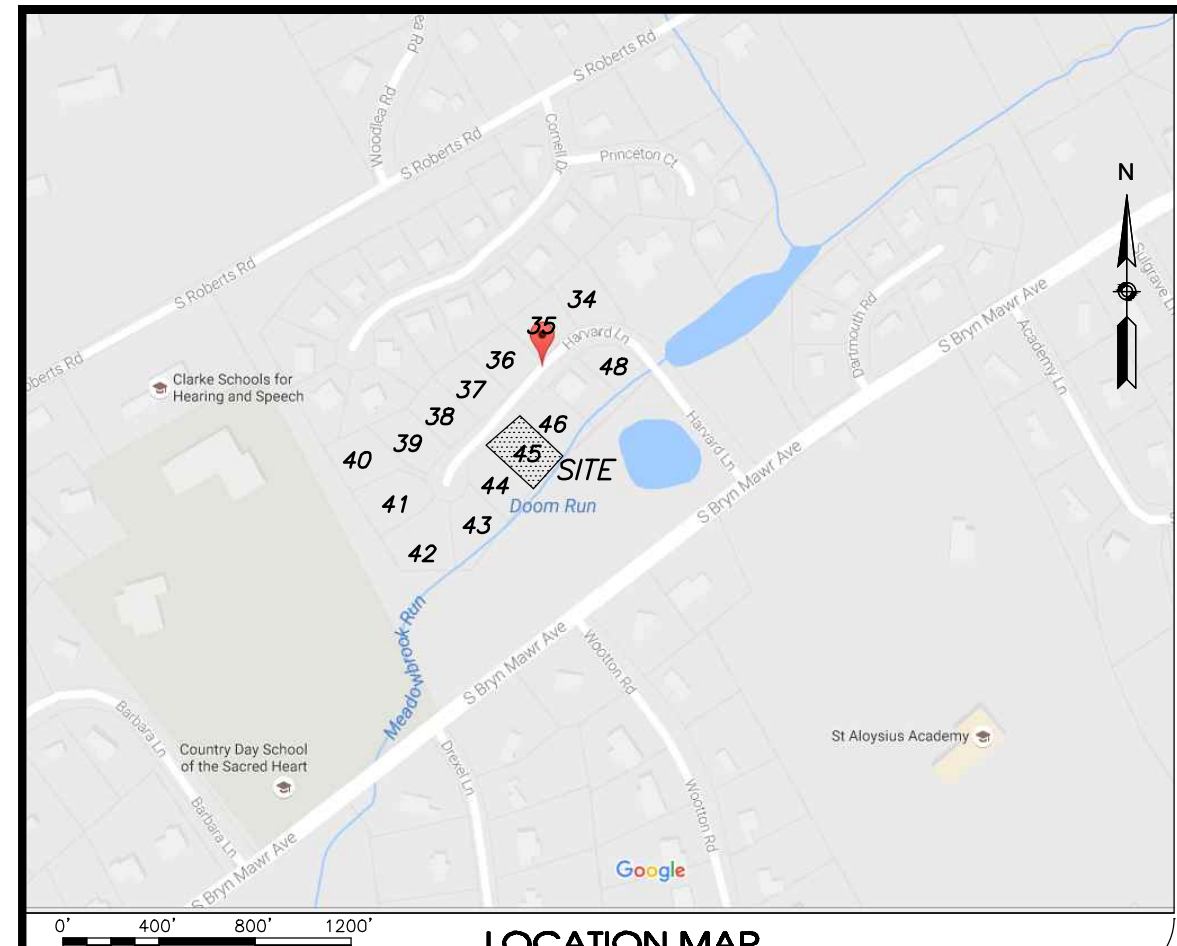
*The undersigned hereby makes application for a Permit under Chapter 175 and any amendments there of:*

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)





**NOTE:** THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 2018282223

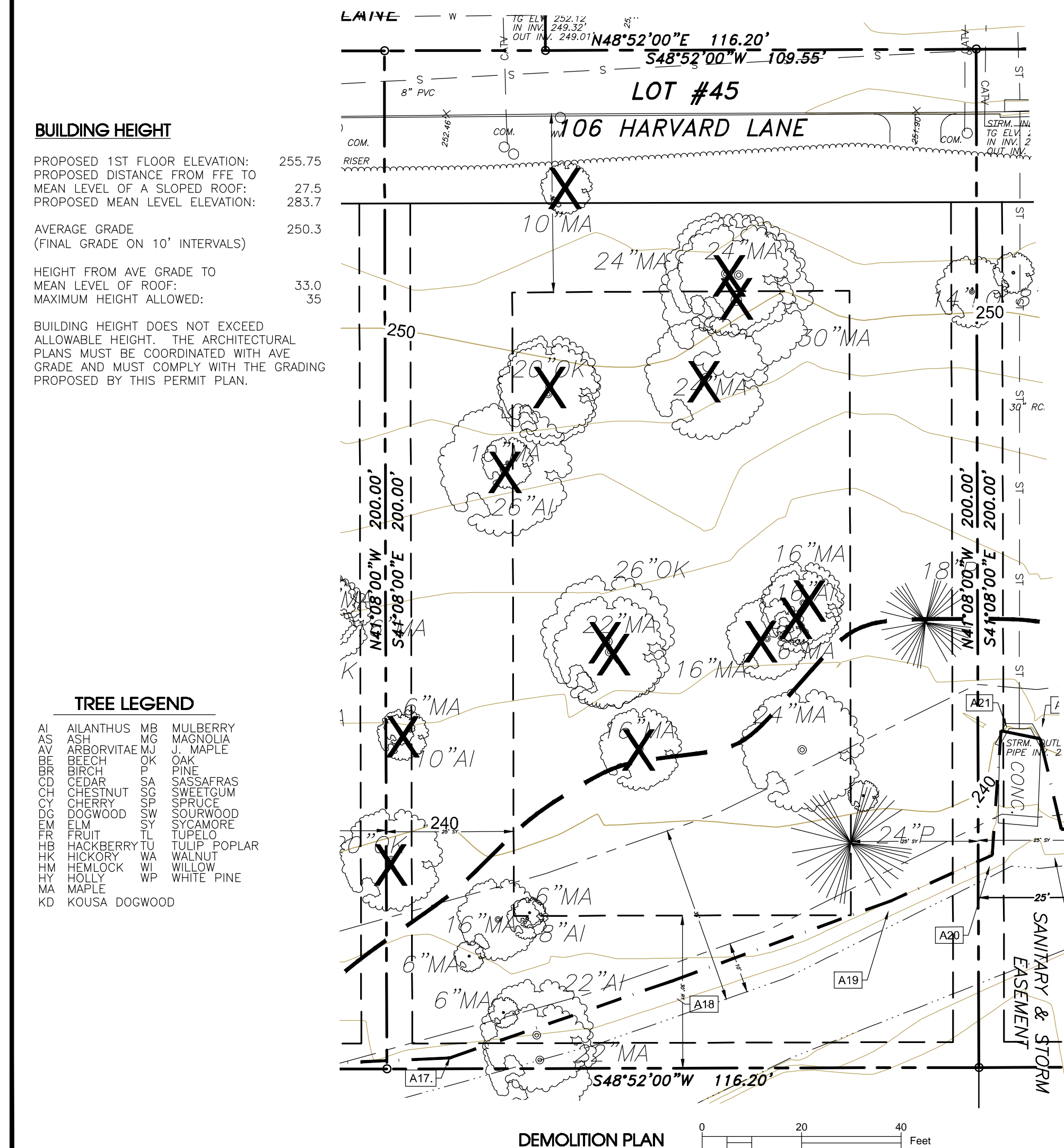
**TREE REPLACEMENT CALCULATIONS**

DBH	TREES TO BE REMOVED	REQUIRED REPLACEMENT PER TREE	TREES TO BE ADDED
6" TO 18"	10	1	10
19" TO 29"	8	3	24
30" OR GREATER	1	6	6
<b>TOTAL</b>	<b>19</b>		<b>40</b>

**PLANT SCHEDULE**

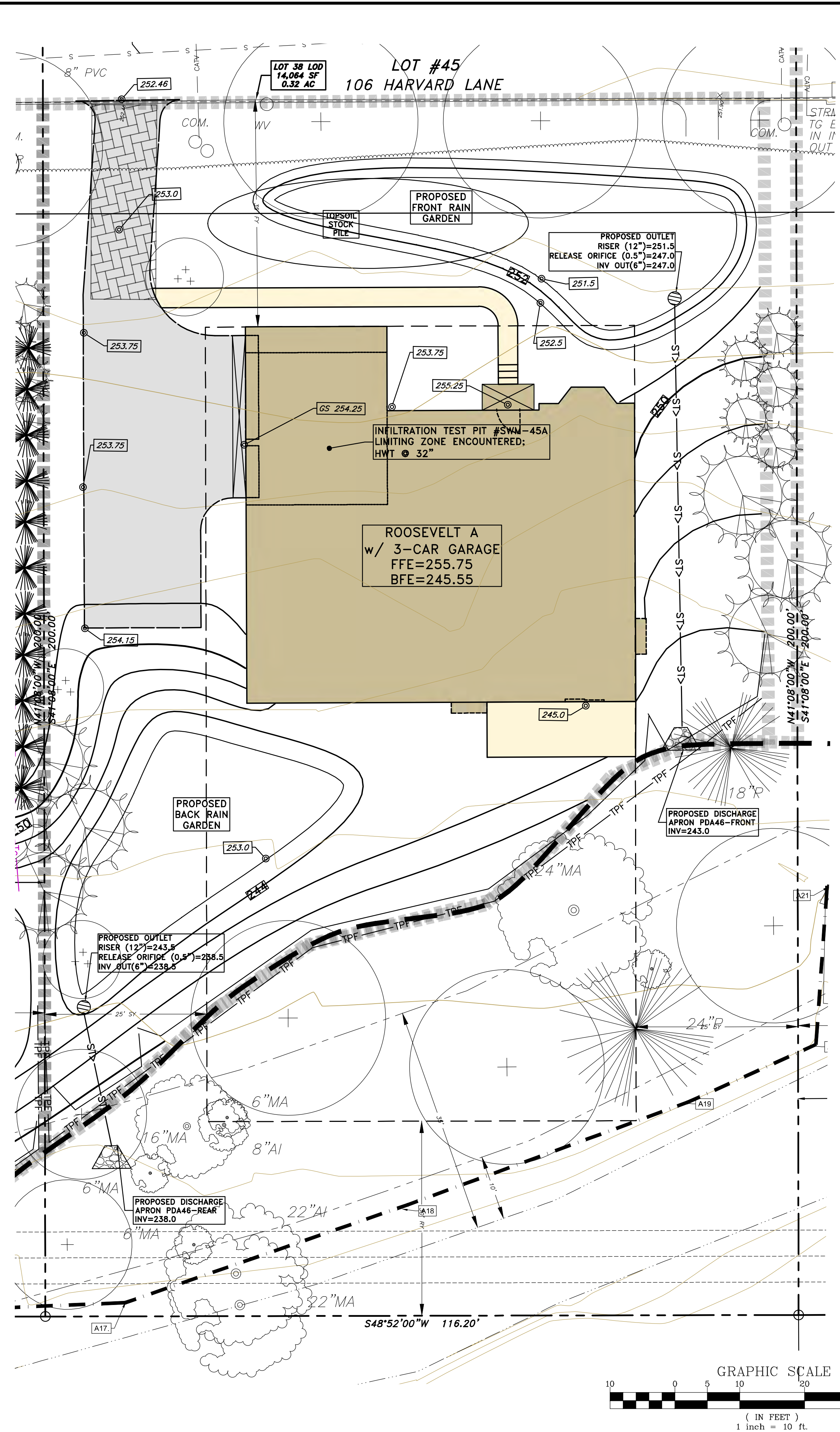
20 REPLACEMENT TREES PROPOSED PER LANDSCAPE PLAN. WOODLANDS ARE BRYN MAWR, PREPARED BY GLACIN THOMAS PANZAK. BALANCE OF REQUIRED TREES TO BE PLANTED ALONG HARVARD LOT WHERE SPACE IS AVAILABLE TO PROVIDE THE TOTAL REPLACEMENT TREES REQUIRED. SEE GTP PLAN FOR LOCATION AND SPECIES

DBH	TREES TO BE REMOVED	REQUIRED REPLACEMENT PER TREE	TREES TO BE ADDED
6" TO 18"	10	1	10
19" TO 29"	8	3	24
30" OR GREATER	1	6	6
<b>TOTAL</b>	<b>19</b>		<b>40</b>



**TREE LEGEND**

AI	AILANTHUS	MB	MULBERRY
AV	ARBORVITAE	MG	MAGNOLIA
BE	BEECH	MA	MAPLE
BR	BIRCH	OK	OAK
CD	CEDAR	SA	SASSAFRAS
CH	CHERRY	SW	SWEETGUM
CO	CORN DOGWOOD	SP	SPIRUE
CR	CRABAPPLE	SO	SOURWOOD
EL	ELM	SY	SYCAMORE
FR	FRUIT	TU	TULIP
HB	HACKBERRY	WA	WALNUT
HK	HICKORY	WI	WILLOW
HM	HEMLOCK	WP	WHITE PINE
HY	HOLLY		
MA	MAPLE		
KD	KOUSSA DOGWOOD		



**PLAN LEGEND**

**BOLD LINES: PROPOSED**  
**FADED LINES: EXISTING**

- 1" INTERVAL CONTOUR
- 5' INTERVAL CONTOUR
- STORM SEWER PIPING
- SANITARY SEWER PIPING
- GAS MAIN
- WATER MAIN / SERVICE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- COMMUNICATIONS
- EDGE OF LANDSCAPING
- EDGE OF PAVEMENT
- PROPERTY LINE
- BUILDING SETBACK LINE
- 100 YR FLOOD BOUNDARY
- WETLANDS W/FLAGS
- TWP RIPARIAN SETBACK

**BUILDINGS**  
EXISTING PROPOSED

**ASPHALT**  
EXISTING PROPOSED

**WALLS**  
EXISTING PROPOSED

**WALKS & PADS**  
EXISTING PROPOSED

**CLEAN OUT**  
**DOWNSPOUT**  
**MODERATELY STEEP SLOPES**  
**VERY STEEP SLOPES**

**LEGEND - E & S CONTROL FEATURES**

- 8" COMPOST SOCK
- TREE PROTECTION FENCING
- LIMIT OF DISTURBANCE LINE
- ROCK CONSTRUCTION ENTRANCE
- SOIL BOUNDARY (Moist & MAP SYMBOL)
- TREE TBR
- SLOPE LENGTH CALCULATION
- SLOPE LENGTH CALCULATION

**SURVEY NOTES**

- PARCEL INFORMATION: PARCEL NUMBER: 36-05-03083-61 Block 36-39 Unit 161 GROSS LOT AREA: 23,240 Sq. Ft. DEED BOOK 6074 PAGE 2371
- VERTICAL CONTROL IS BASED ON NAD83/NGVD88, PA SOUTH ZONE, WGS84. THERE IS AN EXISTING FLOOD PLAN AREA WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420417-0039F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
- WETLANDS SHOWN BASED ON FLAGGED DELINEATION AND SURVEY.
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- 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.
- PLANS REFERENCED: THE WOODLANDS II, AMENDED FINAL PLAN OF LOTS, PREPARED FOR OAKWOOD HOMES COMPANY, PREPARED BY D.S. WINOKUR ASSOCIATES, DATED 3-28-79, LAST REVISED 12-16-83. THE WOODLAND II, SITE PLAN LOTS 16-31 & 34-49, PREPARED FOR OAKWOOD HOMES COMPANY, PREPARED BY D.S. WINOKUR ASSOCIATES, DATED 3-28-79, LAST REVISED 9-25-90. THE WOODLAND II, SITE PLAN LOTS 16-31 & 34-48, PREPARED FOR OAKWOOD HOMES COMPANY, PREPARED BY D.S. WINOKUR ASSOCIATES, DATED 3-28-79, NO REVISIONS.

**ZONING SUMMARY**

ORDINANCE ITEM	R-1	D-M	PROPOSED
MIN. LOT AREA	43,560 SF	-	22001
MIN. LOT WIDTH @ BLDG	120 FT	-	96 FT
MIN. SETBACKS			
FRONT**	60 FT	35 FT	60 FT
SIDE (MINIMUM/AGGREGATE)	25 FT/60 FT	25 FT/50 FT	25 FT/51 FT
REAR	40 FT	30 FT	70 FT
MAX. BUILDING HEIGHT	35 FT	35 FT MAX	35 FT MAX
MAX. BUILDING COVERAGE	15%	20%	13.3%
MAX. IMPERVIOUS COVERAGE	22%	27%	21.7%

\*\* D-M FRONT YARD SETBACK MEASURED FROM CURB LINE.

**IMPERVIOUS COVERAGE SUMMARY (SQ. FT.)**

GROSS AREA	TO BE REMOVED			TO BE ADDED			NET	PROPOSED
	EXISTING	TO BE REMOVED	TO BE ADDED	EXISTING	TO BE REMOVED	TO BE ADDED		
BUILDINGS	0	0	3,066	3,066	3,066	3,066		
WALKS	0	0	197	197	197	197		
PATIOS & DECKS	0	0	195	195	195	195		
DRIVES	0	0	1,579	1,579	1,579	1,579		
OTHER	0	0	0	0	0	0		
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>0.0%</b>	<b>0.0%</b>	<b>5,037</b>	<b>5,037</b>	<b>5,037</b>	<b>5,037</b>		
<b>TOTAL BUILDING %</b>	<b>0.0%</b>						<b>13.2%</b>	
<b>TOTAL IMPERVIOUS %</b>	<b>0.0%</b>						<b>21.7%</b>	

**FUTURE IMPERVIOUS**

THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE AN ADDITIONAL 535.5 SF OF PROPOSED IMPERVIOUS NOT SHOWN ON THIS PLAN. THE PROPOSED DESIGN REQUIRES FUTURE IMPERVIOUS TO BE CAPTURED IN THE REAR RAIN GARDEN. A SEPARATE GRADING PERMIT SUBMISSION WILL BE REQUIRED TO CONSTRUCT THE ADDITIONAL IMPERVIOUS AND FOR ANY OTHER FUTURE IMPROVEMENTS AT THE SITE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES IN FORCE AT THAT TIME.

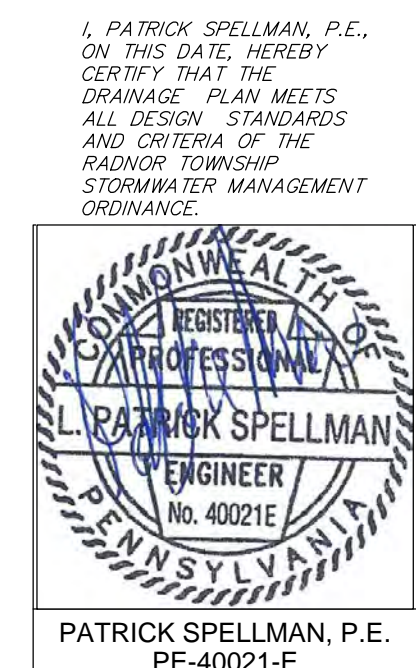
- CONSTRUCTION STAGING**
- PERMITTEE OR PERMITTEE'S DESIGNEE SHALL CONTACT THE TOWNSHIP AT 610-688-5600 TO ARRANGE THE PRE-CONSTRUCTION CONFERENCE AT THE SITE WITH THE TOWNSHIP ENGINEER. THE PRE-CONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO COMMENCEMENT OF ANY WORK ASSOCIATED WITH THE GRADING PERMIT.
  - STAGE 1. FIELD LOCATE ALL UTILITIES.
  - STAGE 2. INSTALL SILT FENCE AND TREE PROTECTION FENCING. INSTALL ROCK CONSTRUCTION ENTRANCE IF CLEANING OF TIRES ON EXISTING DRIVEWAY IS INEFFECTIVE.
  - STAGE 3. STRIP TOPSOIL AND ROUGH GRADE AREA OF PROPOSED IMPROVEMENTS. IMMEDIATELY STABILIZE DORMANT DISTURBED AREAS WITH THE APPROPRIATE SEED MIXTURE. TOPSOIL STOCKPILES ARE TO BE LIMITED TO 35 FEET WITH A MAXIMUM SIDE SLOPE OF 2:1. IMMEDIATELY STABILIZE STOCKPILE.
  - STAGE 4. CONSTRUCT IMPROVEMENTS. DISTURBANCE SHALL BE KEPT TO A MINIMUM AT ALL TIMES. MAINTAIN ALL EROSION CONTROL FACILITIES AND DEVICES IN PROPER WORKING ORDER AT ALL TIMES. IMMEDIATELY STABILIZE DORMANT DISTURBED AREAS WITH STONE OR WITH TEMPORARY OR PERMANENT SEED MIX AS WARRANTED AND MULCH AT 3 TONS PER ACRE, AND LIME AS PRESCRIBED.
  - STAGE 5. CONSTRUCT THE STORMWATER BASIN AND CONVEYANCE SYSTEM. SUB-GRADE SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC. ANY SEDIMENT THAT ACCUMULATES IN THE BASIN SHALL BE REMOVED. THE CONVEYANCE SYSTEM OR BASIN SHOULD RECEIVE RUNOFF FROM UNSTABILIZED AREAS. ALL AREAS TRIBUTARY TO THE BASIN SHALL ACHIEVE A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER BEFORE RUNOFF IS ALLOWED TO ENTER THE STORMWATER SYSTEM.
  - STAGE 6. CONSTRUCT THE STORMWATER BASIN AND CONVEYANCE SYSTEM. SUB-GRADE SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC. ANY SEDIMENT THAT ACCUMULATES IN THE BASIN SHALL BE REMOVED. THE CONVEYANCE SYSTEM OR BASIN SHOULD RECEIVE RUNOFF FROM UNSTABILIZED AREAS. ALL AREAS TRIBUTARY TO THE BASIN SHALL ACHIEVE A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER BEFORE RUNOFF IS ALLOWED TO ENTER THE STORMWATER SYSTEM.
  - STAGE 7. A MINIMUM OF 4 INCHES OF TOPSOIL SHOULD BE PROVIDED OVER ALL DISTURBED AREAS PRIOR TO SEEDING OPERATIONS.
  - STAGE 8. ONCE SITE IS STABILIZED WITH 70% COVERAGE, CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL MUST BE STABILIZED IMMEDIATELY. ANTICIPATED START OF CONSTRUCTION - WINTER 2018 ANTICIPATED COMPLETION OF CONSTRUCTION - SUMMER 2019

**PROJECT NARRATIVE**

THE OWNER/APPLICANT, ROCKWELL BRYN MAWR, LP, PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING ON A VACANT LOT. THE PROPOSED IMPERVIOUS COVERAGE IS 5,804 SF. THE PROPERTY IS IN THE DARBY CREEK WATERSHED, RELEASE DISTRICT B-2. THE PROPOSED STORMWATER BASIN WILL REDUCE THE POST-CONSTRUCTION STORM PEAK RUNOFF RATE TO THE PRE-CONSTRUCTION STORM PEAK RUNOFF RATES REQUIRED BY TABLE 406.1 AND PROVIDE THE REQUIRED RETENTION AND WATER QUALITY VOLUMES. THE LIMIT OF DISTURBANCE AND STORMWATER REGULATORY AREA IS 20,350 SF. DURING CONSTRUCTION EROSION AND SEDIMENT CONTROL IS ACCOMPLISHED THROUGH LIMITED DISTURBANCE, IMMEDIATE STABILIZATION, AND SILT BARRIERS.

**APPLICANT ACKNOWLEDGEMENT:**

I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN AND EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY RADNOR TOWNSHIP.



NUM. DATE REVISION

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTON, PA 19399

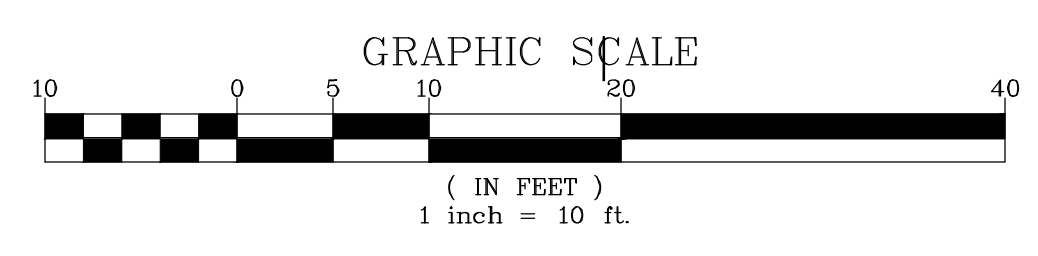
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

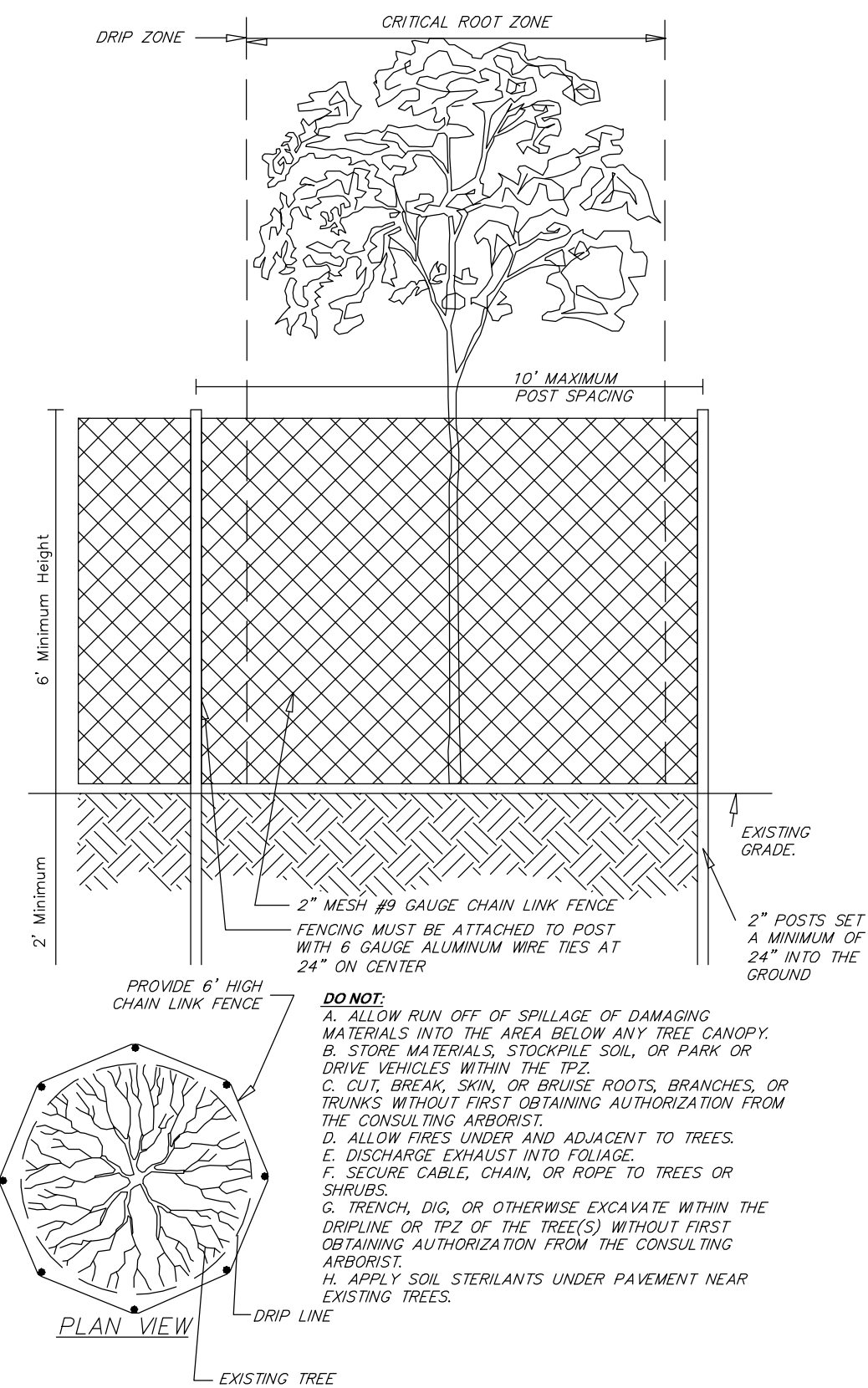
PLAN PREPARED FOR:  
**ROCKWELL BRYN MAWR, LP**  
WOODLANDS AT BRYN MAWR  
HARVARD LANE  
BRYN MAWR, PA 19010

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
DATE: JANUARY 8, 2019

**LOT 45**  
**106 HARVARD LANE**  
**PROPOSED PERMIT PLAN**

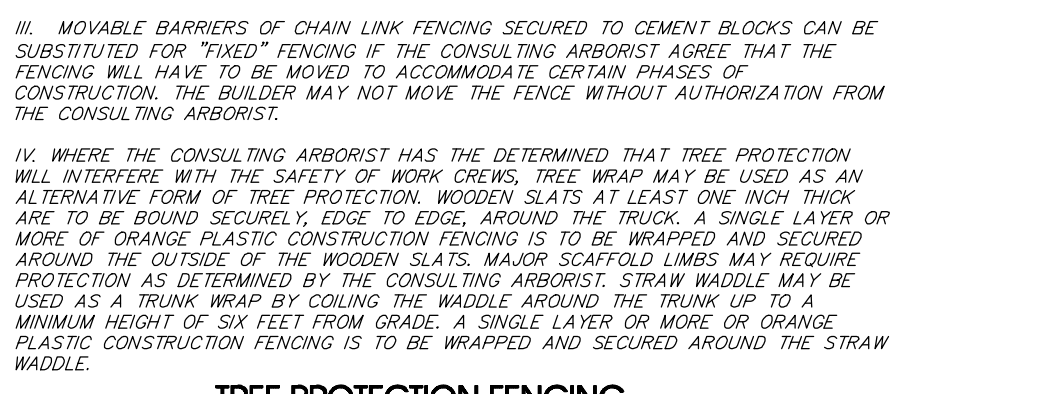
**SHEET**  
**1 of 2**  
SCALE: AS NOTED





**TREE PROTECTION SPECIFICATIONS**

- A 4" LAYER OF COURSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIFLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUNK.
- A PROTECTIVE BARRIER OF 6" CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIFLINE OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE DRIFLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOT CLOSER THAN 2" FROM THE TRUNK OF ANY TREE. FENCE POSTS SHALL BE 2.0" IN DIAMETER AND ARE TO BE DRIVEN 2" INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).
- 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.
- WHERE THE CONSULTING ARBORIST HAS DETERMINED THAT TREE PROTECTION WILL INTERFERE WITH THE SAFETY OF WORK CREWS, TREE WRAP MAY BE USED AS AN ALTERNATIVE FORM OF TREE PROTECTION. WOODEN SLATS AT LEAST ONE INCH THICK ARE TO BE BOUND SECURELY, EDGE TO EDGE, AROUND THE TRUNK. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCAFFOLD LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE CONSULTING ARBORIST. STRAW WADDLE MAY BE USED AS A TRUNK WRAP BY COUNING THE WADDLE AROUND THE TRUNK UP TO A MINIMUM HEIGHT OF SIX FEET FROM GRADE. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE STRAW WADDLE.



**TREE PROTECTION FENCING**

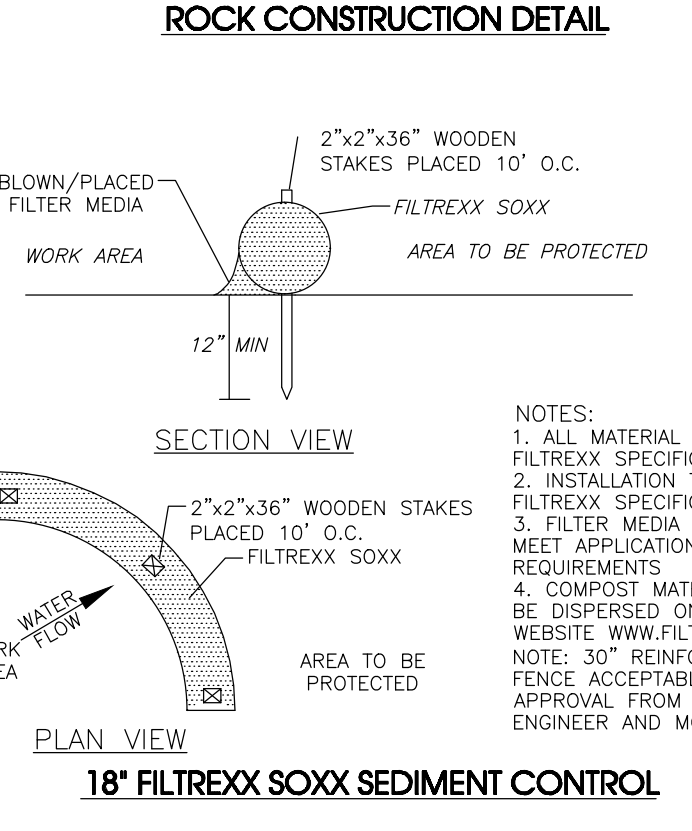
- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK COVER FULL WIDTH OF ENTRANCE.
- RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
- MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
- MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY, DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**EROSION CONTROL MAINTENANCE REQUIREMENTS**

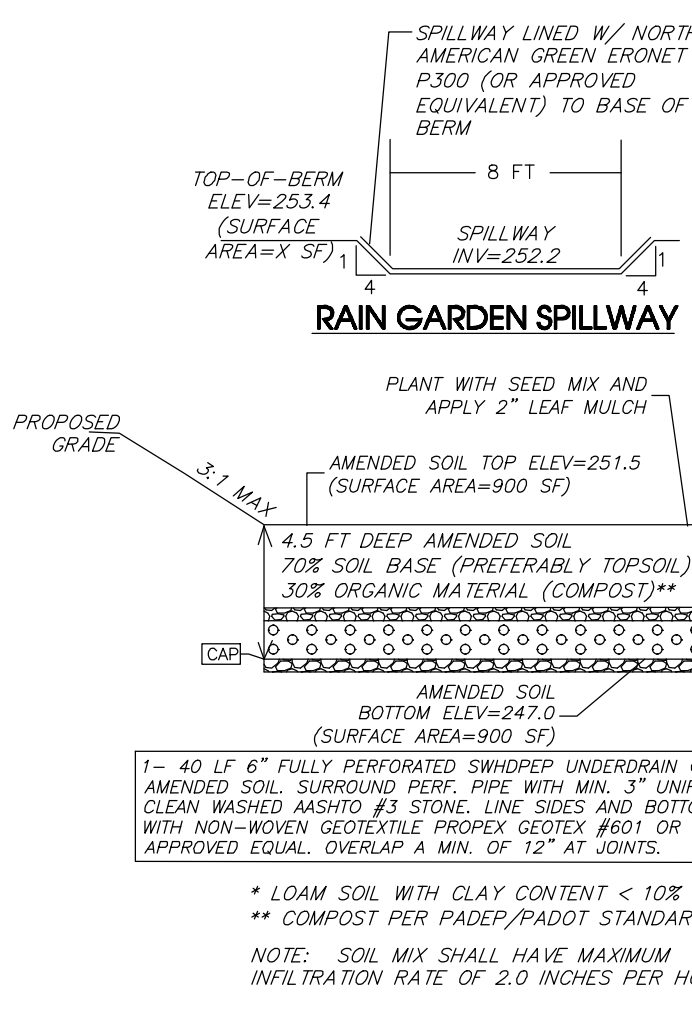
- SILT BARRIER, TREE PROTECTION FENCING, AND THE ROCK CONSTRUCTION ENTRANCE MUST BE CHECKED ON A DAILY BASIS AND AFTER ALL STORM EVENTS TO ENSURE THAT THEY ARE STILL FUNCTIONING PROPERLY. IF NOT, THEY SHALL BE REPLACED OR CLEANED OF SEDIMENT.
- SEDIMENT MUST BE REMOVED FROM SILT BARRIER WHEN ACCUMULATIONS REACH 1/2 OF THE ABOVE GROUND HEIGHT OF THE FENCE.
- ANY SECTION OF SILT BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
- DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS REQUIRED OR AS DIRECTED BY THE TOWNSHIP SO AS TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE.

**EROSION AND SEDIMENTATION CONTROL NOTES**

- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- CONTRACTOR MUST WASH VEHICLE TIRES PRIOR TO LEAVING SITE. SHOULD WASHING TIRES PROVE INEFFECTIVE, CONTRACTOR MUST INSTALL ROCK CONSTRUCTION ENTRANCE.
- CONTRACTOR MUST CLEAN DRIVEWAY AND ROAD OF ANY SEDIMENT AT THE END OF EACH WORK DAY.
- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLORES MUST BE 2:1 OR FLATTER.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RETINING 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.

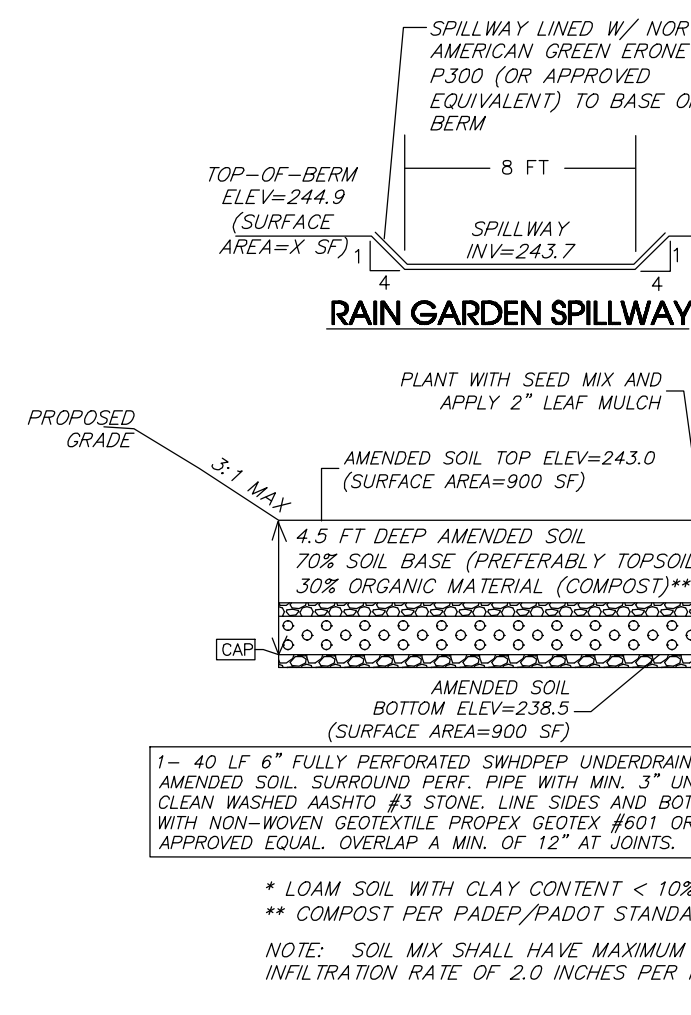


**18\"/>**



**PLANTING NOTES:**

- PROPOSED BIORETENTION AREA SHALL BE SEEDED WITH ERNST "RAIN GARDEN MIX" ERNMX-261 (OR APPROVED EQUIVALENT).
- SEEDING RATE: 20 BULK LBS PER ACRE
- THE BIORETENTION AREA SHALL ONLY BE MOWED DURING THE DORMANT SEASON.

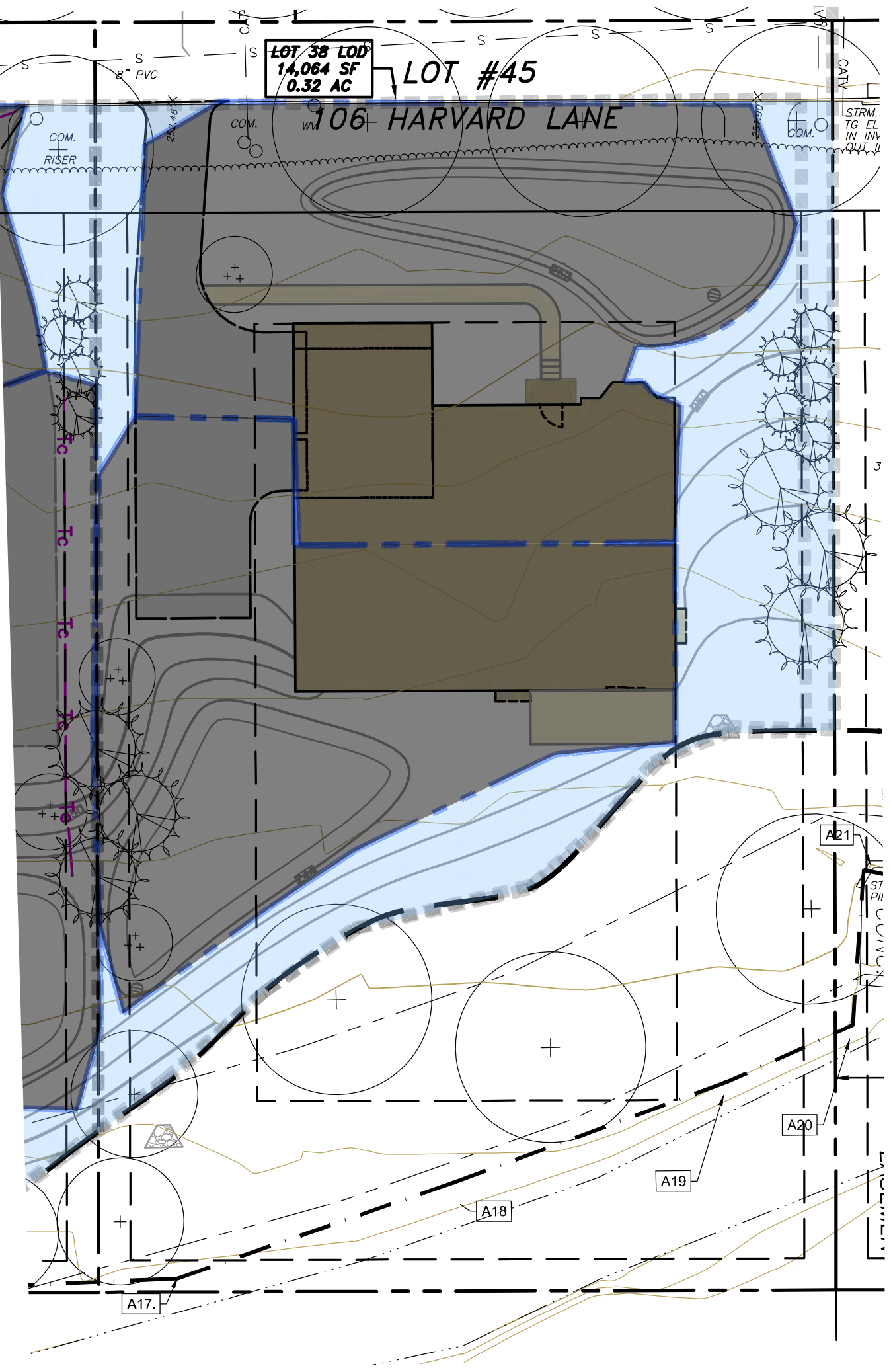


**PLANTING NOTES:**

- PROPOSED BIORETENTION AREA SHALL BE SEEDED WITH ERNST "RAIN GARDEN MIX" ERNMX-261 (OR APPROVED EQUIVALENT).
- SEEDING RATE: 20 BULK LBS PER ACRE
- THE BIORETENTION AREA SHALL ONLY BE MOWED DURING THE DORMANT SEASON.

**RAIN GARDEN BASIN NOTES**

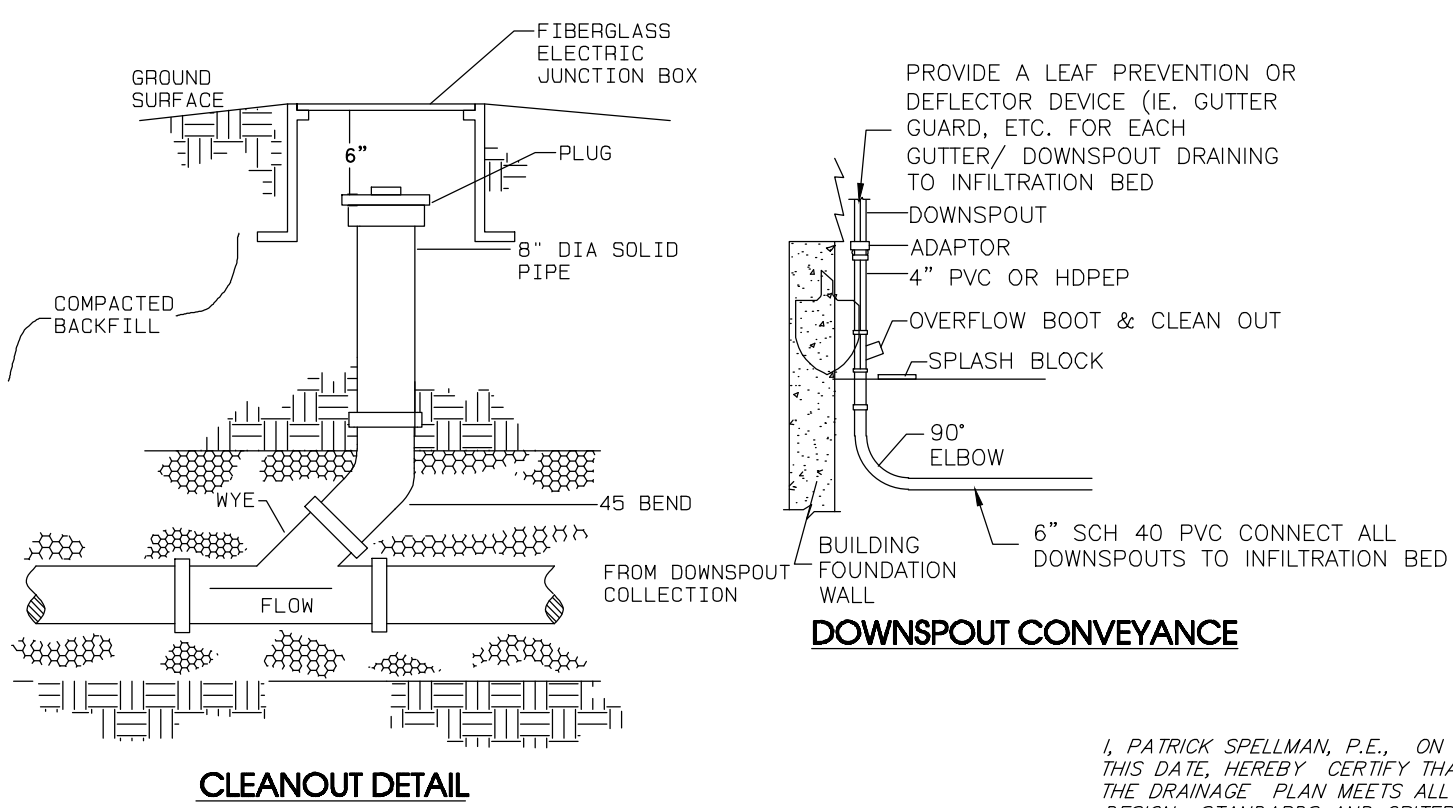
- ALL TOPSOIL AND VEGETATION SHOULD BE STRIPPED FROM THE EMBANKMENT AREA.
- EMBANKMENT AREAS WHICH ARE TO RECEIVE FILL SHOULD BE PROTECTED WITH A SEGMENTED PAD OR "SHEEPSFOOT" ROLLER PRIOR TO FILL PLACEMENT. ANY SOFT OR UNSTABLE AREAS NOTICED DURING THE PROTECTING SHALL BE UNDERCUT TO SUITABLE MATERIALS AS DIRECTED BY THE TOWNSHIP ENGINEER.
- ALL EMBANKMENT FILL SHALL CONSIST OF INORGANIC, READILY COMPACTIBLE, PREDOMINATELY CLAY SOIL FREE OF TRASH, FROZEN MATERIAL, ORGANIC INCLUSIONS, OR EXCESS MOISTURE. FILL SHALL BE PLACED IN HORIZONTAL LIFTS WITH A MAXIMUM THICKNESS OF EIGHT INCHES (8"), EACH LIFT SHALL BE COMPACTED IN ACCORDANCE AND TO THE STANDARDS OF THE STANDARD PROCTOR TEST (ASTM D698).
- PERFORATIONS SHALL MEET AASHTO CLASS II PATTERN FOR PIPE DIAMETER.
- CARE SHOULD BE TAKEN IN THE PLACING OF STONE ATOP THE GEOTEXTILE SO AS TO AVOID TEARING OR RIPPING OF THE LINER AND FABRIC.
- THERE ARE NO PROVISIONS FOR THE CONNECTIONS OF SUMP PUMPS AND FOUNDATION DRAINS WILL REQUIRE A RE-DESIGN OF THE SYSTEM.



**STORMWATER INFILTRATION BED NOTES**

BASIN CONSTRUCTION SHALL FOLLOW BEST CONSTRUCTION PRACTICES INCLUDING BUT NOT LIMITED TO:

- SCARIFY BOTTOM AND SIDES OF BASIN, TAKING CARE NOT TO COMPACT SOIL.
- PERFORATIONS SHALL MEET AASHTO CLASS II PATTERN FOR PIPE DIAMETER.
- ENTIRE BED, SIDES TOP AND BOTTOM, SHALL BE WRAPPED IN SYNTHETIC INDUSTRIES NON-WOVEN #801 OR ENGINEER APPROVED EQUAL. PROVIDE A MINIMUM 1" OVERLAP AT ALL SEAMS AND JOINTS WHERE PROTRUSIONS OR PENETRATIONS OCCUR. GEOTEXTILE SHALL BE PERMANENTLY AFFIXED TO OBJECT.
- CARE SHOULD BE TAKEN IN THE PLACING OF STONE ATOP THE GEOTEXTILE SO AS TO AVOID TEARING OR RIPPING OF THE FABRIC. STONE SHOULD NOT BE DUMPED UNTIL A 6" LAYER OF STONE IS IN PLACE.
- BED TO ACCEPT RUNOFF ONLY FROM DESIGNATED DOWNSPOUTS AND ONLY AFTER LEAF GUARDS ARE IN-PLACE AND OPERATIONAL.



**DOWNSPOUT CONVEYANCE**

PROVIDE A LEAF PREVENTION OR DEFLECTOR DEVICE (IE, GUTTER GUARD, ETC.) FOR EACH GUTTER/ DOWNSPOUT DRAINING TO INFILTRATION BED.

8" SCH 40 PVC CONNECT ALL DOWNSPOUTS TO INFILTRATION BED.

PATRICK SPELLMAN, P.E.  
PE-40021-E

NUM.	DATE	REVISION
		PLAN PREPARED BY:
		<b>SITE ENGINEERING CONCEPTS, LLC</b>
		P.O. BOX 1992
		SOUTHEASTERN, PA 19399
	P: 610-240-0450	F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM
		PLAN PREPARED FOR:
		<b>ROCKWELL BRYN MAWR, LP</b>
		WOODLANDS AT BRYN MAWR
		HARVARD LANE
		BRYN MAWR, PA 19010
	RADNOR TOWNSHIP	DELAWARE COUNTY
		PENNSYLVANIA
		DATE: JANUARY 8, 2019
		<b>LOT 45</b>
		<b>106 HARVARD LANE</b>
		<b>DETAILS</b>
		<b>SHEET 2 of 2</b>
		SCALE: NTS

---

# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



---

### Memorandum

To: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager  
William M. White, Assistant Manager/Director of Finance

Date: February 4th, 2019

---

**Re: 527 Roberts Road – Stormwater Management Ordinance Waiver Request – Grading Permit Application GP 17-022**

---

Infiltration testing was performed prior to the submission of the application for above referenced Grading Permit in 2017. At that time, the testing indicated that groundwater recharge requirements could be met, for two sub-surface systems, A and B. System A has been successfully installed and is working properly.

During construction of System B, groundwater was encountered at a depth of 3-4 feet, thereby making infiltration a moot point. The applicant is requesting a waiver from the Township's Stormwater Management Ordinance (Groundwater Recharge and Rate Control). The applicant is suggesting planting 20 trees on site in lieu of System B.

Attached is the detailed Gannett Fleming review letter, the applicant's waiver request, and plan.



**Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** February 5, 2019

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

**From:** Roger Phillips, PE

**RE:** 527 Roberts Road – Stormwater Waiver Request  
Grading Permit Application – GP 17-022

---

The applicant submitted a grading permit in February 2017 for the construction of a 2,387 SF building, 5,367 SF driveway, and 447 SF of walkways and deck. The applicant completed infiltration testing and designed a stormwater system to meet Ordinance requirements during the grading permit review process and a permit was issued in July 2018. This approved stormwater system consisted of two separate systems, Basin A and Basin B. Basin A controls drainage for 21,265 SF and Basin B controls drainage for 6,040 SF. During construction of the approved Basin B, groundwater was encountered 3-4 feet below ground surface as opposed to the 8.5 feet found during infiltration testing in 2017. The applicant is requesting a waiver from any necessary sections of the Township's Stormwater Management Ordinance such as §245-22 Groundwater Recharge, §245-23 Water Quality, and §245-25 Rate Control.

Basin B was to control the portion of the driveway in the "flag pole" portion of the lot. Due to a utility easement created at the time of the subdivision creating the lot, Basin B cannot be relocated on the site to capture the same drainage area as was approved during the grading permit process. Basin A controls the drainage area for the house and majority of the driveway. This basin was installed without an issue and is sufficiently sized to provide the required water quality volume for both drainage areas. In addition, significant landscaping including 20 trees will be planted on the site.

The applicant has requested to appear before the Board of Commissioners to request a waiver from the above-mentioned sections of the Ordinance to complete construction of the proposed building and associated improvements as allowed under approved grading permit 17-022 with the installation of only Basin A of the above mentioned stormwater system.

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



610-356-9550  
FAX 610-356-5032

**Herbert E. MacCombie, Jr., P.E.**  
CONSULTING ENGINEERS & SURVEYORS, INC.  
1000 PALMERS MILL ROAD  
MEDIA, PA 19063

James W. MacCombie, P.E., P.L.S.  
Herbert E. MacCombie, III, Technician

REPLY TO:  
P.O. BOX 118  
BROOMALL, PA 19008-0118

January 31, 2019

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

RE: Stormwater Management Waiver Request  
VFSB, LLC  
527 Roberts Road  
Radnor Township, Delaware County, PA

Dear Mr. Norcini:

On behalf of our client, VFSB, LLC, we respectfully request consideration of waivers to the pertinent Stormwater Management Regulations that require stormwater management for the long narrow portion of the lot containing a portion of the driveway draining to the north towards Roberts Road. The area draining to this proposed facility is 6,040 S.F. or 0.1357 Acres. During construction of the approved stormwater management facility, significant ground water was encountered within the proposed subsurface spread basin. Our office prepared a stormwater design, which was reviewed and approved by the Township Consultants, that included soil test pits that demonstrated the ground water table, at the time of the testing, to be approximately 8.5 feet below the ground elevation. The limiting zone was surveyed to be at elevation 240.38. The subsurface spread basin was designed to provide rate control and water quality for the area draining within the "flag pole" portion of the lot. The basin was designed with a bottom elevation of 242.50, slightly higher than the recommended 2-foot separation between the limiting zone and the bottom of a subsurface facility.

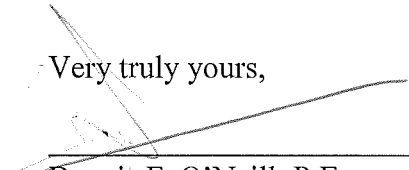
During excavation for the basin, ground water was encountered at approximately elevation 248.00, or 3 to 4 feet below the surface elevation. Our office has reviewed various alternatives. However, due to restrictions from a utility easement created at the time of the subdivision creating the lot, no subsurface stormwater management facilities can be installed in the "flag pole" portion of the lot that would prevent future utilities such as sanitary sewer, water, electric, and gas from being extended from Roberts Road to adjoining lots.

The proposed subsurface infiltration basin for the southern drainage area, which contains the proposed house and most of the driveway improvements has been installed without encountering ground water and does not show any signs of ground water infiltration. This basin provides rate control and water quality improvements for 21,265 SF. or 0.4882 acres.

As requested, our office made a thorough review of the stormwater management design to determine if any additional water quality facilities could be added on the site to compensate for the basin which is not to be installed. It is noted, based on the calculation that Basin A, which has been installed, provided 1,203 cubic feet of stormwater capture and infiltration. This is more than double the required 537 cubic feet of water quality volume required by the Township Water Quality Analysis. The water quality requirements for Basin B, which is the subject of this waiver request, is 235 cubic feet. Basin A provides sufficient water quality for both drainage areas. In addition, a significant landscape plan for foundation plants is proposed that will provide water runoff quality improvements and 20 trees are proposed to be planted on the site. It is also noted, due to current issues with sewer connections within the sanitary sewershed, connection to the public sewer cannot be permitted at this time. The applicant has designed and has been issued a permit for an on-site sewage system for sewage disposal. The area of this system takes up a large area of land that could be used for additional water quality facilities although because of its uphill location would have a very small drainage area draining to it.

I have attached a copy of the soil test pits for both basins, as well a copy of the water quality analysis confirming the volume of water quality provided. Please feel free to contact me if you require any additional support information or if you have any additional questions.

Very truly yours,



---

Dennis F. O'Neill, P.E.

Copy: Vincent Falcone, VFSB, LLC



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

**SITE INVESTIGATION AND PERCOLATION  
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. 525 Roberts Road Municipality Radnor Township County Delaware

Site Location Test Pit #B (Near Road) Subdivision Name VFSB, LLC

- SUITABLE Soil Type Glenelg Slope 5% Depth to Limiting Zone 102" + Ave. Perc. Rate 58.00  
 UNSUITABLE  Mottling  Seeps or Ponded Water  Bedrock  Fractures  Coarse Fragments  
 Perc. Rate  Slope  Unstabilized Fill  Floodplain  Other \_\_\_\_\_

**SOILS DESCRIPTION:**

Soils Description Completed by: Christopher Mulvey Date: 2/2/17

Inches	Description of Horizon
<u>0</u> TO <u>3</u>	<u>10YR3/2, Silt Loam, Granular, Loose</u>
<u>3</u> TO <u>64</u>	<u>10YR3/6, Clay Loam, Subangular, Blocky, Firm w/ 20% Rock &gt; or = 2"</u>
<u>64</u> TO <u>102</u>	<u>10YR4/6, Sandy Silt Loam, Granular, Very Loose</u>
<u>102</u> TO <u>108</u>	<u>Water</u>
_____ TO _____	_____
_____ TO _____	_____

**PERCOLATION TEST:**

Percolation Test Completed by: Kevin Porter Date: 2/2/17

- Weather Conditions:  Below 40°F  40°F or above  Dry  Rain, Sleet, Snow (last 24 hours)  
 Soil Conditions:  Wet  Dry  Frozen

Hole No.	***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
4	X		10 / 30	1.50	1.25	1.25	1.25				
5	X		10 / 30	1.25	1.00	1.00	1.00				
6	X		10 / 30	0.50	0.25	0.25	0.25				
			10 / 30								
			10 / 30								
			10 / 30								

\*\*\*Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

**Calculation of Average Percolation Rate:**

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
4	1.25 "	24.00	148 "
5	1.00 "	30.00	164 "
6	0.25 "	120.0	178 "
	"		"
	"		"
	"		"
	"		"
TOTAL OF MIN / IN →		174.0	= 58.0
TOTAL NO. OF HOLES →		3	

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.  
 (S) \_\_\_\_\_  
 Sewage Enforcement Officer



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

**SITE INVESTIGATION AND PERCOLATION  
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. 525 Roberts Road Municipality Radnor Township County Delaware

Site Location Test Pit #A Subdivision Name VFSB, LLC

SUITABLE Soil Type Glenelg Slope 5% Depth to Limiting Zone 108" + Ave. Perc. Rate 16.00

UNSUITABLE  Mottling  Seeps or Ponded Water  Bedrock  Fractures  Coarse Fragments

Perc. Rate  Slope  Unstabilized Fill  Floodplain  Other \_\_\_\_\_

**SOILS DESCRIPTION:**

Soils Description Completed by: Christopher Mulvey Date: 2/2/17

Inches	Description of Horizon
<u>0</u> TO <u>12</u>	<u>10YR3/2, Silt Loam (Topsoil), Granular, Loose</u>
<u>12</u> TO <u>42</u>	<u>10YR3/6, Silt Loam, Granular, Friable</u>
<u>42</u> TO <u>108</u>	<u>10YR3/4, Silt Loam, Granular, Loose, Small Amount of Rock</u>
_____ TO _____	_____
_____ TO _____	_____
_____ TO _____	_____

**PERCOLATION TEST:**

Percolation Test Completed by: Robert Atkinson Date: 2/2/17

Weather Conditions:  Below 40°F  40°F or above  Dry  Rain, Sleet, Snow (last 24 hours)

Soil Conditions:  Wet  Dry  Frozen

Hole No.	***		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
	Yes	No									
<u>1</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>10 / 30</u>	<u>3.25</u>	<u>3.125</u>	<u>3.125</u>	<u>3.00</u>				
<u>2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>10 / 30</u>	<u>4.00</u>	<u>3.875</u>	<u>3.75</u>	<u>3.75</u>				
<u>3</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>10 / 30</u>	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>				
			<u>10 / 30</u>								
			<u>10 / 30</u>								
			<u>10 / 30</u>								

\*\*\*Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

**Calculation of Average Percolation Rate:**

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
<u>1</u>	<u>3.00</u> "	<u>10.0</u>	<u>90</u> "
<u>2</u>	<u>3.75</u> "	<u>8.00</u>	<u>85</u> "
<u>3</u>	<u>1.00</u> "	<u>30.0</u>	<u>83</u> "
_____	_____ "	_____	_____ "
_____	_____ "	_____	_____ "
_____	_____ "	_____	_____ "
TOTAL OF MIN / IN →		<u>48.0</u>	= <u>16.0</u>
TOTAL NO. OF HOLES →		<u>3</u>	

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.

(S) \_\_\_\_\_  
Sewage Enforcement Officer

White - Local Agency

Yellow - Applicant

Pink - Local DEP Office



**NET 2-YEAR INFILTRATION ANALYSIS  
AREA 'A'  
FOR  
VFSB, LLC  
525 ROBERTS ROAD**

**NET 2-YEAR STORM INFILTRATION CALCULATIONS**

**PRE-DEVELOPMENT -**

DIRECT RUNOFF      0.30 IN.      (SHT A-72)  
DRAINAGE AREA      0.5349 AC.      (SHT A-72)

VOLUME OF RUNOFF = (0.30 IN) (1 FT / 12 IN)(0.5349 AC)(43,560 S.F./AC.)

PRE-DEVELOPMENT      2-YEAR STORM EVENT      = 583 C.F.

**POST – DEVELOPMENT -**

DIRECT RUNOFF      0.92 IN.      (SHT A-75)  
DRAINAGE AREA      0.5349 AC.      (SHT A-75)

VOLUME OF RUNOFF = (0.92 IN) (1 FT / 12 IN)(0.5349 AC)(43,560 S.F./AC.)

POST DEVELOPMENT      2-YEAR STORM EVENT      = 1,786 C.F.

NET 2-YEAR INFILTRATION PROVIDED = 1,203 C.F.

**WATER QUALITY ANALYSIS – RADNOR TOWNSHIP CODE §245-23.(D)**

$$WQV = [(P)(Rv)(A)] / 12$$

WQV = WATER QUALITY VOLUME (ACRE-FEET)

P = 1 INCH

A = AREA OF PROJECT CONTRIBUTING TO WATER QUALITY BMP (ACRES)

Rv = 0.05+0.009(I)

I = PERCENT OF AREA THAT IS IMPERVIOUS

BASIN A

$$I = [(0.0513 + 0.0659 + 0.0057) / 0.4882] * 100 = 25.17\%$$

$$Rv = 0.05 + (0.009) (25.17) = 0.2765$$

$$WQV = [(1)(0.2765)(0.5349)] / 12 = 0.021325 \text{ AC. FT.} = 537 \text{ C.F.}$$

**NET 2-YEAR INFILTRATION PROVIDED = 1,203 C.F. > 537 C.F. → OK**

**NET 2-YEAR INFILTRATION ANALYSIS  
AREA 'B'  
FOR  
VFSB, LLC  
525 ROBERTS ROAD**

**NET 2-YEAR STORM INFILTRATION CALCULATIONS**

**PRE-DEVELOPMENT –**

DIRECT RUNOFF      0.30 IN.      (SHT B-76)  
DRAINAGE AREA      0.1358 AC.      (SHT B-76)

VOLUME OF RUNOFF = (0.30 IN) (1 FT / 12 IN)(0.1358 AC)(43,560 S.F./AC.)

PRE-DEVELOPMENT      2-YEAR STORM EVENT      = 148 C.F.

**POST – DEVELOPMENT –**

DIRECT RUNOFF      1.39 IN.      (SHT B-78)  
DRAINAGE AREA      0.1358 AC.      (SHT B-78)

VOLUME OF RUNOFF = (1.39 IN) (1 FT / 12 IN)(0.1358 AC)(43,560 S.F./AC.)

POST DEVELOPMENT      2-YEAR STORM EVENT      = 685 C.F.

NET 2-YEAR INFILTRATION = 537 C.F.

**WATER QUALITY ANALYSIS – RADNOR TOWNSHIP CODE §245-23.(D)**

$$WQ_v = [(P)(R_v)(A)] / 12$$

$WQ_v$  = WATER QUALITY VOLUME (ACRE-FEET)

P = 1 INCH

A = AREA OF PROJECT CONTRIBUTING TO WATER QUALITY BMP (ACRES)

$R_v$  = 0.05+0.009(I)

I = PERCENT OF AREA THAT IS IMPERVIOUS

BASIN A

$$I = [(0.0642) / 0.1358] * 100 = 47.28\%$$

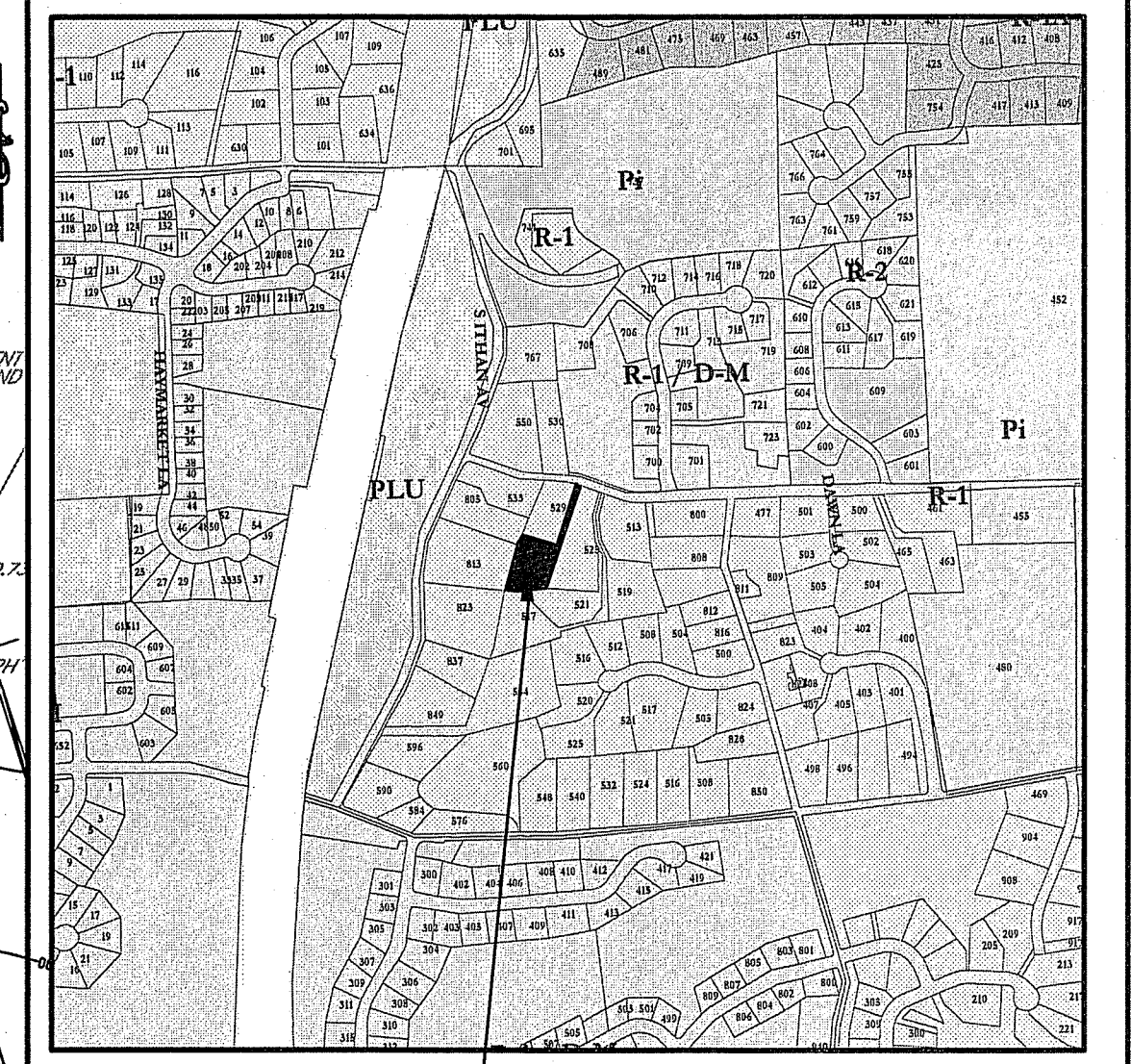
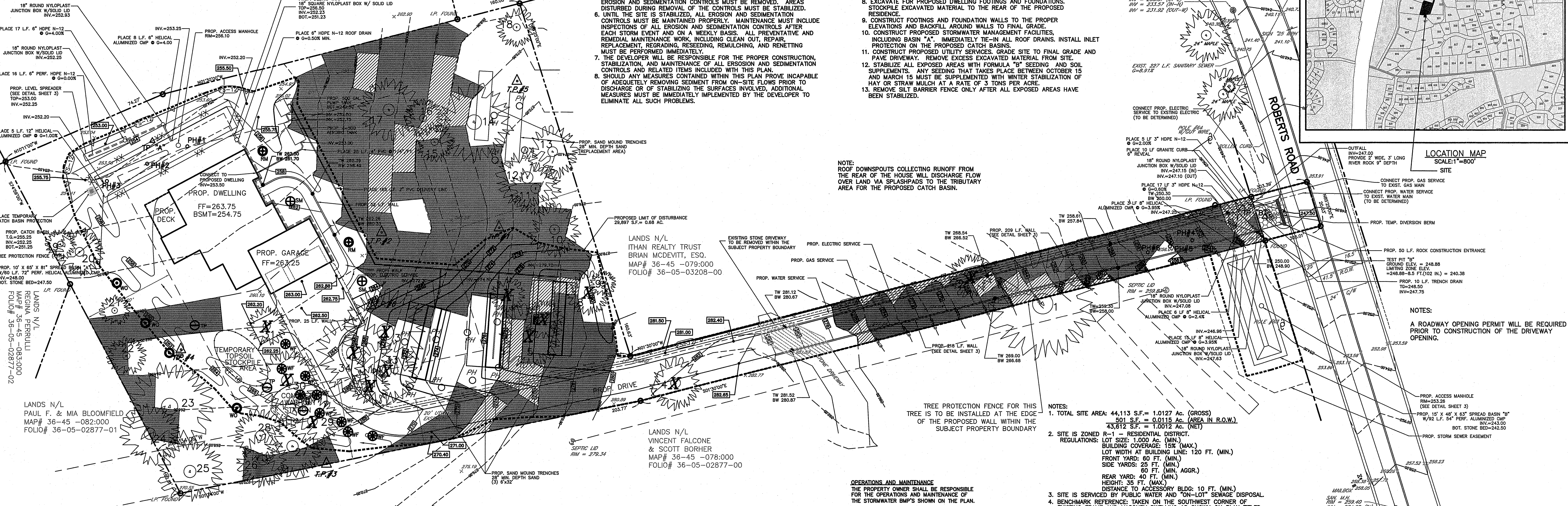
$$R_v = 0.05 + (0.009) (47.28) = 0.4755$$

$$WQ_v = [(1)(0.4755)(0.1358)] / 12 = 0.005381 \text{ AC. FT.} = 235 \text{ C.F.}$$

**NET 2-YEAR INFILTRATION PROVIDED = 537 C.F. > 235 C.F. → OK**

LANDS N/L  
ANGELA B. DEELSE  
MAP# 36-45-080:002  
FOLIO# 36-05-03109-00

LANDS N/L  
KENT C. & JULIE S. MASSEY  
MAP# 36-45-080:000  
FOLIO# 36-05-03110-00



- EROSION AND SEDIMENTATION CONTROL MEASURES:**
1. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
  2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
  3. A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.
  4. JUTE MATTING & FORMULA B SEEDING SHALL BE PLACED IN SWALES, DIVERSIONS AND CHANNELS OF CONVEYANCE WHICH WILL BE RECEIVING WATER IMMEDIATELY AFTER CONSTRUCTION.
  5. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
  6. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM 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.
  7. THE DEVELOPER WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITH THIS PLAN.
  8. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEEDING FROM ON-SITE FLOODING PRIOR TO DISCHARGE OR STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE DEVELOPER TO ELIMINATE ALL SUCH PROBLEMS.

- GRADING AND EROSION CONTROL MEASURES:**
1. PLACE AND PROPERLY SECURE TREE PROTECTION FENCE AT THE LOCATIONS SHOWN ON THE PLAN. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.
  2. PLACE AND PROPERLY SECURE COMPOST FILTER SOCKS AT THE LOCATIONS SHOWN ON THE PLAN. CHECK FILTER SOCKS WEEKLY AND AFTER EACH RAINFALL FOR SERVICEABILITY. REPAIR OR REPLACE ANY DAMAGED SECTION IMMEDIATELY.
  3. IMMEDIATELY PLACE DIVERSION BERM AT LOCATION SHOWN ON THE PLAN TO PREVENT CONTAMINATED RUNOFF FROM LEAVING THE SITE.
  4. INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN. USE ASHTO #1 STONE AT 12 INCH DEPTH.
  5. CONSTRUCT PROPOSED STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH AND INCLUDING BASIN "B". INSTALL INLET PROTECTION ON THE PROPOSED TRENCH DRAIN.
  6. EXCAVATE FOR AND INSTALL WALLS ALONG EDGE OF THE DRIVEWAY AND ROUGH GRADE REMAINDER OF DRIVEWAY. PLACE DRIVEWAY STONE BASE.
  7. REMOVE EXISTING STRUCTURES AND PAVING WITHIN THE PROPOSED ACCESS TRACT.
  8. EXCAVATE FOR PROPOSED DWELLING FOOTINGS AND FOUNDATIONS. STOCKPILE EXCAVATED MATERIAL TO THE REAR OF THE PROPOSED RESIDENCE.
  9. CONSTRUCT FOOTINGS AND FOUNDATION WALLS TO THE PROPER ELEVATIONS AND BACKFILL AROUND WALLS TO FINAL GRADE.
  10. CONSTRUCT PROPOSED STORMWATER MANAGEMENT FACILITIES, INCLUDING BASIN "A". IMMEDIATELY TIE-IN ALL ROOF DRAINS. INSTALL INLET PROTECTION ON THE PROPOSED CATCH BASIN.
  11. CONSTRUCT PROPOSED UTILITY SERVICES. GRADE SITE TO FINAL GRADE AND PAVE DRIVEWAY. REMOVE EXCESS EXCAVATED MATERIAL FROM SITE.
  12. STABILIZE ALL EXPOSED AREAS WITH FORMULA "B" SEEDING AND SOIL SUPPLEMENTS. ANY SEEDING THAT TAKES PLACE BETWEEN OCTOBER 15 AND MARCH 15 MUST BE SUPPLEMENTED WITH WINTER STABILIZATION OF HAY OR STRAW MULCH AT A RATE OF 3 TONS PER ACRE.
  13. REMOVE SILT BARRIER FENCE ONLY AFTER ALL EXPOSED AREAS HAVE BEEN STABILIZED.

**NOTE:** ROOF DOWNSPOUTS COLLECTING RUNOFF FROM THE REAR OF THE HOUSE WILL DISCHARGE FLOW OVER LAND VIA SPLASHPADS TO THE TRIBUTARY AREA FOR THE PROPOSED CATCH BASIN.

**TREE SCHEDULE**

NO.	CALIPER	TREE TYPE	REMOVED
1	50"	WHITE OAK	
2	20"	AMERICAN BEECH	X
3	40"	TULIP POPLAR	X
4	24"	RED OAK	X
5	30"	WHITE PINE	X
6	18"	WHITE PINE	X
7	16"	WHITE PINE	X
8	20"	WHITE PINE	X
9	12"	HICKORY	
10	24"	WHITE PINE	
11	24"	GREEN ASH	
12	28"	WHITE OAK	
13	24"	BLACK WALNUT	
14	36"	TULIP POPLAR	
15	18"	WHITE PINE	
16	18"	WHITE PINE	
17	28"	RED OAK	
18	18"	TULIP POPLAR	
19	14"	TULIP POPLAR	
20	22"	TULIP POPLAR	
21	14"	BOX ELDER	
22	18"	TULIP POPLAR	
23	40"	TULIP POPLAR	
24	28"	TULIP POPLAR	
25	30"	TULIP POPLAR	
26	24"	TULIP POPLAR	
27	28"	TULIP POPLAR	
28	24"	TULIP POPLAR	
29	24"	TULIP POPLAR	X
30	28"	TULIP POPLAR	X
31	18"	MAPLE	X
32	18"	SYCAMORE	X
33	30"	TULIP POPLAR	X
34	36"	TULIP POPLAR	X

**REPLACEMENT TREES:**  
REPLACEMENT OF ANY TREE REMOVED OR RECOMMENDED TO BE REMOVED BY THE SHADE TREE COMMISSION AS FOLLOWS:  
6 TO 18 INCH DBH REMOVED = 1 REPLACEMENT TREE  
19 TO 29 INCH DBH REMOVED = 3 REPLACEMENT TREES, 2 BEING LARGE CANOPY TREES.  
30 INCH DBH OR GREATER = 6 REPLACEMENT TREES, 4 BEING LARGE CANOPY TREES.  
BASED ON THE ABOVE FORMULA, THE TREES PROPOSED TO BE REMOVED SHALL BE REPLACED WITH A TOTAL OF 43 TREES, 28 BEING LARGE CANOPY TREES.

**TREE REPLACEMENT PLANTING SCHEDULE**

QTY/KEY	SCIENTIFIC NAME	COMMON NAME	SIZE & NOTES
2	SM	ACER SACCHARUM	SUGAR MAPLE - LARGE CANOPY
4	WO	QUERCUS BICOLOR	SWAMP WHITE OAK - LARGE CANOPY
9	WF	ABIES CONCOLOR	WHITE FIR - EVERGREEN
2	RM	ACER RUBRUM	RED MAPLE - LARGE CANOPY
3	TP	LIRIODENDRON TULIPIFERA	TULIP POPLAR - LARGE CANOPY
20	TOTAL		

**NOTE:** A DONATION WILL BE MADE TO THE RADNOR TOWNSHIP COMMEMORATIVE SHADE TREE FUND FOR THE REMAINING 23 TREES.

**STEEP SLOPE TABLE**

SLOPE	AREA
STEEP SLOPES	13,877 S.F.
VERY STEEP SLOPES	2,302 S.F.

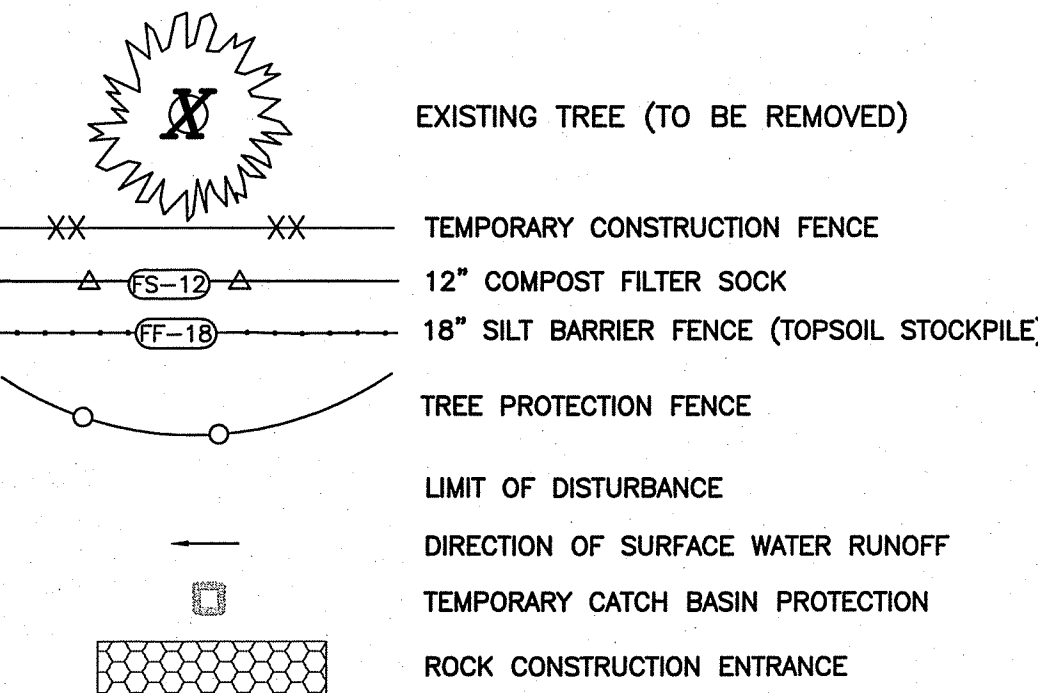
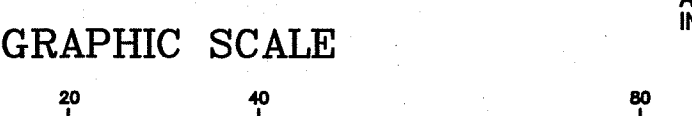
**DARBY CREEK STORMWATER DISTRICT:**

POST	PRE DEVELOPMENT	DEVELOPMENT
B-2	2 YEAR	1 YEAR
	5 YEAR	2 YEAR
	25 YEAR	5 YEAR
	50 YEAR	10 YEAR
	100 YEAR	100 YEAR

**OPERATIONS AND MAINTENANCE**  
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER BMP'S SHOWN ON THE PLAN.  
NO BMP SHALL BE ALTERED OR REMOVED WITHOUT PRIOR TOWNSHIP APPROVAL.

ALL GUTTERS, DOWNSPOUTS, TRENCH DRAINS, JUNCTION BOXES, SPREAD BASINS, LEVEL SPREADERS, CATCH BASINS AND GRASS SWALES SHALL BE INSPECTED AND CLEANED ON AN ANNUAL BASIS.  
THE OVERLYING VEGETATION OF THE SUBSURFACE INFILTRATION BASIN AND THE CONTRIBUTORY AREA OF THE PROPOSED SWALES SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY REVEGETATED.  
VEHICULAR ACCESS ON SUBSURFACE INFILTRATION BASIN "A" SHOULD BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.

**NOTE:** PROPOSED ROCK CONSTRUCTION ENTRANCE SHALL HAVE A LINER TO PROTECT UNDERLYING FUTURE SPREAD BASIN FROM COMPACTION. ADDITIONAL PERCOLATION TESTING SHALL BE PERFORMED PRIOR TO INSTALLATION TO CONFIRM DESIGN INFILTRATION RATES.



**NOTE:** THIS PLAN SHALL BE A BLUE OR BLACKLINE PRINT WITH A RED OR GREEN REGISTRATION SEAL TO BE CONSIDERED A VALID PLAN. REPRODUCTION OF THIS PLAN FOR ANY PURPOSE WITHOUT THE APPROVAL OF HERBERT E. MACCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. IS STRICTLY PROHIBITED.

**ZONING COMPLIANCE TABLE**

LOT SIZE	REQUIRED	EXISTING	PROPOSED
LOT WIDTH AT BUILDING LINE	1.00 Ac. (MIN.)	44,113 S.F.	44,113 S.F.
BUILDING COVERAGE	15% (MAX.)	N/A	17.76%
FRONT YARD	60 FT. (MIN.)	N/A	111.35 FT.
SIDE YARD (MIN. EACH)	25 FT. (MIN.)	N/A	31.84 FT.
SIDE YARD (MIN. AGGREGATE)	60 FT. (MIN.)	N/A	101.52 FT.
REAR YARD	40 FT. (MIN.)	N/A	44.16 FT.
BUILDING HEIGHT	35 FT. (MAX.)	N/A	< 35 FT.
DISTANCE TO ACCESSORY BLDG.	10 FT. (MIN.)	N/A	N/A
ACCESSORY STRUCTURE SETBACK	10 FT. (MIN.)	N/A	N/A

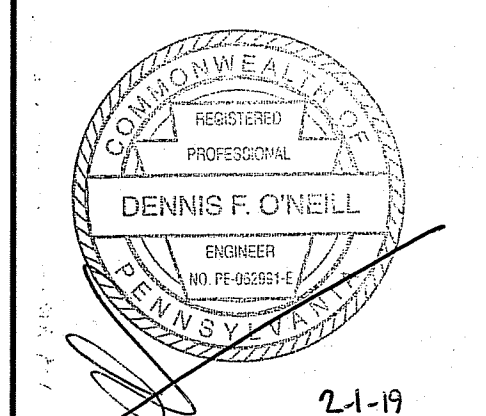
**BUILDING AND IMPERVIOUS COVERAGES**

	EXISTING	PROPOSED
SITE AREA	44,113 S.F.	44,113 S.F.
DWELLING	N/A	2,387 S.F.
SHED	0 S.F.	0 S.F.
TOTAL BUILDING AREA	0 S.F.	2,387 S.F.
DRIVE	345 S.F.	5,367 S.F.
DECK	N/A	192 S.F.
WALK	N/A	255 S.F.
TOTAL IMPERVIOUS IMPERVIOUS COVERAGE	345 S.F.	8,201 S.F.
BUILDING COVERAGE	0.78%	18.60%
	N/A	5.41%

**NOTES:**

TOTAL SITE AREA (EXISTING)	44,113 S.F.
TRACT: GROSS AREA IN LEGAL R.O.W.	44,113 S.F. = 1.0127 Ac.
TRACT: NET	501 S.F. = 0.0115 Ac.
TRACT: NET	43,612 S.F. = 1.0012 Ac.
(PROPOSED) TOTAL SITE AREA	44,113 S.F.
TRACT: GROSS AREA IN LEGAL R.O.W.	44,113 S.F. = 1.0127 Ac.
TRACT: NET	501 S.F. = 0.0115 Ac.
TRACT: NET	43,612 S.F. = 1.0012 Ac.

**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



**GRADING & EROSION CONTROL PLAN**  
FOR  
**VFSB, LLC**  
527 ROBERTS ROAD  
RADNOR TOWNSHIP DELAWARE COUNTY, PA.  
SCALE: 1"=20'  
OCTOBER 28, 2016  
HERBERT E. MACCOMBIE, JR., P.E.  
CONSULTING ENGINEERS AND SURVEYORS, INC.  
P.O. BOX 118  
BROOMALL, PA. 19008  
SHEET 1 OF 4  
SDSK FILE "VFRRTT" MISC. FILE #1238

**REVISION**

REVISION	DATE
REVISED PER TOWNSHIP REVIEW	5-25-18
REVISED PER TOWNSHIP REVIEW	4-20-18
REVISED PER TOWNSHIP REVIEW	3-26-18
REVISED PER TOWNSHIP REVIEW	5-28-17
REVISED PER TOWNSHIP REVIEW	4-12-17

**RECORD OWNER/APPLICANT:**  
VFSB, LLC  
140 WEST EAGLE ROAD  
HAVERTOWN, PA 19083  
MAP# 36-45-081  
FOLIO# 36-05-02877-03

ORDINANCE No. 2019-03

AN ORDINANCE AMENDMENT OF RADNOR TOWNSHIP, DELAWARE COUNTY PENNSYLVANIA, AMENDING CHAPTER 280 ZONING, ARTICLE XV, PLO PLANNED LABORATORY-OFFICE DISTRICT, SECTION 280-63, BY ELIMINATING CERTAIN APPROVED USES IN THE PLO PLANNED LABORATORY-OFFICE DISTRICT.

“Section 280-63 Use regulations” subsection A.(2) is amended to state in it’s entirety as follows (deleted language denoted by strikethrough text in brackets, new language in **bold** and underlined):

(2) Office Building, including **professional offices, but excluding medical, dental and sales.** [~~medical, dental, professional and sales.~~]

**Medical Office Parking** – The Planning Commission recommends that the parking standard be revised. The restrictions we have most commonly seen are either four spaces for each doctor within the office plus one space for every other employee or one space for every 150 square feet of gross floor area in the office. It is recommended that, if the Township wants to enact a specific parking requirement for medical office, to use the 150 square foot requirement since it is much easier to calculate and enforce. This new parking standard would be added at Section 280-103 (11) of the Zoning Ordinance.

**Radnor Township Planning Commission**  
**Minutes of the Meeting of January 8, 2019**

**Present:** Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst, Mr. Charlie Falcone; Mr. Matt Golas; Ms. Elizabeth Springer.

The meeting started at 7:00pm

- John Lord, Chair, called the meeting to order.
- The Pledge of Allegiance was recited.
- Reorganization/Confirmation of Chair and Vice Chair
  - Chair – John Lord **Approved 7-0**
  - Vice Chair – Skip Kunda **Approved 7-0**
  - Notice that BOC reappointed Elizabeth Springer and Charles Falcone to 4-year term
  - Notice that BOC appointed Lane Vines to 4-year term
- Meeting Minutes for December 11, 2018:  
**Recommendation to Approve Minutes:** **Approved 7-0**  
*Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst, Mr. Charlie Falcone; Mr. Matt Golas; Ms. Elizabeth Springer*

- An Ordinance Amendment of Radnor Township, Delaware County Pennsylvania, amending chapter 280 zoning, article xv, PLO planned laboratory-office district, section 280-63, by eliminating certain approved uses in the PLO planned laboratory-office district.

Public Comment - none

**Motion to reject the acceptance of the proposed amended Ordinance** **Approved 7-0**  
*Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst, Mr. Charlie Falcone; Mr. Matt Golas; Ms. Elizabeth Springer*

- Old Business
  - Skip Kunda discussed the March 3, 2017 Memo for Peter Nelson, Esq & John Rice, Esq regarding the PLO Ordinance

**Recommendation:** to send March 3, 2017 memo along with the January 8, 2019 recommendation to the Radnor Township Board of Commissioners and ask them again to take a position of yes or no on these recommendations, specifically their medical office parking and clarification of parking garage in the PLO **Approved 6 – Abstention 1**  
*Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst, Mr. Matt Golas; Ms. Elizabeth Springer*  
*Abstained: Mr. Charlie Falcone*

- New Business - none
- Adjournment

*The meeting ended at 7:19pm*  
Next regular scheduled Planning Commission February 4, 2019

# New Business

- Discussions - Amendments to Stormwater Ordinance  
(Requested by Commissioner Larkin)
- Discussion on Revising and Updating the Comprehensive Plan (Requested by Commissioner Booker)
- Discussion Regarding Plastic Bag Ordinance (Requested by Commissioner Borowski & Clark)
- Update: Comfort Station at Emlen Tunnell Park (Requested by Commissioner Farhy)
- Update: Recap of the County Line Road Assessment (Requested by Commissioner Farhy)