

**BOARD OF COMMISSIONERS**

**REVISED AGENDA**

**Monday, March 25, 2019 - 6:30 PM**

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meetings of March 18, 2019 and March 25, 2019

1. Consent Agenda

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioner meeting of March 11, 2019
- c) Acceptance of Department Monthly Reports
- d) Resolution #2019-28 - Adopting the Plan Document for the Township's 457 Mass Mutual [Employee Funded] Deferred Compensation Plan
- e) Resolution #2019-23 - Authorizing the Receipt of Sealed Bids for the 2019 Superpave Resurfacing Program *Updated Street List*
- f) Resolution #2019-27 - Authorizing the Township to enter into an agreement with World Cup Sports Academy for 2019 Seasonal Sports Programming

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

3. Recognition of Women's History Month

4. Resolution #2019-16 - Declaring Community Awareness and Flood Safety A Priority, and Proclaiming March 25, 2019 through March 29 as Flood Safety Awareness Week in Radnor Township

5. Appointments to Various Boards and Commissions

6. Announcement of Boards and Commission Vacancies

7. Unit Citation for 3<sup>rd</sup> Platoon

8. Letter of Commendation - Officer Mark Bates

9. Committee Reports

**PARKS & RECREATION**

A. Resolution #2019-25- Authorizing the Township to enter into an agreement for Recreation & Community Programming Department usage of Radnor School District Facilities for the 2019 Summer Camp Season

B. Resolution #2019-26- Authorizing the Township to enter into an agreement for Recreation & Community Programming Department usage of Radnor Township School District Transportation Services for Radnor Day Camp 2019

C. Ordinance #2019-04 – (**Introduction**) Authorizing an Addendum to the Lease Agreement by and Between Radnor Township School District and Radnor Township for the Property Known as Emlen Tunnell Park (Formerly known as Converse or Rosemont Playing Field)

**FINANCE & AUDIT**

D. Open Finance Software Presentation

**PUBLIC WORKS & ENGINEERING**

- E. Resolution #2019-29 – Authorizing the Removal of Hazardous Trees at Encke Park
- F. Discussion and Possible Motion for the need of tree maintenance, care, removal & replanting program that is funded throughout the Township
- G. Resolution #2019-30 – Authorizing Staff to prepare a scope of work and Thomas Comitta Associates, Inc. to submit a cost proposal for the Landscape, Public Improvements, Planning, Permitting, Engineering and Design for the Wayne Business Overlay District
- H. A Motion Authorizing the Administration to Prepare Legislation to Borrow \$4 Million for the Landscape, Public Improvements, Planning, Permitting, Engineering and Design for the Wayne Business Overlay District
- I. Resolution #2019-17 - 106 Cambria Court – Planning Module
- J. Resolution #2019-18 - Ardrossan Lots 3-2, 3-3 and Open Space 12 – **FINAL** -Lot line Adjustment *Memo added*
- K. 237 Bryn Mawr Avenue - Waiver of §245 Article III Drainage Plan Requirements and §245 Article IV Stormwater Management
- L. Resolution #2019-19 - Appointing QCI, Incorporated, as the Township’s Sitework & Capital Project Inspection Firm
- M. Resolution #2019-20 - Appointing Gannett Fleming, Incorporated, as the Township’s Subdivision and Land Development Review Firm
- N. Resolution #2019-21 - Appointing Gilmore & Associates, Incorporated, as the Township’s Traffic and Transportation Engineering Firm
- O. Resolution #2019-24 - Authorizing Campbell Thomas & Company to Complete a DCNR, C2P2 Grant Application and DCED Greenways, Trails, and Recreation Program Grants for the Radnor trail Extension in the Amount of \$7,250
- P. Motion to Authorize the Township Solicitor to Attend the Newtown Zoning Hearing Board on April 18 regarding the Delaware County Christian School Turf Field Project to Represent Township Interests

**PUBLIC SAFETY**

**COMMUNITY DEVELOPMENT**

**PERSONNEL & ADMINISTRATION**

**LIBRARY**

**PUBLIC HEALTH**

- New Business
- Old Business
- Public Participation
- Adjournment

**RADNOR TOWNSHIP**  
**DISBURSEMENTS SUMMARY**  
**March 25, 2019**

The table below summarizes the amount of disbursements made since the last public meeting held on February 25, 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)	2019-2D February 22, 2019	2019-3A March 1, 2019	2019-3B March 8, 2019	2019-3C March 15, 2019	Total
General Fund (01)	\$49,679.41	\$323,716.24	\$49,251.60	\$181,078.85	\$603,726.10
Sewer Fund (02)	1,130,914.35	181,618.39	279.61	6,567.49	1,319,379.84
Liquid Fuels Fund (03)	0.00	21,733.06	0.00	0.00	21,733.06
Storm Sewer Management (04)	7,095.50	389,836.60	0.00	15,631.64	412,563.74
Capital Improvement Fund (05)	6,664.23	9,299.97	11,141.68	36,312.27	63,418.15
Police Pension Fund (07)	0.00	0.00	5,352.70	0.00	5,352.70
OPEB Fund (08)	0.00	2,824.10	916.28	32,235.74	35,976.12
Civilian Pension Fund (11)	0.00	0.00	4,771.50	0.00	4,771.50
Investigation Fund (12)	0.00	0.00	161.07	0.00	161.07
Comm. Shade Tree Fund (15)	0.00	1,400.00	0.00	0.00	1,400.00
\$8 Million Settlement Fund (18)	0.00	19,697.19	350.00	0.00	20,047.19
The Willows Fund (23)	731.17	2,212.59	52.35	0.00	2,996.11
Library Improvement Fund (500)	3,545.00	0.00	0.00	5,140.00	8,685.00
Park & Trail Improvement Fund (501)	0.00	764.20	22,761.23	6,453.38	29,978.81
<b>Total Accounts Payable Disbursements</b>	<b>\$1,198,629.66</b>	<b>\$953,102.34</b>	<b>\$95,038.02</b>	<b>\$283,419.37</b>	<b>\$2,530,189.39</b>
<i>Electronic Disbursements</i>	n/a	n/a	n/a	n/a	\$1,715,676.98
<b>Grand Total</b>	<b>\$1,198,629.66</b>	<b>\$953,102.34</b>	<b>\$95,038.02</b>	<b>\$283,419.37</b>	<b>\$4,245,866.37</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,

  
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 William M. White  
 Finance Director

**ELECTRONICALLY PAID DISBURSEMENT LISTING**

Estimated Through April 8, 2019

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Actual	01-Variou	Various	2/19 Credit Card Revenue Processing Fees	\$5,176.98
Payroll [Pension] Transaction - Estimated	07-492-4980	4/1/2019	4/19 Police Pension Payments	\$335,000.00
Payroll [Pension] Transaction - Estimated	11-495-4980	4/1/2019	4/19 Civilian Pension Payments	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	3/21/2019	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	3/21/2019	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	4/4/2019	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	4/4/2019	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [CBA Special] Transaction - Estimated	01-various	4/1/2019	Longevity - General Fund	\$340,000.00
Payroll [CBA Special] Transaction - Estimated	02-various	4/1/2019	Longevity - Sewer Fund	\$14,500.00
<b>Period Total</b>				<b>\$1,715,676.98</b>

<u>Original Estimate</u>			<u>Actual Amount</u>
\$485,500.00	3/7/2019	Salaries and Payroll Taxes - General Fund	\$463,206.52
\$17,500.00	3/7/2019	Salaries and Payroll Taxes - Sewer Fund	\$17,189.09
<b>\$503,000.00</b>			<b>\$480,395.61</b>

**TOWNSHIP OF RADNOR**  
**Minutes of the Meeting of March 11, 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>Jake Abel</i>	
<i>Richard Booker</i>	<i>Luke Clark</i>	<i>Sean Farhy</i>	<i>John Nagle</i>

**Also Present:** Robert A. Zienkowski, Township Manager/Township Secretary; John Rice, Township Solicitor; Stephen Norcini, Township 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 March 11, 2019

There was an Executive Session on March 11, 2019 where matters of Litigation and Personnel were discussed all Commissioners were in attendance with Commissioner Booker arriving late and the exception of Commissioner Abel absent.

1. Consent Agenda

- a) Approval of minutes of the Board of Commissioner meeting of February 25, 2019
- b) Motion to Appoint Solicitor to the Code Appeals Board and Rental Housing Board of Appeals; and alternate Solicitor to the Zoning Hearing Board
- c) HARB-2019-01 – 406 Woodland Avenue – Enlarge existing 2-car detached garage
- d) Final Staff Traffic Committee Meeting Minutes – January 16, 2019

Commissioner Larkin made a motion to approve, seconded by Commissioner Clark. Motion passed 7-0.

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

Leslie Morgan, Farm Road – She spoke regarding the Willows lease restructuring.

Fran Regan, Harbison Road – He commented about the pathway leading from Iven Avenue to the neighborhood.

Sara Pilling, Garrett Avenue – She commented regarding a student walk out for climate change on Friday at noon in front of the Connelly Center at Villanova University.

Matt Marshall – He commented for the need of downtown Wayne to be cleaned up and taken care of.

3. Appointments to Various Boards and Commissions

None

4. Announcement of Boards and Commission Vacancies

Commissioner Larkin announced the following vacancies on Various Boards & Commissions Citizens Audit Review & Financial Advisory Committee - 5 Vacancies; Code Appeals Board - 1 Vacancy - Requirements: Master Electrician, Master Plumber or General Contractor; Rental Housing Appeals Board - 1 Vacancy (unexpired term 12/31/2022); Stormwater Management Advisory Committee - 4 Vacancies; Zoning Hearing Board - 1 Vacancy (unexpired term 12/31/2020).

5. Committee Reports

**PUBLIC WORKS & ENGINEERING**

A. 415 Maplewood – Final Land Development – Settlement Agreement

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

Mr. Caniglia representing the applicant explained that before the Board of Commissioners will be representatives of the applicant David Semerjian, regarding the 415 Maplewood Road FINAL Land Development Settlement Agreement. The plan submitted consists of eight townhomes, stormwater management, a dead-end driveway/street, and emergency access through the dead end. Waivers needed are noted in the review letters. Please find attached the proposed settlement agreement, the consultants' review letters, and the plan set. There was a brief discussion amongst the applicant and Commissioners.

Commissioner Booker made a motion to table. Motion failed for lack of a second.

Public Comment

Leslie Morgan, Farm Road - She commented that the development nice compared to the first presentation of the plan.

Debra Lanzone, 412 Maplewood – She thanked both parties for having good discussions and thinks the development will be very nice.

Lou Londrillo – property owner at 257 Highland Avenue – He spoke regarding a few concerns with the proposed plan.

Baron Gemmer - He spoke regarding a few concerns with the proposed plan.

Commissioner Borowski called the vote, motion passed 5-1 with Commissioner Farhy out of the room.

B. Caucus - Ardrossan Lot Line Change

Mr. Zienkowski asked for the item to be removed from the agenda because there was an agreement with the Developer to remove trees and it has not been carried through with yet.

Commissioner Booker made a motion to table, motion failed for lack of a second.

A Representative of the applicant presented that the applicant is seeking to shift lot lines on lots 3-2, 3-3, Open Space 8, and create Open Space 12. There was a discussion amongst Commissioners, staff and representative for the applicant.

***PUBLIC SAFETY***

***COMMUNITY DEVELOPMENT***

***PERSONNEL & ADMINISTRATION***

***FINANCE & AUDIT***

***PARKS & RECREATION***

***LIBRARY***

***PUBLIC HEALTH***

***New Business***

None

***Old Business***

None

***Public Participation***

Baron Gemmer, S. Wayne – He commented regarding item B on the agenda.

***Adjournment into Executive Session for Goal Setting Session***

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

*Respectfully submitted,  
Jennifer DeStefano*

# **RADNOR TOWNSHIP POLICE DEPARTMENT**

## **Monthly Report**



**March 2019**

**Christopher B. Flanagan  
Police Superintendent**



FEBRUARY 2019



**Description** **Primary Count**

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**Parking Tickets**

Month of February 2019	800
January 1, 2019 – February 28, 2019	1,631

**Residential and Commercial False Alarm Violations**

Month of February 2019	73
January 1, 2019 – February 28, 2019	165

**Moving Violations**

Month of February 2019	940
January 1, 2019 – February 28, 2019	1,619

**Radnor Police Training – February 2019**

Autism Training for Law Enforcement – Officers Vogel, Karmilowicz, and Bell  
Standard Field Sobriety Test (SFST) – Officers Grimm, DeMayo, Kester, and Faust  
Medical Marijuana Workshop – Lt. Pinto, Cpl. Sherman, Det. Four, and Ofc. Janoski

Calls for Service - by Keyword



RADNOR TOWNSHIP

Incidents Reported Between 02/01/2019 and 02/28/2019

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	6			
3520	DOMESTIC PROBLEM (NO ARREST)	14	1		
4000	JUVENILE PROBLEMS (NO ARREST)	10			
4301	MENTAL HEALTH-ALL OTHERS	1	1		
4500	OPEN DOORS/WINDOWS	8	1		
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	3			
4650	POLICE INFORMATION	59			
4655	CID/DTF INVESTIGATION	0	1		
4660	911 HANG UP CALL	16			
4700	ADDED PATROL-REQUEST FOR	95	4		
4701	ADDED PATROL - BUSINESS CHECKS	109	5		
4702	ADDED PATROL - SCHOOL CHECKS	56			
4801	SOLICITING-COMPLAINTS	1			
4900	SUSPICIOUS PERSON	20			
4901	SUSPICIOUS CIRCUMSTANCE	40	1		
4902	SUSPICIOUS VEHICLES	24			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	2			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	2			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	5			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	23			
5402	VEHICLES-DISABLED	16			
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	45	3		
5404	VEHICLES-PARKING COMPLAINTS	17			
5405	VEHICLES-TOWED	9	4		
5500	WATER MAIN BREAK/WATER CO. PROBLEMS	1			
5501	WIRES DOWN - NO HAZARD	4			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	1			
6001	ACCIDENT - WITH INJURIES	4	2		
6003	ACCIDENT - NON REPORTABLE	50			
6005	ACCIDENT - NO REPORT DONE	3			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	4			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	77			
8002	FIRE/MEDICAL ALARM - CITATION ISSUED	1			
8003	FIRE/MEDICAL ALARM - NO CITATION	29			
9001	ANIMALS-RABID/SICK	1			
9005	ANIMALS - ALL INVOLVING DEER	2	1		
9038	K-9 ASSIST	3	3		
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	1			
9050	ASSIST SICK/INJURED	93	1		
9051	ASSIST AMBULANCE	8			
9052	ASSIST OTHER POLICE DEPARTMENT	1			
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	286	3	1	
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	116			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	54			
9972	MOTOR OFFICER ACTIVITY	0	4	1	
		<u>1,320</u>			
<b>ACCIDENT</b>					
3200	CHECK ON WELFARE	9			
<b>ADMIN</b>					
9000	ANIMALS - DOG COMPLAINTS	7			

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 02/01/2019 and 02/28/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
<b>ADMIN</b>					
9002	ANIMALS - ALL OTHER	2			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	1			
		<u>10</u>			
<b>ALL OTHER</b>					
2640	ALL OTHER ORDINANCE VIOLATIONS	2	2	1	
<b>ANIMAL</b>					
5502	ANIMAL COMPLAINTS - BARKING DOGS	3			
5504	ANIMAL COMPLAINTS - DOG BITES	1			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	3			
5510	ANIMAL COMPLAINTS - OTHER	5			
5590	ANIMAL COMPLAINTS - REPORTS	2			
		<u>14</u>			
<b>ASSAULT</b>					
0410	AGGRAVATED ASSAULT	1			
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	2			
0800	ASSAULTS - OTHER ASSAULTS (SIMPLE)	1			
		<u>4</u>			
<b>ASSIST</b>					
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	4			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	2			
		<u>6</u>			
<b>BICYCLES</b>					
5005	FOUND BICYCLES	1			
<b>BURGLARY</b>					
0512	BURGLARY-FORCED ENTRY-RESIDENCE-DAY	1			
0514	BURGLARY-FORCE ENTRY-NON-RESID-NIGHT	1			
0520	BURGLARY-NON FORCED ENTRY	2			
		<u>4</u>			
<b>CHAPLAIN</b>					
8522	POLICE CHAPLAIN ACTIVITY	0	1		
<b>CIVIL</b>					
3300	CIVIL DISPUTES	3			
<b>COMPLAINT</b>					
8590	CITIZEN COMPLAINT REPORT	2			
<b>CONTACT</b>					
4016	NON-CRIMINAL - PEDESTRIAN CONTACTS	1			
4022	NON-CRIMINAL - SUSPICIOUS PERSON	1			
		<u>2</u>			
<b>CRIM MISCH</b>					
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	3			
1490	CRIMINAL MISCHIEF - REPORTS	1			

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 02/01/2019 and 02/28/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
		4			
<b>DEATH</b>					
4506	DEATHS - SUICIDES	1			
4510	DEATHS - UNATTENDED	1			
		2			
<b>DISORDERLY</b>					
2400	DISORDERLY CONDUCT	1	2		
2440	DISORDERLY CONDUCT-DISTURBING THE PEACE	1			
2450	HARASSMENT	4			
2470	DISORDERLY CONDUCT-UNLAWFUL ASSEMBLY	1			
2480	DISORDERLY CONDUCT-ALL OTHERS	2			
2490	DISORDERLY CONDUCT-REPORTS	1			
		10			
<b>DISTURBANC</b>					
3610	DISTURBANCES-JUVENILE	1			
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	4			
		5			
<b>DOA</b>					
3320	DOA	1			
<b>DRUG</b>					
1812	NARCOTICS-SALE-MARIJUANA, HASHISH, ETC.	1			
1822	NARCOTICS-MANUFACTURE-MARIJUANA,ETC.	2			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	12	1		
1842	NARCOTICS-USE-MARIJUANA, HASHISH, ETC.	1			
1890	NARCOTICS - REPORTS	3			1
		19			
<b>DUI</b>					
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	1			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	1			
2121	DRIVE UNDER INFLUENCE - DRUGS	1			
2122	DRIVE UNDER INFLUENCE - DRUGS-IMPAIRED	2			
		5			
<b>EASTTOWN</b>					
9044	ASSIST EASTTOWN PD	1			
<b>FIRE</b>					
3703	FIRE-ALL OTHERS	1			
3706	FIRE - LEAVES, BRUSH, ETC.	1			
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	5			
		7			
<b>FORGERY</b>					
1026	COUNTERFEITING - USING	1			
<b>FRAUD</b>					
1100	FRAUD	1	1		
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	2			
1191	FRAUD - REPORTS	2			

**Calls for Service - by Keyword**

**RADNOR TOWNSHIP**

**Incidents Reported Between 02/01/2019 and 02/28/2019**



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
		5			
<b>HAVERFORD</b>					
9041	ASSIST HAVERFORD PD	4			
<b>LIQUOR</b>					
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	1			
<b>LMPD</b>					
9040	ASSIST LOWER MERION PD	5			
<b>LOST/FOUND</b>					
5004	LOST & FOUND - FOUND ARTICLES	2			
<b>MARPLE</b>					
9042	ASSIST MARPLE PD	1			
<b>MISSING PE</b>					
2900	JUVENILE RUNAWAYS	3			
<b>MV ACCIDEN</b>					
6002	ACCIDENT - NO INJURIES (REPORTABLE)	17			
6004	ACCIDENT - HIT & RUN	8			
6006	ACCIDENT - PEDESTRIAN	1			
		26			
<b>N-TRAF CIT</b>					
CITN	NON-TRAFFIC CITATION	13			
<b>NEWTOWN</b>					
9043	ASSIST NEWTOWN PD	1			
<b>OTHER</b>					
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	2			
4024	NON-CRIMINAL - WATER LEAKS,MAINS, ETC.	1			
		3			
<b>PFA</b>					
2647	ALL OTHERS - PROTECTIVE ORDERS	2			
<b>PROPERTY</b>					
2910	LOST/MISSING PROPERTY	0	1		
<b>PSP</b>					
9047	ASSIST PSP	1	1		
<b>PUBL DRUNK</b>					
2300	PUBLIC DRUNKENESS	2			

**Calls for Service - by Keyword**

RADNOR TOWNSHIP

Incidents Reported Between 02/01/2019 and 02/28/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
<b>RECOV PROP</b>					
3000	LOST/RECOVERED PROPERTY	1			
<b>SERVICE</b>					
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	1	1		
7006	NOTIFICATION - HIGHWAY DEPT.	1	1		
7008	NOTIFICATION - SEWER DEPT.	3			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	4			
7090	PUBLIC SERVICES - REPORTS	3			
		<u>12</u>			
<b>SUICIDE</b>					
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	3			
<b>SUSPICIOUS</b>					
3500	DISTURBANCE - DISORDERLY PERSONS	5	1		
<b>SVC CALL</b>					
3850	HAZARDOUS CONDITIONS	20	1		
3880	OPEN DOORS/WINDOWS - DISCOVERED	9			
3900	GAS LEAKS (NATURAL GAS)	2			
		<u>31</u>			
<b>THEFT</b>					
0611	THEFT-\$200 & OVER-POCKET PICKING	1			
0613	THEFT-\$200 & OVER-RETAIL THEFT	1			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	2			
0618	THEFT-\$200 & OVER-FROM COIN DEVICE	1			
0619	THEFT-\$200 & OVER-ALL OTHER	1			
0629	THEFT-\$50 TO \$200-ALL OTHER	1			
0690	THEFT - REPORTS	2			
		<u>9</u>			
<b>TRAF CIT</b>					
CITT	TRAFFIC CITATION	91			
<b>TRAFFIC</b>					
4010	TRAFFIC OFFENSES	1			
6606	TRAFFIC RELATED - DIRECT TRAFFIC	25			
6610	TRAFFIC RELATED - MOTORIST AID	1			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	9			
6690	TRAFFIC RELATED SERVICES - REPORTS	1			
		<u>37</u>			
<b>TREDYFFRIN</b>					
9045	ASSIST TREDYFFRIN PD	2			
<b>VILLANOVA</b>					
4651	REFERRED TO VILLANOVA PD	27			

March 18, 2019

# Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 02/01/2019 and 02/28/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
<b>VUPD</b>					
9049	ASSIST VUPD	5			
<b>WARRANT</b>					
8014	WARRANTS - LOCAL - OTHER WARRANTS	1			
		<b>Total Calls</b>	<b>1,725</b>		

February  
Police Crime Alerts

The Radnor Township Police Department has issued a crime alert for a theft from a commercial business in the 300 block of W Lancaster Ave on February 7th at 0045 hours. The complainant said someone stole cash from a vending machine. Police reviewed the security footage from inside the business which showed an African-American male and Caucasian female enter the business together. The male is then observed using some type of implement to access the interior of two different vending machines and is seen removing the money. The female remains at the door to keep a look-out until the male was done. Please call 9-1-1 IMMEDIATELY with any information about this incident or when reporting any suspicious activities.

The Radnor Township Police Department has issued a crime alert for a theft of packages from a mail room at the Radcliff House apartments located at 1000 Conestoga Rd. Video of the area from 2/7/2019 at 4:45 PM showed a white utility van displaying the word "Pennske" on the side pull up in front of the building. An occupant of the van, a short, W/F, blond hair enter the mail area and remove several packages, then exits the building. The female was wearing a white baseball hat, black puffy vest over a gray long sleeve shirt, black pants, and black boots. Please call 9-1-1 IMMEDIATELY with any information about this incident or when reporting any suspicious activities.

The Radnor Police has received numerous complaints of dog owners not cleaning up their animal's waste in the S Wayne area, to include Mindland Ave and Windermere Ave. The Radnor Police wish to remind all dog owners that not cleaning up after your dog is an Ordinance violation that is taken very seriously and offenders will be cited.

The Radnor Township Police Department has issued a crime alert for a counterfeit \$100 bill at a business in the 800 block of E Lancaster Ave on February 14th at 2:40 PM. The victim described the subject who passed the bill as an African-American male, 5'10", thin build with a beard. He paid for an item of less than \$10 with the counterfeit \$100 bill. Please call 9-1-1 IMMEDIATELY with any information about this incident or when reporting any suspicious activities. For more information for how to spot counterfeit US currency, please see the Secret Service guide at <https://www.secretservice.gov/data/KnowYourMoney.pdf>.

The Radnor Township Police Department has issued an alert for an accident that occurred on SEPTA tracks in the Bryn Mawr section of the Township on February 19th during the early evening hours. The accident occurred on the tracks of the Norristown High Speed Line (R-100). Train traffic returned to normal operations a short time later and there was never a threat to public safety. Radnor Police wish to remind everyone not to trespass on or along rail tracks which are inherently dangerous due to high speed trains and electrification of the third rail.

The Radnor Township Police Department has issued a crime alert for a burglary that occurred in the unit block of Doyle Rd. on February 19th during the evening hours. The complainant report a subject entered the residence and left upon interacting with the homeowner. The Radnor Police responded to the area and



subsequently arrested the suspect at the scene. There is no threat to public safety. Please call 9-1-1 IMMEDIATELY when reporting suspicious activities.

The Radnor Township Police Department has issued an alert for an accident that occurred at 165 E Lancaster Ave., Pipeline Tacos, on February 20th, in the evening hours. A subject attempting to park a vehicle in a parking spot drove partially into the business causing moderate damage to the building. Police and Township Code officials responded to the scene. The business will remain closed until the damage to the structure has been fixed.

The Radnor Township Police Department has issued a crime alert for criminal mischief to a vehicle which was reported on February 21st. The victim's vehicle was damaged in the apartment complex located at 275 Bryn Mawr Ave during the overnight hours of February 20th. The door handle above the keyhole had been broken and the victim believed someone had tried to break into the vehicle. Please call 9-1-1 IMMEDIATELY with any information about this incident or when reporting any suspicious activities.

The Radnor Township Police Department has issued a crime alert for criminal mischief to two vehicles which occurred on the campus of Cabrini University. Both vehicles, parked near the Public Safety Building (Rooymans Hall), sustained numerous marks and scratches to the paint sometime during the evening hours of February 26th. One of the vehicles windshield wipers had also been tampered with. Please call 9-1-1 IMMEDIATELY with any information about this incident, to report a similar incidents, or when reporting any suspicious activities.

The Radnor Police has issued an alert for parents to be aware of a threat hidden in kids' online videos known at the "Momo Challenge." A scary doll figure with an ominous voice is targeting children's websites like "Peppa Pig" and "YouTube -KIDS," and comes on the screen after the seemingly innocent video has started playing. This Internet-based "villain" talks about the "Momo Challenge" that attempts to have children commit more and more increasingly disturbing acts, including suicide. The challenge sometimes even includes threats the child's family if the challenge is not completed and video proof is not uploaded onto the Internet. The Radnor Police wish to remind parents to please be vigilant with your child using any online services where they may be exposed to this video and further report any such videos found to the online service where they are being hosted.

The Radnor Police are investigating a residential daytime burglary which occurred in the 200 block of Orchard Way in the St. David's section of the township on 02/27/2019. The homeowner reported being in and out of the residence between 09:30 AM and 4:30 PM. At approximately 6 PM the homeowner noticed a ransacked master bedroom with numerous items of jewelry missing. A second bedroom was also hit. There was no forced entry to the property and it is believed that the actor(s) entered through an unlocked door. Residents are reminded to lock all doors and windows and to set alarms and camera systems where applicable. Anyone with further information or neighbors with exterior surveillance cameras are asked to contact Radnor Detectives at 610-688-0503 or [detectives@radnor.org](mailto:detectives@radnor.org).

**RADNOR TOWNSHIP POLICE DEPARTMENT**  
**THANK YOU LETTERS**

Bruce T. Gilbert

Feb 23, 2019

Radnor Township Police Dept.  
Attn: Chief of Police

Gentlemen:

I would like to thank the Radnor police for their efforts in rescuing and returning our dog Millie on February 13, 2019. The details of the actions are clearly reported in detail in Officer Bell's report 190002316.

I was particularly impressed with the fact that it was a "check on welfare" report. We were out of town and you checked on our well being as well as following through to see that the dog was safely returned to the groomer where she was staying.

Our sincere thanks to Officer Brian Bell.

Bruce and Sandy Gilbert

Handwritten signatures of Bruce T. Gilbert and Sandy H. Gilbert. The signature of Bruce T. Gilbert is on the top line, and the signature of Sandy H. Gilbert is on the bottom line, overlapping the first signature.

cc: Officer Brian Bell

Jennifer,

Here are some photos from last night. Please extend our thanks to Superintendent Flanagan. This was a great experience for the scouts, and Chris did an incredible job discussing citizenship and keeping our community safe with them.

We also posted a few photos on our Pack284Wayne facebook page.







The garment was from our Delaware store. Video attached.

I am totally impressed with your department. The response and follow through is something that I doubt ( and in my experience) would happen in very few places other than Radnor. I know in the scheme of things shoplifting is almost inconsequential ; but , it is important to us. We constantly are victimized as retailers. We are a small family business. Both my brother and I have been robbed at gunpoint in our stores. Not in Radnor.

Thank you for being there. I will follow up with the Delaware police.

Much appreciated!

Ken Ferber

Jacques Ferber



Superintendent Flanagan,

I am watching your men remove the tree I wrote you about. I am enormously thankful for your prompt response! Please share my appreciation with your staff.

I have always said we live in the best township; now I have further proof!!!

Thank you!!!

Sincerely,  
Ruth Payne

Superintendent:

On behalf of my entire family I want to thank you and your team for your services provided yesterday – it was a wonderful gesture and tribute to my uncle. My uncle was a WWII vet and he requested to not have a traditional military funeral – as such his children were especially touched by the participation of Radnor PD and the escort through town – and accommodating the change in route!

Thanks again for everything.

Bob

**RADNOR TOWNSHIP POLICE DEPARTMENT**  
**COMMUNITY EVENTS**

Chief,

The month of February the CPR team conducted the following activity

two community classes for a total of 20 residents certified

two classes for township staff members for hands only and new building AED usage

one class for 9 Radnor school staff members

There was a total of \$250 spent on student workbooks and we should be billed for \$20 each student for the cards. Amy Lacey will have the exact finance but my calculations would be a profit of about \$450 which we can use to purchase more training equipment.

Thank you

Ofc. Bates # 90



## Radnor Township Police Department

...

February 12 at 1:15 PM · 🌐

### ❄️ SNOW DAY VISIT ❄️

Sergeant Anthony Radico visited with a group of children enjoying their snow day off in Wayne today. Each proudly displayed their sticker badges and promised to listen to mom and dad while stuck inside all day!



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# Interoffice Memorandum

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**TO:** BOARD OF COMMISSIONERS  
**FROM:** KEVIN KOCHANSKI, DIRECTOR  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
**SUBJECT:** FEBRUARY MONTHLY REPORT  
**DATE:** MARCH 6, 2019  
**CC:** ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development  
Department**

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For your review is the Community Development Monthly Report for the month of February 2019. Please note the following highlights:

- Building Permit Fee Revenue totaled \$260,609.50 with 53 permits issued
  - Electric Permit Fee Revenue totaled \$38,580.00 with 40 permits issued
  - Mechanical Permit Fee Revenue totaled \$5,150.00 with 30 permits issued
  - Plumbing Permit Fee Revenue totaled \$5,259.00 with 36 permits issued
  - Zoning Permit Fee Revenue totaled \$600.00 with 8 permits issued
  - Design Review Board Application Fee Revenue totaled \$1,000.00 with 5 applications received
  - Zoning Hearing Board Application Fee Revenue totaled \$1,800.00 with 3 application received
- 
- |   |    |            |
|---|----|------------|
| • Permit and application revenue for February 2019: | \$ | 312,998.50 |
| • Permit and application revenue year to date:      | \$ | 660,491.00 |
- 
- |   |     |
|---|-----|
| • Permits and applications for February 2019: | 175 |
| • Permits and applications year to date:      | 354 |
- 
- |  |     |
|--|-----|
| • Inspections conducted for February 2019: | 387 |
| • Inspections conducted year to date:      | 688 |

**RESOLUTION 2019-28  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, ADOPTING THE MASS MUTUAL EMPLOYEE FUNDED  
DEFERRED COMPENSATION PLAN DOCUMENT**

*WHEREAS*, Radnor Township (“Township”) desires to approve and adopt the Radnor Township Deferred Compensation Plan (“Plan”) to provide employees of Radnor Township with optional employee-funded retirement benefits in the form of a 457-B Plan; and

*WHEREAS*, this Resolution does not authorize any Township Funds to be expended as the Deferred Compensation Plan is entirely funded through employee payroll deduction; and

*WHEREAS*, the Township desires to approve and adopt the revised Plan Document updated as of January 1, 2019: and

*NOW THEREFORE*, it is hereby *RESOLVED* that the Radnor Township Board of Commissioners has approved and adopted the Radnor Township Deferred Compensation Plan (“Plan”), attached hereto as Exhibit A, providing the employees of Radnor Township with an option to invest employee only pre-tax wages in a qualified 457-B Plan to save for retirement benefits;

*SO RESOLVED* this 25<sup>th</sup> day of March, 2019.

TOWNSHIP OF RADNOR

By: \_\_\_\_\_  
Lisa Borowski, President

Attest: \_\_\_\_\_  
Robert A. Zienkowski  
Township Manager/Secretary

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



**DATE:** March 25, 2019

**TO:** Board of Commissioners

**FROM:** William White, Assistant Township Manager and Finance Director

**LEGISLATION:** Resolution 2019-28 adopting a Deferred Compensation Plan Document

**LEGISLATIVE HISTORY:** The Township has offered a 457 Deferred Compensation Plan for approximately; however we cannot find that a formal plan document was ever formally approved.

**PURPOSE AND EXPLANATION:** As noted, we cannot find that a formal plan document was ever adopted by the Board back when the 457 Deferred Compensation plan was opened. This Resolution will adopt a formal plan document, which outlines the options available to the employees through the Mass Mutual Deferred Comp (457) plan.

**FISCAL IMPACT:** There is no fiscal impact to the Township. All contributions are made directly from employee payroll deductions and all fees associated with the accounts are paid from the employee's individual account.

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board adopt this resolution at the March 25, 2019 Board of Commissioner meeting.



**RADNOR TOWNSHIP DEFERRED COMPENSATION PLAN**

**Effective Date of This Document January 1, 2019**

Neither MassMutual nor any of its employees can provide legal or tax advice in connection with the execution of this specimen document. Prior to execution of this document, you should consult with your legal or tax advisor on whether this document is appropriate for your plan.

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**457(b) PLAN DOCUMENT**  
**DEFERRED COMPENSATION PLAN**

**PREAMBLE**

Adoption of Plan

The Radnor Township Deferred Compensation Plan (hereinafter "the Plan"), an eligible deferred compensation plan within the meaning of Section 457(b) of the Internal Revenue Code of 1986, as amended (hereinafter the "Code"), of a State or local government as described in Code Section 457(e)(1)(A), adopted by Radnor Township (hereinafter the "Employer") effective January 1, 2019.

Purpose of Plan

The primary purpose of this Plan is to permit Employees of the Employer to enter into an agreement which will provide for deferral of payment of a portion of his or her current compensation until death, retirement, severance from employment, or other event, in accordance with the provisions of the Code Section 457(b), with other applicable provisions of the Code, and in accordance with the General Statutes of the State.

Status of Plan

It is intended that the Plan shall qualify as an eligible deferred compensation plan within the meaning of Code Section 457(b) sponsored by an eligible employer within the meaning of Code Section 457(e)(1)(A), i.e., a State, political subdivision of a State, and agency or instrumentality of a State or political subdivision of a State.

Tax Consequences of Plan

The Employer does not and cannot represent or guarantee that any particular federal or State income, payroll, or other tax consequence will occur by reason of participation in this Plan. A Participant should consult with his or her own counsel or other representative regarding all tax or other consequences of participation in this Plan.

## SECTION I DEFINITIONS

### 1.1 Plan Definitions

For purposes of this Plan, the following words and phrases have the meaning set forth below, unless a different meaning is plainly required by the context:

An "**Account Balance**" means the bookkeeping account maintained with respect to each Participant which reflects the value of the deferred Compensation credited to the Participant, including the Participant's Annual Deferrals, the earnings or loss of the Trust Fund (net of Trust Fund expenses) allocable to the Participant, any transfers for the Participant's benefit, and any distribution made to the Participant or the Participant's Beneficiary. If a Participant has more than one Beneficiary at the time of the Participant's death, then a separate Account Balance shall be maintained for each Beneficiary. The Account Balance includes any account established under Section VII for rollover contributions and plan-to-plan transfers made for a Participant, the account established for a Beneficiary after a Participant's death, and any account or accounts established for an alternate payee (as defined in Code Section 414(p)(8)).

The "**Administrator**" means the Employer. The term Administrator includes any person or persons, committee, or organization appointed by the Employer to administer the Plan.

An "**Annual Deferral**" means the amount of Compensation deferred in any calendar year.

The "**Beneficiary**" of a Participant means the person or persons (or, if none, the Participant's estate) who is entitled under the provisions of the Plan to receive a distribution in the event the Participant dies before receiving distribution of his or her entire interest under the Plan.

The "**Code**" means the Internal Revenue Code of 1986, as now in effect or as hereafter amended from time to time. Reference to a Code Section includes such section and any comparable section or sections of any future legislation that amends, supplements, or supersedes such section.

The "**Compensation**" of a Participant means all cash compensation for services to the Employer, including salary, wages, fees, commissions, bonuses, and overtime pay, that is includible in the Employee's gross income for the calendar year, including, as applicable, compensation attributable to services as an independent contractor, plus amounts that would be cash compensation for services to the Employer includible in the Employee's gross income for the calendar year but for a compensation reduction election under Code Section 125, 132(f), 401(k), 403(b), or 457(b) (including an election to defer compensation under Section II).

Any payments described below made to a Participant after a Severance from Employment shall qualify as Compensation for purposes of the Plan, but only if the payments are made by the later of (a) the end of the calendar year in which the Severance from Employment occurred or (b) within 2 ½ months of such Severance from Employment:

- (a) Payments that, absent a Severance from Employment, would have been paid to the Participant while the Participant continued in employment with the Employer, but only if such payments constitute regular compensation for services during the Participant's regular working hours, compensation for services outside the Participant's regular working hours (such as overtime or a shift differential), commissions, bonuses or other similar compensation.
- (b) Payments for accrued bona fide sick, vacation or other leave, but only if the Participant would have been able to use the leave if employment had continued.

Any payment that is not described above shall not be considered Compensation if it is paid after the date of the Participant's Severance from Employment, even if it is paid within 2 ½ months of such date. Thus, for example, Compensation does not include severance pay.

For years beginning after December 31, 2008, (a) a Participant receiving a differential wage payment, as defined by Code §3401(h)(2), by reason of qualified military service (within the meaning of Code Section 414(u)), is treated as an Employee of the Employer making the payment and (b) the differential wage payment is treated as Compensation.

An "**Employee**" means each natural person who is employed by the Employer as a common law employee on a full time basis or on a part-time basis and any employee in an elected or appointed position; provided, however, that the term Employee shall not include a leased employee or any employee who is included in a unit of employees covered by a collective bargaining agreement that does not specifically provide for participation in the Plan.

Any individual who is not treated by the Employer as a common law employee of the Employer shall be excluded from Plan participation even if a court or administrative agency determines that such individual is a common law employee of the Employer, unless the Employer has included the individual in Plan participation as an independent contractor.

An "**Employer**" means the eligible employer (within the meaning of Code Section 457(e)(1)) that has adopted the Plan. In the case of an eligible employer that is an agency or instrumentality of a political subdivision of a State within the meaning of Code Section 457(e)(1)(A), the term Employer shall include any other agency or instrumentality of the same political subdivision that has adopted the Plan.

"**Includible Compensation**" means, with respect to a taxable year, the Participant's compensation as defined in Code Section 415(c)(3) and the regulations thereunder, for services performed for the Employer. The amount of Includible Compensation is determined without regard to any community property laws.

"**Normal Retirement Age**" means age 62.

In the event a Participant is a qualified police or firefighter (as defined under Code Section 415(b)(2)(H)(ii)(I)) Normal Retirement Age means age 50.

A Participant's Normal Retirement Age must be the same as his or her normal retirement age under any other eligible deferred compensation plan or plans sponsored by the Employer. The designation of a Normal Retirement Age under the Plan does not compel retirement with the Employer.

The "**Participant**" means an individual who is currently deferring Compensation, or who has previously deferred Compensation under the Plan by salary reduction and who has not received a distribution of his or her entire benefit under the Plan. Only individuals who perform services for the Employer as an Employee may defer Compensation under the Plan.

"**Plan Year**" means the calendar year.

"**Severance from Employment**" means the date that the Employee dies, retires, or otherwise has a severance from employment with the Employer, as determined by the Administrator (and taking into account guidance issued under the Code). Solely for the purpose of determining whether the Participant is entitled to receive a distribution of his or her Account Balance pursuant to Section 6.2, a Participant shall be treated as having incurred a severance from employment during any period the Participant is performing service in the uniformed services (as defined in chapter 43 of title 38, United States Code) while on active duty for a period of more than 30 days.

The "**State**" means the State that is the Employer or of which the Employer is a political subdivision, and any agency, or instrumentality, including any agency or instrumentality of a political subdivision of the State, or the State in which the Employer is located.

The "**Trust Fund**" means the trust fund created under and subject to a trust agreement or a custodial account or contract described in Code Section 401(f) held on behalf of the Plan.

The "**Valuation Date**" means each business day.

## SECTION II PARTICIPATION AND CONTRIBUTIONS

### 2.1 Eligibility

Each Employee shall be eligible to participate in the Plan and defer Compensation hereunder immediately upon becoming employed by the Employer.

### 2.2 Election

An Employee may elect to become a Participant by executing an election to defer a portion of his or her Compensation (and to have that amount contributed as an Annual Deferral on his or her behalf) and filing such election with the Administrator. This participation election shall be made on the deferral agreement provided by the Administrator under which the Employee agrees to be bound by all the terms and conditions of the Plan. Any such election shall remain in effect until a new election is filed. The Administrator may establish a minimum deferral amount, and may change such minimums from time to time. The deferral agreement shall also include designation of investment funds and a designation of Beneficiary.

- (a) **Special Deferral Election of Sick, Vacation, or Back Pay:** A Participant who has not had a Severance from Employment may authorize a special election to defer accumulated sick pay, accumulated vacation pay, and back pay for any calendar month if an election to defer is entered into before the beginning of the month in which the amounts would otherwise be paid or made available and the Participant is an Employee on the date the amounts would otherwise be paid or made available. For this purpose, Compensation that would otherwise be paid for a payroll period that begins before Severance from Employment is treated as an amount that would otherwise be paid or made available before an Employee has a Severance from Employment. In addition, a Participant who is a former Employee may authorize a special election to defer accumulated sick pay, accumulated vacation pay, and back pay that is paid by the later of 2 ½ months following the date of the Participant's Severance from Employment or the end of the calendar year in which the Severance from Employment occurred, provided that the special election to defer is entered into before the amount is currently available.
- (b) **Special Deferral Election On Bonus Pay:** Participant may authorize a special election to defer on that portion of his or her Compensation that is attributable to any Employer paid cash bonuses made for the Plan Year in an amount up to 100% of such bonus, in which case the general deferral agreement under Section 2.2 shall not apply to that portion of Compensation that is attributable to any Employer paid cash bonuses made for the Plan Year. The Employer may designate the bonuses for which the special reduction authorization is available; provided, however, that such designation shall be made on a uniform and non-discriminatory basis. These amounts may be deferred for any calendar month only if an agreement providing for the special election to defer on bonus pay is entered into before the beginning of the month in which the amounts would otherwise be paid or made available and the Participant is an Employee on the date the amounts would otherwise be paid or made available.



### **2.3 Commencement of Participation**

An Employee shall become a Participant as soon as administratively practicable following the date the Employee files an election pursuant to Section 2.2. Such election shall become effective no later than the calendar month following the month in which the election is made. A new Employee may defer compensation payable in the calendar month during which the Participant first becomes an Employee if an agreement providing for the deferral is entered into on or before the first day on which the Participant performs services for the Employer.

### **2.4 Amendment of Annual Deferral Election, Investment Direction, or Beneficiary Designation**

Subject to other provisions of the Plan, a Participant may at any time revise his or her participation election, including a change of the amount of his or her Annual Deferrals, his or her investment direction and his or her designated Beneficiary. Unless the election specifies a later effective date, a change in the amount of the Annual Deferrals shall take effect as of the first day of the next following month or as soon as administratively practicable if later. A change in the investment direction shall take effect as of the date provided by the Administrator on a uniform basis for all Employees. A change in the Beneficiary designation shall take effect when the election is accepted by the Administrator.

### **2.5 Information Provided by the Participant**

Each Employee enrolling in the Plan should provide to the Administrator at the time of initial enrollment, and later if there are any changes, any information necessary or advisable for the Administrator to administer the plan, including, without limitation, whether the Employee is a participant in any other eligible plan under Code Section 457(b).

### **2.6 Contributions Made Promptly**

Annual Deferrals by the Participant under the Plan shall be transferred to the Trust Fund within a period that is not longer than is reasonable for the proper administration of the Participant's Account Balance. For this purpose, Annual Deferrals shall be treated as contributed within a period that is not longer than is reasonable for the proper administration if the contribution is made to the Trust Fund within 15 business days following the end of the month in which the amount would otherwise have been paid to the Participant, or earlier if required by law.

### **2.7 Employer Contributions**

Nothing in this Plan prohibits the Employer from making annual deferrals to the Account Balance of a Participant on a non-elective basis, subject to the Participant's contribution limits in Section III.

### **2.8 Leave of Absence**

Unless an election is otherwise revised, if a Participant is absent from work by leave of absence, Annual Deferrals under the Plan shall continue to the extent that Compensation continues.

## **2.9 Disability**

A disabled Participant (as determined by the Administrator) may elect Annual Deferrals during any portion of the period of his or her disability to the extent that he or she has actual Compensation (not imputed Compensation and not disability benefits) from which to make contributions to the Plan and has not had a Severance from Employment.

## **2.10 Protection of Persons Who Serve in a Uniformed Service**

An Employee whose employment is interrupted by qualified military service under Code Section 414(u) or who is on a leave of absence for qualified military service under Code Section 414(u) may elect to make additional Annual Deferrals upon resumption of employment with the Employer equal to the maximum Annual Deferrals that the Employee could have elected during that period if the Employee's employment with the Employer had continued (at the same level of Compensation) without the interruption or leave, reduced by the Annual Deferrals, if any, actually made for the Employee during the period of the interruption or leave. This right applies for five years following the resumption of employment (or, if sooner, for a period equal to three times the period of the interruption or leave).

A reemployed Employee shall also be entitled to an allocation of any additional Employer Contributions, if applicable, that such Employee would have received under the Plan had the Employee continued to be employed as an eligible Employee during the period of qualified military service. Such restorative Employer Contributions (without interest), if applicable, shall be remitted by the Employer to the Plan on behalf of the Employee within 90 days after the date of the Employee's reemployment or, if later, as of the date the contributions are otherwise due for the year in which the applicable qualified military service was performed.

## **2.11 Corrective Measures**

In the event that an otherwise eligible Employee is erroneously omitted from Plan participation, or an otherwise ineligible individual is erroneously included in the Plan, the Employer shall take such corrective measures as may be permitted by applicable law. Such measures may include, in the case of an erroneously omitted Employee, contributions made by the Employer to the Plan on behalf of such Employee equal to the missed deferral opportunity, subject to the Participant's contribution limits in Section III, and, in the case of an erroneously included individual, a payment by the Employer to such individual of additional compensation in an amount equal to the amount of the individual's elective deferrals under the Plan.

**SECTION III**  
**LIMITATIONS ON AMOUNTS DEFERRED**

**3.1 Basic Annual Limitation**

- (a) The maximum amount of the Annual Deferral and, if applicable, Employer Contributions under the Plan for any calendar year shall not exceed the lesser of:
  - (i) The "applicable dollar amount" (as defined in paragraph (b) below); or
  - (ii) The Participant's Includible Compensation for the calendar year.
- (b) The "applicable dollar amount" means the amount established under Code Section 457(e)(15), as indexed, and in accordance with Section 3.4(a).
- (c) Rollover amounts received by the Plan under Treasury Regulation Section 1.457-10(e) and any plan-to-plan transfer into the Plan made pursuant to Section 7.2 shall not be applied against the Annual Deferral limit.

**3.2 Age 50 Catch-up Annual Deferral Contributions**

A Participant who will attain age 50 or more by the end of a calendar year is permitted to elect an additional amount of Annual Deferral for the calendar year, up to the maximum age 50 catch-up Annual Deferral limit under §414(v)(2), as indexed.

The amount of the age 50 catch-up Annual Deferral for any calendar year cannot exceed the amount of the Participant's Compensation, reduced by the amount of the elective deferred compensation, or other elective deferrals, made by the Participant under the Plan and in accordance with Section 3.4(a).

The age 50 catch-up Annual Deferral limit is not available to a Participant for any calendar year for which the Special Section 457 Catch-up Limitation described in Section 3.3 is available and applied.

**3.3 Special Section 457 Catch-up Limitation**

Notwithstanding the provisions of Sections 3.1 and 3.2, with respect to a year that is one of a Participant's last three (3) calendar years ending before the year in which the Participant attains Normal Retirement Age and the amount determined under this Section 3.3 exceeds the amount computed under Sections 3.1 and 3.2, then the Annual Deferral limit under this Section 3.3 shall be the lesser of:

- (a) An amount equal to two (2) times the Section 3.1 Applicable Dollar Amount for such year; or
- (b) The sum of:

- (i) An amount equal to (A) the aggregate Section 3.1 limit for the current year plus each prior calendar year beginning after December 31, 2001, during which the Participant was an Employee under the Plan, minus (B) the aggregate amount of Compensation that the Participant deferred under the Plan during such years, plus
- (ii) An amount equal to (A) the aggregate limit referred to in Code Section 457(b)(2) for each prior calendar year beginning after December 31, 1978, and before January 1, 2002, during which the Participant was an Employee (determined without regard to Sections 3.2 and 3.3), minus (B) the aggregate contributions to Pre-2002 Coordination Plans (as defined in Section 3.4(c)) made by or on behalf of the Participant for such years.

However, in no event can the deferred amount be more than the Participant's Compensation for the year.

### **3.4 Special Rules**

For purposes of this Section III, the following rules shall apply:

- (a) Participant Covered By More Than One Eligible Plan. If the Participant is or has been a participant in one or more other eligible plans within the meaning of Code Section 457(b), then this Plan and all such other plans shall be considered as one plan for purposes of applying the foregoing limitations of this Section III. For this purpose, the Administrator shall take into account any other such eligible plan maintained by the Employer and shall also take into account any other such eligible plan for which the Administrator receives from the Participant sufficient information concerning his or her participation in such other plan.
- (b) Pre-Participation Years. In applying Section 3.3, a year shall be taken into account only if (i) the Participant was eligible to participate in the Plan during all or a portion of the year and (ii) Compensation deferred, if any, under the Plan during the year was subject to the Basic Annual Limitation described in Section 3.1 or any other plan ceiling required by Code Section 457(b).
- (c) Pre-2002 Coordination Years. For purposes of Section 3.3(b)(ii)(B), "contributions to Pre-2002 Coordination Plans" means any employer contribution, salary reduction or elective contribution under any other eligible Code Section 457(b) plan, or a salary reduction or elective contribution under any Code Section 401(k) qualified cash or deferred arrangement, Code Section 402(h)(1)(B) simplified employee pension (SARSEP), Code Section 403(b) annuity contract, and Code Section 408(p) simple retirement account, or under any plan for which a deduction is allowed because of a contribution to an organization described in Code Section 501(c)(18), including plans, arrangements or accounts maintained by the Employer or any employer for whom the Participant performed services. However, the contributions for any calendar year are only taken into account for purposes of Section 3.3(b)(ii)(B) to the extent that the total of such contributions does not exceed the aggregate limit referred to in Code Section 457(b)(2) for that year.

- (d) Disregard Excess Deferral. For purposes of Sections 3.1, 3.2, and 3.3, an individual is treated as not having deferred compensation under a plan for a prior taxable year if excess deferrals under the plan are distributed, as described in Section 3.5. To the extent that the combined deferrals for pre-2002 years exceeded the maximum deferral limitations, the amount is treated as an excess deferral for those prior years.

### **3.5 Correction of Excess Deferrals**

If the Annual Deferral on behalf of a Participant for any calendar year exceeds the limitations described above, or the Annual Deferral on behalf of a Participant for any calendar year exceeds the limitations described above when combined with other amounts deferred by the Participant under another eligible deferred compensation plan under Code Section 457(b) for which the Participant provides information that is accepted by the Administrator, then the Annual Deferral, to the extent in excess of the applicable limitation (adjusted for any income or loss in value, if any, allocable thereto), shall be distributed to the Participant as soon as administratively practicable after the Administrator determines that the amount is an excess deferral.

## **SECTION IV INVESTMENT RESPONSIBILITIES**

### **4.1 Investment of Deferred Amount**

Each Participant or Beneficiary shall direct the investment of amounts held in his or her Account Balance under the Plan among the investment options of the Trust Fund. The investment of amounts segregated on behalf of an alternate payee pursuant to a Plan approved domestic relations order (as defined under Code Section 414(p)) may be directed by such alternate payee to the extent provided in such order. In the absence of such direction, such amounts shall be invested in the same manner as they were immediately before such segregation was made on account of such order. Each Account Balance shall share in any gains or losses of the investment(s) in which such account is invested.

### **4.2 Investment Election for Future Contributions**

A Participant may amend his or her investment election at such times and by such manner and form as prescribed by the Administrator. Such election will, unless specifically stated otherwise, apply only to future amounts contributed under the Plan.

### **4.3 Investment Changes for an Existing Account Balance**

The Participant, Beneficiary, alternate payee, or Administrator may elect to transfer amounts in his Account Balance among and between those investments available under the Trust Fund at such times and by such manner and form prescribed by the Administrator, subject further to any restrictions or limitations placed on any investment by the Administrator to be uniformly applied to all Participants.

### **4.4 Investment Responsibility**

To the extent that a Participant, Beneficiary, or alternate payee exercises control over the investment of amounts credited to his Account Balance, the Employer, the Administrator, and any other fiduciary of the Plan shall not be liable for any losses that are the direct and necessary result of investment instructions given by a Participant, Beneficiary or an alternate payee.

### **4.5 Default Investment Fund**

The Employer shall maintain a Default Investment Fund which shall be held and administered under the Trust Fund. Any Participant who does not make an investment election on the deferral agreement provided by the Administrator will have his contributions invested in the Default Investment Fund until such time he provides investment direction under Sections 4.2 and 4.3. Additionally, a Beneficiary or alternate payee who does not make an investment election will have his Account Balance invested in the Default Investment Fund until such time he provides investment direction under Section 4.3. The interest of each Participant, Beneficiary, or alternate payee under the Plan in the Default Investment Fund shall be an undivided interest.

#### **4.6 Statements**

The Administrator will cause statements to be issued periodically to reflect the contributions and actual earnings posted to the Account Balances.

## **SECTION V LOANS**

### **5.1 Loans**

The Employer may elect to make loans available to Participants who are Employees. If the Employer has elected to make loans available to Participants who are Employees, the Employer shall establish written guidelines governing the granting and administration of loans, which are hereby incorporated into and made part of the Plan provided that such guidelines are approved by the Administrator and are not inconsistent with the provisions of this Section V. To the extent such guidelines are more restrictive than the provisions of the Plan and are not inconsistent with the provisions of Code Section 72(p) and regulations issued thereunder, the guidelines shall be controlling.

Except as modified by the Plan's loan program policy and procedures adopted by the Administrator, the following rules shall apply to loans under the Plan. Any loans that are issued under the Plan shall be administered in a manner consistent with the requirements of Code Section 72(p), Treasury Regulations 1.72(p) and any other applicable guidance issued thereunder.

### **5.2 Maximum Loan Amount**

No loan to a Participant hereunder may exceed the lesser of:

- (a) \$50,000, reduced by the excess (if any) of (i) the highest outstanding balance of loans from the Plan during the preceding one-year period ending on the day before the date the loan is approved by the Administrator (not taking into account any payments made during such one-year period) over (ii) the outstanding balance of loans from the Plan on the date the loan is approved by the Administrator; or
- (b) one half of the value of the Participant's Account Balance (as of the Valuation Date immediately preceding the date on which such loan is approved by the Administrator).

For purposes of this Section 5.2, any loan from any other plan maintained by a participating employer shall be treated as if it were a loan made from the Plan, and the Participant's vested interest under any such other plan shall be considered a vested interest under this Plan; provided, however, that the provisions of this paragraph shall not be applied so as to allow the amount of a loan under this Section 5.2 to exceed the amount that would otherwise be permitted in the absence of this paragraph.

### **5.3 Terms of Loan**

The terms of the loan shall:



- (a) charge a reasonable interest rate commensurate with current interest rates charged for loans made under similar circumstances by persons in the business of lending money (subject to the requirements of the Servicemembers Civil Relief Act).
- (b) require that the minimum loan term be 12 months;
- (c) require that the loan be repaid within five years unless the Participant certifies in writing to the Administrator that the loan is to be used to acquire any dwelling unit which within a reasonable time is to be used (determined at the time the loan is made) as a principal residence (as defined in Code Section 121) of the Participant;
- (d) require substantially level amortization of such loan with payments not less frequently than quarterly throughout the repayment period. Notwithstanding the foregoing, if so provided in the written guidelines applicable to Plan loans, the amortization schedule may be waived and payments suspended while a Participant is on a leave of absence from employment with an Employer (for periods in which the Participant does not perform military service as described in paragraph (d)), provided that all of the following requirements are met:
  - (i) Such leave is either without pay or at a reduced rate of pay that, after withholding for employment and income taxes, is less than the amount required to be paid under the amortization schedule;
  - (ii) Payments resume after the earlier of (1) the date such leave of absence ends or (2) the one-year anniversary of the date such leave began;
  - (iii) The period during which payments are suspended does not exceed one year;
  - (iv) Payments resume in an amount not less than the amount required under the original amortization schedule; and
  - (v) The waiver of the amortization schedule does not extend the period of the loan beyond the maximum period permitted under this Section 5.3.
- (e) If a Participant is absent from employment with any participating employer for a period during which he or she performs services in the uniformed services (as defined in chapter 45 of title 38 of the United States Code), whether or not such services constitute qualified military service, the suspension of payments shall not be taken into account for purposes of applying paragraph (d) of this Section 5.3 provided that all of the following requirements are met:
  - (i) Payments resume upon completion of such military service;
  - (ii) Payments resume in an amount not less than the amount required under the original amortization schedule and continue in such amount until the loan is repaid in full;

- (iii) Upon resumption, payments are made no less frequently than required under the original amortization schedule and continue under such schedule until the loan is repaid in full; and
  - (iv) The loan is repaid in full, including interest accrued during the period of such military service, no later than the maximum period otherwise permitted under this Section V extended by the period of such military service.
- (f) The loan shall be evidenced by a legally enforceable agreement that demonstrates compliance with the provisions of this Section.

#### **5.4 Security for Loan; Default**

- (a) Security. Any loan to a Participant under the Plan shall be secured by the pledge of the portion of the Participant's Account Balance in the Plan invested in such loan.
- (b) Default. In the event that a Participant fails to make a loan payment under this Section V on the last business day before the end of the calendar quarter following the quarter in which the payment is due, unless payment is not made because the Participant is on a bona fide leave of absence as determined by the Administrator and the amortization schedule is suspended while the Participant is on leave of absence from employment with an Employer, a default on the loan shall occur. In the event of such default, (i) all remaining payments on the loan shall be immediately due and payable (including accrued interest) at the time of the default, and (ii) interest shall continue to accrue on the outstanding loan balance until the loan is foreclosed.

In the case of any default on a loan to a Participant, the Administrator shall apply the portion of the Participant's interest in the Plan held as security for the loan in satisfaction of the loan on the date of Severance from Employment. In addition, the Administrator may take any legal action it shall consider necessary or appropriate to enforce collection of the unpaid loan, with the costs of any legal proceeding or collection to be charged to the Account Balance of the Participant.

Notwithstanding anything elsewhere in the Plan to the contrary, in the event a loan is outstanding hereunder on the date of a Participant's death, his or her estate shall be his or her Beneficiary as to the portion of his or her interest in the Plan invested in such loan (with the Beneficiary or Beneficiaries as to the remainder of his or her interest in the Plan to be determined in accordance with otherwise applicable provisions of the Plan).

#### **5.5 Repayment**

A Participant shall be required, as a condition to receiving a loan, to enter into an agreement for the repayment of the loan in accordance with a method set forth in the written guidelines governing the granting of Plan loans that are established by the Employer pursuant to Section 5.1.

A Participant may prepay the entire outstanding balance of his or her loan at any time (but may not make a partial prepayment).

## SECTION VI DISTRIBUTIONS

### 6.1 Distributions from the Plan

- (a) Earliest Distribution Date. Payments from a Participant's Account Balance shall not be made earlier than:
- (i) the Participant's Severance from Employment pursuant to Section 6.2
  - (ii) the Participant's death pursuant to Section 6.3
  - (iii) Plan termination under Section 10.3
  - (iv) an unforeseeable emergency withdrawal pursuant to Section 6.10(a), if permitted under the Plan
  - (v) a de minimis account balance distribution pursuant to Section 6.10(b), if permitted under the Plan
  - (vi) a rollover account withdrawal pursuant to Section 6.10(c), if permitted under the Plan
  - (vii) attainment of age 70 ½ withdrawal pursuant to Section 6.10(d), if permitted under the Plan
  - (viii) Qualified Military Service Deemed Severance withdrawal pursuant to Section 6.10(e), if permitted under the Plan
  - (ix) Qualified Military Reservist withdrawal pursuant to Section 6.10(f), if permitted under the Plan
  - (x) Qualified Distributions for Retired Public Safety Officers pursuant to Section 6.11, if permitted under the Plan
- (b) Latest Distribution Date. In no event shall any distribution under this Section VI begin later than the Participant's "required beginning date". Such required minimum distributions must be made in accordance with Section 6.6.
- (c) Amount of Account Balance. Except as provided in Section 6.3, the amount of any payment under this Section VI shall be based on the amount of the Account Balance as of the Valuation Date.

### 6.2 Benefit Distributions Upon Severance from Employment

Upon Severance from Employment (other than due to death), a Participant may elect to commence distribution of benefits at any time after such Severance from Employment by filing a

request with the Administrator before the date on which benefits are to commence. However, in no event may distribution of benefits commence later than his or her "required beginning date".

Distributions required to commence under this section shall be made in the form of benefit provided under Section 6.5. Distributions postponed until the Participant's "required beginning date" will be made in a manner that meets the requirements of Section 6.6.

### **6.3 Distributions on Account of Participant's Death**

Upon receipt of satisfactory proof of the Participant's death, the designated Beneficiary may file a request with the Administrator to elect a form of benefit provided under Section 6.5 and made in a manner that meets the requirements of Section 6.6.

- (a) Death of Participant Before Distributions Begin. If the Participant dies before his or her distributions begin, the designated Beneficiary may elect to have distributions to be made (i) in full within 5 years of the Participant's death (5-year rule) or (ii) in installments over the designated Beneficiary's "life expectancy" (life expectancy rule).

If the designated Beneficiary does not make an election by September 30 of the year following the year of the Participant's death, the Participant's Account Balance will be distributed in a lump sum payment by December 31 of the calendar year containing the fifth anniversary of the Participant's death or if the Participant's spouse is the sole designated Beneficiary by December 31 of the year the Participant would have attained age 70 ½.

- (b) Death of Participant On or After Date Distributions Begin. If the Participant dies on or after his or her distributions began, the Participant's Account Balance shall be paid to the Beneficiary at least as rapidly as under the payment option used before the Participant's death.

For purposes of this Section, a Participant who dies on or after January 1, 2007, while performing qualified military service (as defined in Code Section 414(u)) will be deemed to have resumed employment in accordance with the Participant's reemployment rights under chapter 43 of title 38, United States Code, on the day preceding death and to have terminated employment on the actual date of death for purposes of determining the entitlement of the Participant's survivors to any additional benefits (other than benefit accruals relating to the period of qualified military service) provided under the Plan, in accordance with the provisions of Code Sections 401(a)(37), 414(u)(9), and 457(g)(4).

### **6.4 Distribution of Small Account Balances Without Participant's Consent**

Notwithstanding any other provision of the Plan to the contrary, if the amount of a Participant's or Beneficiary's Account Balance (including the rollover contribution separate account) is not in excess of the amount specified below on the date that payments commence under Section 6.2 or on the date the Administrator is notified of the Participant's death, the Administrator may direct

payment without the Participant's or Beneficiary's consent as soon as practicable following the Participant's retirement, death, or other Severance from Employment.

- (a) The Plan does not provide for distribution of small Account Balances without Participant or Beneficiary consent.

## **6.5 Forms of Distribution**

In an election to commence benefits under Section 6.2, a Participant entitled to a distribution of benefits under this Section VI may elect to receive payment in any of the following forms of distribution:

- (a) a lump sum payment of the Participant's total Account Balance.
- (b) partial distribution of the Participant's Account Balance.
- (c) in a series of installments over a period of years (payable on a monthly, quarterly, semi-annual or annual basis) which extends no longer than the life expectancy of the Participant as permitted under Code Section 401(a)(9).
- (d) a purchase of a single premium nontransferable annuity contract for such term and in such form as the Participant selects that provides for payments in the form of an irrevocable annuity each calendar year of amounts not less than the amount required under Code Section 401(a)(9).

## **6.6 Minimum Distribution Requirements**

- (a) General Rules.

Notwithstanding anything in this Plan to the contrary, distributions from this Plan shall commence and be made in accordance with Code Section 401(a)(9) and the regulations promulgated thereunder. Additionally, the requirements of this Section 6.6 will take precedence over any inconsistent provisions of the Plan.

- (b) Time and Manner of Distribution.
  - (i) Required Beginning Date. The Participant's entire interest will be distributed, or begin to be distributed, to the Participant no later than the Participant's "required beginning date".
  - (ii) Death of Participant Before Distributions Begin. If the Participant dies before distributions begin, the Participant's entire interest will be distributed, or begin to be distributed, no later than as follows:
    - (A) If the Participant's surviving spouse is the Participant's sole "designated Beneficiary", then distributions to the surviving spouse will begin by

December 31 of the calendar year immediately following the calendar year in which the Participant dies, or by December 31 of the calendar year in which the Participant would have attained age 70 ½, if later.

- (B) If the Participant's surviving spouse is not the Participant's sole "designated Beneficiary" (i.e., multiple beneficiaries), then distributions to the "designated Beneficiaries" will begin by December 31 of the calendar year immediately following the calendar year in which the Participant died.
- (C) If the Participant's sole "designated Beneficiary" is not the Participant's spouse, then distributions to the "designated Beneficiary" will begin by December 31 of the calendar year immediately following the calendar year in which the Participant died.
- (D) If there is no "designated Beneficiary" as of September 30 of the year following the year of the Participant's death, the Participant's Account Balance will be distributed in a lump sum payment by December 31 of the calendar year containing the fifth anniversary of the Participant's death.
- (E) If the Participant's surviving spouse is the Participant's sole "designated Beneficiary" and the surviving spouse dies after the Participant but before distributions to the surviving spouse begin, this subparagraph (b)(ii), other than subsection (b)(ii)(A), will apply as if the surviving spouse were the Participant.

For purposes of this subparagraph (ii) and paragraph (d), unless subsection (b)(ii)(D) applies, distributions are considered to begin on the Participant's "required beginning date". If subsection (b)(ii)(E) applies, distributions are considered to begin on the date distributions are required to begin to the surviving spouse under subsection (b)(ii)(A). If distributions under an annuity purchased from an insurance company irrevocably commence to the Participant before the Participant's "required beginning date" (or to the Participant's surviving spouse before the date distributions are required to begin to the surviving spouse under subsection (b)(ii)(A)), the date distributions are considered to begin is the date distributions actually commence.

- (iii) Death of Participant On or After Distributions Begin. If the Participant dies on or after distributions begin and before depleting his or her Account Balance, distributions must commence to the "designated Beneficiary" by December 31 of the calendar year immediately following the calendar year in which the Participant died.
- (iv) Forms of Distribution. Unless the Participant's Account Balance is distributed in the form of an annuity contract or in a lump sum on or before the Participant's "required beginning date", as of the first distribution calendar year, distributions will be made in accordance with paragraphs (c) and (d). If the Participant's

interest is distributed in the form of an annuity contract, distributions thereunder will be made in accordance with the requirements of Code Section 401(a)(9).

(c) Required Minimum Distributions During the Participant's Lifetime.

(i) Amount of Required Minimum Distribution For Each "Distribution Calendar Year". During the Participant's lifetime, the minimum amount that will be distributed for each distribution calendar year is the lesser of:

(A) The quotient obtained by dividing the "Participant's account balance" by the distribution period in the Uniform Lifetime Table set forth in Treasury Regulation Section 1.401(a)(9)-9, Q&A-2 using the Participant's age as of the Participant's birthday in the "distribution calendar year"; or

(B) if the Participant's sole "designated Beneficiary" for the "distribution calendar year" is the Participant's spouse and the spouse is more than 10 years younger than the Participant, the quotient obtained by dividing the "Participant's account balance" by the distribution period in the Joint and Last Survivor Table set forth in Treasury Regulation Section 1.401(a)(9)-9, Q&A-3 using the Participant's and spouse's attained ages as of the Participant's and spouse's birthdays in the "distribution calendar year".

(ii) Lifetime Required Minimum Distributions Continue Through Year of Participant's Death. Required minimum distributions will be determined under this paragraph (c) beginning with the first "distribution calendar year" and up to and including the "distribution calendar year" that includes the Participant's date of death.

(d) Required Minimum Distributions After Participant's Death.

For purposes of this Section 6.6(d), the Participant's and Beneficiary's "life expectancy" determination will use the Single Life Table set forth in Treasury Regulation Section 1.401(a)(9)-9, Q&A-1.

(i) Death On or After Date Distributions Begin.

(A) Participant Survived by Designated Beneficiary.

If the Participant dies on or after the date distributions begin and there is a "designated Beneficiary", the minimum amount that will be distributed for each "distribution calendar year" after the year of the Participant's death is the quotient obtained by dividing the "Participant's account balance" by the longer of the remaining "life expectancy" of the Participant or the remaining "life expectancy" of the Participant's "designated Beneficiary", determined as follows:

- (1) The Participant's remaining "life expectancy" is calculated using the age of the Participant in the year of death, reduced by one for each subsequent year.
- (2) If the Participant's surviving spouse is the Participant's sole "designated Beneficiary", the remaining "life expectancy" of the surviving spouse is calculated for each "distribution calendar year" after the year of the Participant's death using the surviving spouse's age as of the spouse's birthday in that year. For "distribution calendar years" after the year of the surviving spouse's death, the remaining "life expectancy" of the surviving spouse is calculated using the age of the surviving spouse as of the spouse's birthday in the calendar year of the spouse's death, reduced by one for each subsequent calendar year.
- (3) If the Participant's surviving spouse is not the Participant's sole "designated Beneficiary" (i.e., multiple beneficiaries), the "designated Beneficiary's" remaining "life expectancy" is calculated using the age of the oldest Beneficiary in the year following the year of the Participant's death, reduced by one for each subsequent year.
- (4) If the Participant's sole "designated beneficiary" is not the Participant's spouse, the "designated Beneficiary's" remaining "life expectancy" is calculated using the age of the Beneficiary in the year following the year of the Participant's death, reduced by one for each subsequent year.

(B) No Designated Beneficiary.

If the Participant dies on or after the date distributions begin and there is no "designated Beneficiary" as of September 30 of the year after the year of the Participant's death, the minimum amount that will be distributed for each "distribution calendar year" after the year of the Participant's death is the quotient obtained by dividing the "Participant's account balance" by the Participant's remaining "life expectancy" calculated using the age of the Participant in the year of death, reduced by one for each subsequent year.

(ii) Death Before Date Distributions Begin.

(A) Participant Survived by Designated Beneficiary.

Except as provided in this Section, if the Participant dies before the date distributions begin and there is a "designated Beneficiary", the minimum amount that will be distributed for each "distribution calendar year" after the year of the Participant's death is the quotient obtained by dividing the



"Participant's account balance" by the remaining "life expectancy" of the Participant's "designated Beneficiary", determined as follows:

- (1) If the Participant's surviving spouse is the Participant's sole "designated Beneficiary", the remaining "life expectancy" of the surviving spouse is calculated for each "distribution calendar year" after the year of the Participant's death using the surviving spouse's age as of the spouse's birthday in that year.
- (2) If the Participant's surviving spouse is not the Participant's sole "designated Beneficiary" (i.e., multiple beneficiaries), the "designated Beneficiary's" remaining "life expectancy" is calculated using the age of the oldest Beneficiary in the year following the year of the Participant's death, reduced by one for each subsequent year.
- (3) If the Participant's sole "designated beneficiary" is not the Participant's spouse, the "designated Beneficiary's" remaining "life expectancy" is calculated using the age of the Beneficiary in the year following the year of the Participant's death, reduced by one for each subsequent year.

(B) No Designated Beneficiary.

If the Participant dies before the date distributions begin and there is no "designated Beneficiary" as of September 30 of the year following the year of the Participant's death, distribution of the Participant's entire interest will be distributed by December 31 of the calendar year containing the fifth anniversary of the Participant's death.

(C) Death of Surviving Spouse Before Distributions to Surviving Spouse Are Required to Begin.

If the Participant dies before the date distributions begin, the Participant's surviving spouse is the Participant's sole "designated Beneficiary", and the surviving spouse dies before distributions are required to begin to the surviving spouse under subsection (b)(ii)(A), this subparagraph (d)(ii) will apply as if the surviving spouse were the Participant.

(e) Definitions.

- (i) A Participant's "required beginning date" is April 1 of the year that follows the later of (1) the calendar year the Participant attains age 70 ½ or (2) retires due to Severance from Employment. If the Participant postpones the required distribution due in calendar year he or she attains age 70 ½ or severs employment, to the "required beginning date", the second required minimum distribution must be taken by the end of that year.

- (ii) Participant's "designated Beneficiary" means the individual who is designated as the Beneficiary under Section 8.1 and is the designated Beneficiary under Code Section 401(a)(9) and Treasury Regulation Section 1.401(a)(9)-4.
- (iii) A "distribution calendar year" means a calendar year for which a minimum distribution is required. For distributions beginning before the Participant's death, the first "distribution calendar year" is the calendar year the Participant attains age 70 ½ or retires, if later. For distributions beginning after the Participant's death, the first "distribution calendar year" is the calendar year in which distributions are required to begin under subparagraph (b)(ii).

The required minimum distribution for the Participant's first "distribution calendar year" will be made on or before the Participant's "required beginning date". The required minimum distribution for other "distribution calendar years", including the required minimum distribution for the "distribution calendar year" in which the Participant's "required beginning date" occurs, will be made on or before December 31 of that "distribution calendar year".

- (iv) A married Participant's "life expectancy", whose spouse is the sole Beneficiary and is more than 10 years younger than the Participant, means the Participant's and spouse Beneficiary's life expectancy as computed by use of the Joint and Last Survivor Life Table under Treasury Regulation Section 1.401(a)(9)-9, Q&A 3. All other Participants will have his or her life expectancy computed by use of the Uniform Lifetime Table under Treasury Regulation Section 1.401(a)(9)-9, Q&A 2. A deceased Participant's or Beneficiary's "life expectancy" means his or her life expectancy as computed by use of the Single Life Table under Treasury Regulation Section 1.401(a)(9)-9, Q&A 1.
  - (v) A "Participant's account balance" means the Account Balance as of the last valuation date in the calendar year immediately preceding the "distribution calendar year" (valuation calendar year) increased by the amount of any contributions made and allocated or forfeitures allocated to the Account Balance as of dates in the valuation calendar year after the valuation date and decreased by distributions made in the valuation calendar year after the valuation date. The Account Balance for the valuation calendar year includes any amounts rolled over or transferred to the Plan either in the valuation calendar year or in the "distribution calendar year" if distributed or transferred in the valuation calendar year.
- (f) Special Provision Applicable to 2009 Required Minimum Distributions.

A Participant who would otherwise be required to receive a minimum distribution from the Plan in accordance with Code Section 401(a)(9) for the 2009 "distribution calendar year" may elect not to receive any such distribution that is payable with respect to the 2009 "distribution calendar year".

Notwithstanding the provisions of Section 6.9(b)(iii), the Administrator may permit a Participant who receives a minimum distribution from the Plan for the 2009 "distribution calendar year" to make a direct rollover of such distribution to an "eligible retirement plan" in accordance with the provisions of Section 6.9.

The Administrator may also permit a Participant or former Participant who has received a minimum distribution for the 2009 "distribution calendar year" to roll over such distribution back into the Plan, provided the requirements of Code Section 402(c), as modified by Notice 2009-82, extending the 60-day rollover deadline, and the requirements of Section 7.1 are otherwise satisfied. If the distribution received by the Participant included amounts in addition to the minimum required under Code Section 401(a)(9), the Administrator may allow the Participant to include a portion or all of the amount that was not a minimum distribution in the Rollover Contribution made to the Plan in accordance with this paragraph.

The provisions of this Section 6.6(f) are effective for minimum payments made for the 2009 "distribution calendar year" and do not include any minimum payment that is made in 2009, but is attributable to a different year (i.e., the participant reached his required beginning date in 2008, but payment of the 2008 minimum is not made until 2009).

## **6.7 Payments to Minors and Incompetents**

If a Participant or Beneficiary entitled to receive any benefits hereunder is a minor or is adjudged to be legally incapable of giving valid receipt and discharge for such benefits, or is deemed so by the Administrator, benefits will be paid to such person as the Administrator or a court of competent jurisdiction may designate for the benefit of such Participant or Beneficiary. Such payments shall be considered a payment to such Participant or Beneficiary and shall, to the extent made, be deemed a complete discharge of any liability for such payments under the Plan.

## **6.8 Procedure When Distributee Cannot Be Located**

The Administrator shall make all reasonable attempts to determine the identity and address of a Participant or a Participant's Beneficiary entitled to benefits under the Plan. For this purpose, a reasonable attempt means (a) the mailing by certified mail of a notice to the last known address shown in the Administrator's records; (b) use of a commercial locator service, the internet or other general search method; or (c) use such other methods as the Administrator believes prudent.

If the Participant or Beneficiary has not responded within 6 months, the Plan shall continue to hold the benefits due such person until, in the Administrator's discretion, the Plan is required to take other action under applicable law.

Notwithstanding the foregoing, if the Administrator is unable to locate a person entitled to benefits hereunder after applying the search methods set forth above, then the Administrator, in its sole discretion, may pay an amount that is immediately distributable to such person in a direct rollover to an individual retirement plan designated by the Administrator.

## 6.9 Direct Rollover

- (a) A Participant or spouse Beneficiary (or a Participant's spouse or former spouse who is the alternate payee under a domestic relations order, as defined in Code Section 414(p)) who is entitled to an "eligible rollover distribution" may elect, at the time and in the manner prescribed by the Administrator, to have all or any portion of the distribution paid directly to an "eligible retirement plan" specified by the Participant or spouse Beneficiary in a direct rollover.
- (b) For purposes of this Section 6.9, an "eligible rollover distribution" means any distribution of all or any portion of a Participant's Account Balance, except that an eligible rollover distribution does not include (i) any distribution that is one of a series of substantially equal periodic payment made not less frequently than annually for the life or life expectancy of the Participant or the joint lives or life expectancies of the Participant and the Participant's designated beneficiary, or for a specified period of ten years or more (ii) any distribution made as a result of an unforeseeable emergency, or (iii) any distribution that is a required minimum distribution under Code Section 401(a)(9).

In addition, an "eligible retirement plan" with respect to the Participant, the participant's spouse, or the Participant's spouse or former spouse who is an alternate payee under a domestic relations order as defined in Code Section 414(p) means any of the following: (i) an individual retirement account described in Code Section 408(a), (ii) an individual retirement annuity described in Code Section 408(b), (iii) an annuity plan described in Code Section 403(a), (iv) a qualified defined contribution plan described in Code Section 401(a), (v) an annuity contract described in Code Section 403(b), (vi) an eligible deferred compensation plan described in Code Section 457(b) that is maintained by a State, political subdivision of a State, or any agency or instrumentality of a State or political subdivision of a State, or (vii) effective for distributions made on or after January 1, 2008, a Roth IRA, as described in Code Section 408A, provided, that for distributions made before January 1, 2010, such rollover shall be subject to the limitations contained in Code Section 408A(c)(3)(B) .

- (c) A Beneficiary who is not the spouse of the deceased Participant may elect a direct rollover of a distribution to an individual retirement account described in Code Section 408(b) or to a Roth individual retirement account described in Code Section 408A(b) ("IRA"), provided that the distributed amount satisfies all the requirements to be an eligible rollover distribution. The direct rollover must be made to an IRA established on behalf of the designated nonspouse Beneficiary that will be treated as an inherited IRA pursuant to the provisions of Code Section 402(c)(11). The IRA must be established in a manner that identifies it as an IRA with respect to a deceased Participant and also identifies the deceased Participant and the nonspouse Beneficiary.

## 6.10 Inservice Distributions

- (a) Unforeseeable Emergency Distributions. If the Participant who has not incurred a Severance from Employment or Beneficiary has an unforeseeable emergency, the Administrator may approve a single sum distribution of the amount requested or, if less,

the maximum amount determined by the Administrator to be permitted to be distributed under this Section 6.10(a), Treasury Regulation Section 1.457-6(c) or other regulatory guidance. The Administrator shall determine whether an unforeseeable emergency exists based on relevant facts and circumstances, and Treasury Regulation Section 1.457-6(c) or other regulatory guidance.

- (i) An unforeseeable emergency is defined as a severe financial hardship resulting from the following:
  - (A) an illness or accident of the Participant or Beneficiary, the Participant's or Beneficiary's spouse, or the Participant's or Beneficiary's dependent or the Participant's "primary Beneficiary";
  - (B) loss of the Participant's or Beneficiary's property due to casualty (including the need to rebuild a home following damage to a home not otherwise covered by homeowner's insurance, e.g., as a result of a natural disaster);
  - (C) the need to pay for the funeral expenses of a Participant's or Beneficiary's spouse, Participant's or Beneficiary's dependent or "primary Beneficiary" of the Participant;
  - (D) the need to pay for medical expenses of the Participant or Beneficiary, the Participant's or Beneficiary's spouse, Participant's or Beneficiary's dependent or the Participant's "primary Beneficiary" which are not reimbursed or compensated by insurance or otherwise, including non-refundable deductibles, as well as for the cost of prescription drug medication;
  - (E) the imminent foreclosure of or eviction from the Participant's or Beneficiary's primary residence; or
  - (F) other similar extraordinary and unforeseeable circumstances arising as a result of events beyond the control of the Participant or Beneficiary. However, except as otherwise specifically provided in this Section 6.10(a), certain circumstances are not considered an unforeseen emergency such as the purchase of a home or the payment of college tuition or credit card debt.

For purposes of this paragraph, if the Participant is not deceased, a "primary Beneficiary" shall be limited to a primary Beneficiary under the Plan, which is an individual who is named as a Beneficiary pursuant to Section 8.1 and has an unconditional right to all or a portion of the Participant's Account Balance upon the death of the Participant, and which shall not include a contingent beneficiary. Additionally, dependent shall be limited to the definition under Code Section 152(a), and, for taxable years beginning on or after January 1, 2005, without regard to Code Sections 152(b)(1), (b)(2) and (d)(1)(B).

- (ii) Unforeseeable emergency distribution standard. A distribution on account of unforeseeable emergency may not be made to the extent that such emergency is or may be relieved through reimbursement or compensation from insurance or otherwise; by liquidation of the Participant's assets, to the extent the liquidation of such assets would not itself cause severe financial hardship; or by cessation of deferrals under the Plan if the cessation of deferrals would alleviate the financial need.
  - (iii) Distribution necessary to satisfy emergency need. Distributions because of an unforeseeable emergency may not exceed the amount reasonably necessary to satisfy the emergency need (which may include any amounts necessary to pay any federal, State, or local income taxes or penalties reasonably anticipated to result from the distribution).
- (b) De minimis Account Balance Distributions. A Participant before Severance of Employment may request a distribution of his or her total Account Balance (excluding the rollover contribution separate account), which shall be paid in a lump sum payment as soon as practical following the direction if (i) the total Account Balance does not exceed \$5,000 (or the dollar limit under Code Section 411(a)(11), if greater), (ii) the Participant has not previously received a distribution of their total Account Balance payable to the Participant under this Section 6.10(b), and (iii) no Annual Deferral has been made with respect to the Participant during the two-year period ending immediately before the date of the distribution.
- The Plan does not permit the Administrator to direct payments under the terms of this Section 6.10(b) without the Participant's consent.
- (c) Rollover Account Distributions. If a Participant has a separate account attributable to rollover contributions under the Plan, the Participant before Severance of Employment may at any time elect to receive an inservice distribution of all or any portion of the amount held in the rollover separate account.
  - (d) Age 70 ½ Distributions. Prior to Severance from Employment, a Participant may withdraw all or a portion of his or her Account Balance on or after first day of the calendar year in which the Participant shall attain age 70½.
  - (e) Qualified Military Service Deemed Severance Distributions. The Plan does not permit "qualified military service deemed severance withdrawals".
  - (f) Qualified Military Reservist Distributions. The Plan does not permit "qualified military reservist withdrawals".

## **6.11 Qualified Distributions for Retired Public Safety Officers**

The Plan does not permit qualified distributions for retired public safety officers.

## **SECTION VII ROLLOVERS AND PLAN TRANSFERS**

### **7.1 Eligible Rollover Contributions to the Plan**

- (a) A Participant who is an Employee and who is entitled to receive an eligible rollover distribution from another "eligible retirement plan", as defined in 6.9(b) excluding the direct rollover of after-tax contributions, may request to have all or a portion of the eligible rollover distribution paid to the Plan. The Administrator may require such documentation from the distributing plan as it deems necessary to effectuate the rollover in accordance with Code Section 402 and to confirm that such plan is an "eligible retirement plan" within the meaning of Code Section 402(c)(8)(B).
- (b) If an Employee makes a rollover contribution to the Plan of amounts that have previously been distributed to him or her, the Employee must deliver to the Administrator the cash that constitutes his or her rollover contribution within 60 days of receipt of the distribution from the distributing "eligible retirement plan". Such delivery must be made in the manner prescribed by the Administrator.
- (c) The Plan shall establish and maintain for the Participant a separate account for any eligible rollover distribution paid to the Plan from any "eligible retirement plan" that is an eligible governmental plan under Code Section 457(b). In addition, the Plan shall establish and maintain for the Participant a separate account for any eligible rollover distribution paid to the Plan from any "eligible retirement plan" that is not an eligible governmental plan under Code Section 457(b).

### **7.2 Plan-to-Plan Transfers to the Plan**

At the direction of the Employer, the Administrator may permit Participants or Beneficiaries who are participants or beneficiaries in another eligible governmental plan under Code Section 457(b) to transfer assets to the Plan as provided in this Section 7.2. Such a transfer is permitted only if the other plan provides for the direct transfer of each Participant's or Beneficiary's interest therein to the Plan. The Administrator may require in its sole discretion that the transfer be in cash or other property acceptable to the Administrator. The Administrator may require such documentation from the other plan as it deems necessary to effectuate the transfer in accordance with Code Section 457(e)(10) and Treasury Regulation Section 1.457-10(b) and to confirm that the other plan is an eligible governmental plan as defined in Treasury Regulation Section 1.457-2(f). The amount so transferred shall be credited to the Participant's Account Balance and shall be held, accounted for, administered and otherwise treated in the same manner as an Annual Deferral by the Participant under the Plan, except that the transferred amount shall not be considered an Annual Deferral under the Plan in determining the maximum deferral under Section III.

### 7.3 Plan-to-Plan Transfers from the Plan

- (a) At the direction of the Employer, the Administrator may permit Participants or Beneficiaries to elect to have his or her Account Balance transferred to another eligible governmental plan within the meaning of Treasury Regulatory Section 1.457-2(f), if the other eligible governmental plan provides for the receipt of transfers, the Participant or Beneficiary whose amounts deferred are being transferred will have an amount deferred immediately after the transfer at least equal to the amount deferred with respect to that Participant or Beneficiary immediately before the transfer, and the conditions of subparagraph (i), (ii), or (iii) are met.
- (i) A transfer from the Plan to another eligible governmental plan is permitted in the case of a transfer for a Participant if the Participant has had a Severance from Employment with the Employer and is performing services for the entity maintaining the other eligible governmental plan.
  - (ii) A transfer from the Plan to another eligible governmental plan is permitted if:
    - (A) The transfer is to another eligible governmental plan within the same State as the Plan;
    - (B) All the assets held by the Plan are transferred; and
    - (C) A Participant or Beneficiary whose amounts deferred are being transferred is not eligible for additional annual deferrals in the other eligible governmental plan unless he or she is performing services for the entity maintaining the other eligible governmental plan.
  - (iii) A transfer from the Plan to another eligible governmental plan of the Employer is permitted if:
    - (A) The transfer is to another eligible governmental plan of the Employer (and, for this purpose, an employer is not treated as the Employer if the Participant's compensation is paid by a different entity); and
    - (B) A Participant or Beneficiary whose deferred amounts are being transferred is not eligible for additional annual deferrals in the other eligible governmental plan unless he or she is performing services for the entity maintaining the other eligible governmental plan.
- (b) Upon the transfer of assets under this Section 7.3, the Plan's liability to pay benefits to the Participant or Beneficiary under this Plan shall be discharged to the extent of the amount so transferred for the Participant or Beneficiary. The Administrator may require such documentation from the receiving plan as it deems appropriate or necessary to comply with this Section (for example, to confirm that the receiving plan is an eligible governmental plan under paragraph (a) of this Section 7.3, and to assure that the transfer



is permitted under the receiving plan) or to effectuate the transfer pursuant to Treasury Regulation Section 1.457-10(b).

#### **7.4 Permissive Service Credit Transfers**

- (a) If a Participant is also a participant in a tax-qualified defined benefit governmental plan (as defined in Code Section 414(d)) that provides for the acceptance of plan-to-plan transfers with respect to the Participant, then the Participant may elect to have any portion of the Participant's Account Balance transferred to the defined benefit governmental plan. A transfer under this Section 7.4(a) may be made before the Participant has had a Severance from Employment and without regard to whether the defined benefit governmental plan is maintained by the Employer. The distribution rules applicable to the defined benefit governmental plan to which any amounts are transferred under this Section 7.4 shall apply to the transferred amounts and any benefits attributable to the transferred amounts.
  
- (b) A transfer may be made under Section 7.4(a) only if the transfer is either for the purchase of permissive service credit (as defined in Code Section 415(n)(3)(A)) under the receiving defined benefit governmental plan, including service credit for periods for which there is no performance of services, service credited in order to provide an increased benefit for service credit which a participant is receiving under the plan, and service (including parental, medical, sabbatical, and similar leave) as an employee (other than as an employee described in Code Section 415(n)(3)(C)(i)) of an educational organization described in Code Section 170(b)(1)(A)(ii) which is a public, private, or sectarian school which provides elementary or secondary education (through grade 12) or a comparable level of education, as determined under the applicable law of the jurisdiction in which the service was performed, without application of the limitations of Code Section 415(n)(3)(B) in determining whether the transfer is for the purchase of permissive service credit, or a repayment to which Code Section 415 does not apply by reason of Code Section 415(k)(3).

## **SECTION VIII BENEFICIARY**

### **8.1 Beneficiary Designation**

A Participant has the right, by written notice filed with the Administrator, to designate one or more beneficiaries to receive any benefits payable under the Plan in the event of the Participant's death prior to the complete distribution of benefits. The Participant accepts and acknowledges that he or she has the burden for executing and filing, with the Administrator, a proper beneficiary designation form.

The form for this purpose shall be provided by the Administrator. The form is not valid until it is signed, filed with the Administrator by the Participant, and accepted by the Administrator. Upon the Participant filing the form and acceptance by the Administrator, the form revokes all beneficiary designations filed prior to that date by the Participant.

If no such designation is in effect upon the Participant's death, or if no designated Beneficiary survives the Participant, the Beneficiary shall be the Participant's estate. If a Beneficiary dies after becoming entitled to receive a distribution under the Plan but before distribution is made to him or her in full the estate of the deceased Beneficiary shall be the Beneficiary as to the balance of the distribution.

## **SECTION IX ADMINISTRATION AND ACCOUNTING**

### **9.1 Administrator**

The Administrator shall have the responsibility and authority to control the operation and administration of the Plan in accordance with the terms of the Plan, the Code and regulations thereunder, and any State law as applicable.

The Administrator may contract with a financially responsible independent contractor to administer and coordinate the Plan under the direction of the Administrator. The Administrator shall have the right to designate a plan coordinator or other party of its choice to perform such services under this agreement as may be mutually agreed to between the Administrator and the plan coordinator or other party. Notwithstanding any other provisions to the contrary, the Administrator agrees that it shall be solely responsible to the Employer for any and all services performed by a plan coordinator, subcontractor, assignee, or designee under this agreement.

The Administrator has full and complete discretionary authority to determine all questions of Plan interpretation, policy, participation, or benefit eligibility in a manner consistent with the Plan's documents, such determinations shall be conclusive and binding on all persons except as otherwise provided by law.

### **9.2 Administrative Costs**

All reasonable expenses of administration may be paid out of the Plan assets unless paid (or reimbursed) by the Employer. Such expenses shall include any expenses incident to the functioning of the Administrator, or any person or persons retained or appointed by any named fiduciary incident to the exercise of his or her duties under the Plan, including, but not limited to, fees of accountants, counsel, investment managers, agents (including nonfiduciary agents) appointed for the purpose of assisting the Administrator in carrying out the instructions of Participants as to the directed investment of his or her accounts and other specialists and his or her agents, and other costs of administering the Plan. In addition, unless specifically prohibited under statute, regulation or other guidance of general applicability, the Administrator may charge to the Account Balance of an individual a reasonable charge to offset the cost of making a distribution to the Participant, Beneficiary, or Alternate Payee or to the Participant for Plan loans. If liquid assets of the Plan are insufficient to cover the fees of the Administrator, then Plan assets shall be liquidated to the extent necessary for such fees. In the event any part of the Plan assets becomes subject to tax, all taxes incurred will be paid from the Plan assets. Until paid, the expenses shall constitute a liability of the Trust Fund described in Section 11.1.

### **9.3 Paperless Administration**

The Administrator may use telephonic or electronic media to satisfy any notice requirements required by this Plan, to the extent permissible under regulations (or other generally applicable guidance). In addition, a Participant's consent to immediate distribution may be provided through telephonic or electronic means, to the extent permissible under regulations (or other generally

applicable guidance). The Administrator also may use telephonic or electronic media to conduct plan transactions such as enrolling participants, making (and changing) salary reduction elections, electing (and changing) investment allocations, applying for Participant Plan loans, and other transactions, to the extent permissible under regulations (or other generally applicable guidance).

## **SECTION X AMENDMENTS**

### **10.1 Amendment**

The Employer may at any time either prospectively or retroactively amend the Plan by notifying Participants of such action. The Employer shall not have the right to reduce or affect the value of any Participant's Account Balance or any rights accrued under the Plan prior to amendment.

### **10.2 Conformation**

The Employer shall amend and interpret the Plan to the extent necessary to conform to the requirements of Code Section 457 and any other applicable law, regulation or ruling, including amendments that are retroactive. In the event the Plan is deemed by the Internal Revenue Code to be administered in a manner inconsistent with Code Section 457, the Employer shall correct such inconsistency within the period provided in Code Section 457(b).

### **10.3 Plan Termination**

In the event of the termination of the Plan, all Account Balances shall be disposed to or for the benefit of each Participant or Beneficiary in accordance with the provisions of Section VI or Section VII as soon as reasonably practicable following the Plan's termination. The Employer shall not have the right to reduce or affect the value of any Participant's account or any rights accrued under the Plan prior to termination of the Plan. The Participant's or Beneficiary's written consent to the commencement of distribution shall not be required regardless of the value of his or her Account Balance.

## **SECTION XI TRUST FUND**

### **11.1 Trust Fund**

All amounts in a Participant's or Beneficiary's Account Balance, all property and rights purchased with such amounts, and all income attributable to such amounts, property, or rights shall be held and invested in the Trust Fund in accordance with this Plan. The Trust Fund, and any subtrust established under the Plan, shall be established pursuant to a written agreement that constitutes a valid trust, custodial agreement, annuity contract, or similar agreement under the laws of the State. All investments, amounts, property, and rights held under the Trust Fund shall be held in trust for the exclusive benefit of Participants and their Beneficiaries and defraying reasonable expenses of the Plan and of the Trust Fund. Prior to the satisfaction of all liabilities with respect to Participants and their Beneficiaries, no part of the assets and income of the Trust Fund may be used for, or diverted to, for purposes other than for the exclusive benefit of Participants and their Beneficiaries. The Employer has no beneficial interest in the Trust Fund and no part of the Trust Fund shall ever revert to the Employer, directly or indirectly, provided, however, that a contribution or any portion thereof made by the Employer through a mistake of fact under Section 12.4 shall upon written request of the Employer, reduced by losses attributable thereto, shall be returned to the Employer.

## **SECTION XII MISCELLANEOUS**

### **12.1 Non-Assignability**

Except as provided in Sections 12.2 and 12.3, no benefit under the Plan at any time shall be subject in any manner to anticipation, alienation, assignment (either at law or in equity), encumbrance, garnishment, levy, execution, or other legal or equitable process; and no person shall have power in any manner to anticipate, transfer, assign (either law or in equity), alienate or subject to attachment, garnishment, levy, execution, or other legal or equitable process, or in any way encumber his or her benefits under the Plan, or any part thereof, and any attempt to do so shall be void except to such extent as may be required by law.

### **12.2 Domestic Relation Orders**

The Employer shall establish reasonable procedures to determine the status of domestic relations orders and to administer distributions under domestic relations orders which are deemed to be qualified orders. Such procedures shall be in writing and shall comply with the provisions of Code Section 414(p) and regulations issued thereunder.

Notwithstanding Section 12.1, the Administrator may affect a Participant's Account Balance for a "qualified domestic relations order" as defined in Code Section 414(p), and those other domestic relations orders permitted to be so treated by the Administrator under the provisions of the Retirement Equity Act of 1984. The amount of the Participant's Account Balance shall be paid in the manner and to the person or persons so directed in the qualified domestic relations order. Such payment shall be made without regard to whether the Participant is eligible for a distribution of benefits under the Plan.

### **12.3 IRS Levy**

Notwithstanding Section 12.1, the Administrator may pay from a Participant's or Beneficiary's Account Balance the amount that the Administrator finds is lawfully demanded under a levy issued by the Internal Revenue Service to the Plan with respect to that Participant or Beneficiary or is sought to be collected by the United States Government under a judgment resulting from an unpaid tax assessment against the Participant or Beneficiary.

### **12.4 Mistaken Contributions**

Notwithstanding any other provision of the Plan or the Trust Fund to the contrary, in the event any contribution of an Employer is made under a mistake of fact (and not a Plan operational error), such contribution may be returned to the Employer within one year after the payment of the contribution. Earnings attributable to the excess contribution may not be returned to the Employer, but losses attributable thereto must reduce the amount to be so returned.

## **12.5 Employment**

Neither the establishment of the Plan nor any modification thereof, nor the establishment of any account, nor the payment of any benefits, shall be construed as giving to any Participant or other person any legal or equitable right against the Employer except as herein provided; and, in no event, shall the terms or employment of any Employee be modified or in any way affected hereby.

## **12.6 Successors and Assigns**

The Plan shall be binding upon and shall inure to the benefit of the Employer, its successors and assigns, all Participants and Beneficiaries and their heirs and legal representatives.

## **12.7 Written Notice**

Any notice or other communication required or permitted under the Plan shall be in writing, and if directed to the Administrator shall be sent to the designated office of the Administrator, and, if directed to a Participant or to a Beneficiary, shall be sent to such Participant or Beneficiary at his or her last known address as it appears on the Administrator's record. To the extent permitted by law, regulation or other guidance from an appropriate regulatory agency, the Administrator, Employer or any other party may provide any notice or disclosure, obtain any authorization or consent, or satisfy any other obligation under the Plan through the use of any other medium acceptable to the Administrator. Such other medium may include, but is not necessarily limited to, electronic or telephonic medium. In addition, any communication or disclosure to or from Participants or Beneficiaries that is required under the terms of the Plan to be made in writing may be provided in any other medium (electronic, telephonic, or otherwise) that is acceptable to the Administrator and permitted under applicable law.

## **12.8 Total Agreement**

This Plan and Participant deferral election, and any subsequently adopted Plan amendment thereof, shall constitute the total agreement or contract between the Employer and the Participant regarding the Plan. No oral statement regarding the Plan may be relied upon by the Participant.

## **12.9 Gender**

As used herein the masculine shall include the neuter and the feminine where appropriate.

## **12.10 Controlling Law**

This Plan is created and shall be construed, administered and interpreted in accordance with Code Section 457 and the regulations thereunder, and under laws of the State as the same shall be at the time any dispute or issue is raised. If any portion of this Plan is held illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder shall be unaffected.



**EMPLOYER ADOPTION PAGE**

**IN WITNESS WHEREOF**, the Employer has executed this Plan document this \_\_\_\_\_ day  
of \_\_\_\_\_.

Radnor Township

SEAL

By \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Attest:

\_\_\_\_\_  
Title

\_\_\_\_\_  
(Witness)

**RESOLUTION NO. 2019-23**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, AUTHORIZING THE  
RECEIPT OF SEALED BIDS FOR THE 2019 SUPERPAVE  
RESURFACING PROGRAM**

*WHEREAS*, Radnor Township annually solicits sealed bids for the Superpave Resurfacing Program

*WHEREAS*, staff is requesting authorization to receive said sealed bids

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize the Receipt of Sealed Bids for the 2019 Superpave Resurfacing Program

*SO RESOLVED* this 25<sup>th</sup> day of March, A.D., 2019

**RADNOR TOWNSHIP**

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

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

# Radnor Township

## PROPOSED MOTION

**DATE:** March 19, 2019

**TO:** Radnor Township Board of Commissioners

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

**CC:** Robert A. Zienkowski, Township Manager  
William M. White, Assistant Township Manager/Finance Director  
Steve McNelis, Director of Public Works

**Motion:** Resolution #2019-23 - Authorizing the Receipt of Sealed Bids for the 2019 Superpave Resurfacing Program

**LEGISLATIVE HISTORY:** The Township annually solicits sealed bids for the Superpave Resurfacing Program.

**PURPOSE AND EXPLANATION:** The project entails milling the existing surface of the street to maintain curb reveal and remove oxidized asphalt, repairing any areas that are deteriorated by base repair (if needed), leveling course (if needed), and the installation of 1.5" of compacted 9.5 mm Superpave wearing course. Also included is the replacement of existing speed humps, pavement markings, and loop detectors. Roads are chosen for consideration based on the following criteria: alligatoring, oxidation, rutting, deformation, utility cuts, general condition, and use. The following streets are being requested for resurfacing (4.29 double lane miles):

2019 Superpave Resurfacing Streets		
Street Name	TO	FROM
Bloomingdale	all	all
Plant Ave	all	all
West Wayne	Conestoga	Wellwyn
Dreer	all	all
Edgehill	all	all
Barbara Lane	all	all
Wyntre Lea Drive	all	all
Hollybush Road	all	all
Milmar Road	all	all
Clyde Rd & Circle	SR 320	traffic signal
Hamilton Road	all	all
Jefferson Road	all	all

"Fall Out Streets"		
Lansdowne Ave	all	all
Runnymede Ave	all	all
Academy Lane	all	all
Sulgrave Lane	all	all
Larchwood Lane	all	all
Roberts Road	Conestoga	Castlefinn
Iven Avenue	all	all
North Aberdeen Ave	SR 30	Radnor St
Pennsylvania Ave	all	all
Lewis	all	all

**IMPLEMENTATION SCHEDULE:** If approved by the Board of Commissioners, the project will be bid as soon as possible, with a proposed completion date of August 31<sup>st</sup>, 2019.

**FISCAL IMPACT:** Funding for this project is provided in the Liquid Fuels Account, #03-439-4880. The budgeted amount is \$808,387.

**RECOMMENDED ACTION:** *Staff respectfully requests the Board of Commissioners Authorize the Receipt of Sealed Bids for the 2019 Superpave Resurfacing Program*

**MOVEMENT OF LEGISLATION:** It is being requested the Board of Commissioners approve this motion.

**RESOLUTION NO. 2019-27  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA. AUTHORIZING THE TOWNSHIP TO ENTER  
INTO AN AGREEMENT WITH WORLD CUP SPORTS ACADEMY  
FOR SEASONAL PROGRAMMING.**

*WHEREAS*, the Recreation & Community Programming Department offers various programming to improve the quality of life throughout the year; and

*WHEREAS*, in many cases, the Township contracts with outside organizations who then run the program; and

*WHEREAS*, the Home Rule Charter Chapter 7.11(D) requires that any contract in excess of \$7,500 be formally approved by the Board of Commissioners; and

*WHEREAS*, the Township anticipates that the seasonal programming in 2019 will result in a contractual payment to World Cup Sports Academy that will exceed the \$7,500 threshold stipulated by the Home Rule Charter and therefore will require Board approval; and

*WHEREAS*, the Township collects fee-based revenue from program participants that are aligned to cover the full cost of the proposed contract in this Resolution.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township to enter into an agreement with World Cup Sports Academy for their portion of the proceeds of the seasonal programming in 2019 which is estimated to be \$85,000.00.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25<sup>th</sup> day of March, 2019.

RADNOR TOWNSHIP

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

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

# Radnor Township



## PROPOSED LEGISLATION

**DATE:** March 18, 2019

**TO:** Board of Commissioners

**FROM:** Tammy Cohen, Director of Recreation & Community Programming

**LEGISLATION:** Resolution 2019-27 authorizing the Township to enter into an agreement with World Cup Sports Academy for their portion of the proceeds generated through seasonal programming.

**LEGISLATIVE HISTORY:** This is a one-time resolution that is specific to the seasonal programming in 2019. Since the program enrollment is anticipated to be high enough to cause World Cup Sports Academy's portion to exceed \$7,500, the Charter requires that the Board formally approve the agreement.

**PURPOSE AND EXPLANATION:** The Recreation & Community Programming Department would like to work with World Cup Sports Academy to offer various seasonal programs in 2019. It is anticipated that the enrollment for the seasonal programming in 2019 will be high enough to cause World Cup Sports Academy's portion of the proceeds to exceed \$7,500. The purpose for the resolution is to satisfy the Charter requirement that any contract that exceeds \$7,500 must be formally approved by the Board of Commissioners.

**FISCAL IMPACT:** The impact of the seasonal programming is that it is anticipated that the Township will generate various percentages depending on the programs offered, ranging from 15% to 30% of the total programming sales (plus 100% of the non-resident fees) and that 70% to 85% of the total programming sales is contractually owed to World Cup Sports Academy. Both Radnor Township and World Cup Sports Academy will be responsible for collecting the proceeds generated from the seasonal programming – with World Cup Sports Academy responsible for the majority. The Township's proceeds that are collected from program participants are aligned to cover the full cost of the proposed contract included in this Resolution, which is estimated to be \$85,000.00. The anticipated cost for the seasonal programming with World Cup Sports Academy has been budgeted under the *Recreation Programming – Programs* area of the Township 2019 Budget under *Contractual Services*.

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board adopt this resolution at the March 25<sup>th</sup>, 2019, Board of Commissioner's Meeting.

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

# Recognition of Women's History Month



**RESOLUTION NO. 2019-16**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, DECLARING COMMUNITY AWARENESS AND FLOOD SAFETY A PRIORITY, AND PROCLAIMING MARCH 25, 2019 THROUGH MARCH 29 AS FLOOD SAFETY AWARENESS WEEK IN RADNOR TOWNSHIP**

*WHEREAS*, Radnor Township seeks the safety for all residents and those travelling through the jurisdiction of Radnor Township; and

*WHEREAS*, flood dangers are a major hazard within Radnor Township; and

*WHEREAS*, the National Weather Service (NWS) has proclaimed March 25-29, 2019 Flood Safety Awareness Week; and

*WHEREAS*, Radnor Township is a participant in the National Flood Insurance Program and has trained staff in water emergencies and has purchased water rescue equipment.

*NOW, THEREFORE*, be it *RESOLVED* that the Radnor Township Board of Commissioners does hereby proclaim March 25-29, 2019 as Flood Safety Awareness Week.

*SO RESOLVED*, this 25th day of March, 2019.

RADNOR TOWNSHIP

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

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

# Appointments to Various Boards and Commissions

# Vacancies on Various Boards & Commissions

- [Board of Health](#)  
1 Vacancy (unexpired term 12/31/19)
- [Citizens Audit Review & Financial Advisory Committee](#)  
6 Vacancies
- [Code Appeals Board](#)  
1 Vacancy  
*Requirements: Master Electrician, Master Plumber or General Contractor*
- [Rental Housing Appeals Board](#)  
1 Vacancy (unexpired term 12/31/2022)
- [Stormwater Management Advisory Committee](#)  
4 Vacancies
- [Zoning Hearing Board](#)  
1 Vacancy (unexpired term 12/31/2020)

Unit Citation for 3<sup>rd</sup>  
Platoon

Letter of Commendation  
- Officer Mark Bates

**RESOLUTION NO. 2019-25  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA AUTHORIZING THE TOWNSHIP TO ENTER INTO AN AGREEMENT FOR THE RECREATION & COMMUNITY PROGRAMMING DEPARTMENT USAGE OF RADNOR TOWNSHIP SCHOOL DISTRICT FACILITIES AND STAFFING SUPPORT SERVICES FOR THE 2019 SUMMER CAMP SEASON.**

*WHEREAS*, the Radnor Township Recreation & Community Programming Department offers various programming to improve the quality of life throughout the year; and

*WHEREAS*, the Township annually utilizes the Radnor Township School District facilities in order to deliver the high-quality programming that it offers to the residents of Radnor Township; and

*WHEREAS*, the Radnor Township School District has implemented and assessed a facility usage fee and staffing support services fee to Radnor Township that impacts the summer 2019 camp season that is estimated to be \$25,000.00; and

*WHEREAS*, the Home Rule Charter Chapter 7.11(D) requires that any contract in excess of \$7,500 be formally approved by the Board of Commissioners.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township to enter into an agreement for the Recreation & Community Programming Department usage of Radnor Township School District School Facilities and Staffing Support Services for the summer 2019 camp season.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25<sup>th</sup> day of March, 2019.

RADNOR TOWNSHIP

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

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

# Radnor Township



## PROPOSED LEGISLATION

**DATE:** March 18, 2019

**TO:** Board of Commissioners

**FROM:** Tammy Cohen, Director of Recreation & Community Programming

④

**LEGISLATION:** Resolution 2019-25 Authorizing the Township to Enter into an Agreement for Recreation & Community Department Usage of Radnor Township School District Facilities and Staffing Support Services for the summer 2019 camp season.

**LEGISLATIVE HISTORY:** This is a one-time resolution that is specific to the summer 2019 camp season usage. Since the anticipated cost for usage of Radnor Township School District facilities and staffing support services will exceed \$7,500, the Charter requires that the Board formally approved the contract agreement.

**PURPOSE AND EXPLANATION:** The Recreation & Community Programming Department would like to use Radnor Township School District's facilities and staffing support services for the summer 2019 for summer camps. Radnor Township School District has implemented and assessed a facility usage fee and staffing support services fee to Radnor Township that impacts the summer 2019 camp season and is estimated to be \$25,000.00 (see attached history of payments to Radnor Township School District). The purpose for the resolution is to satisfy the Charter requirement that any contract that exceeds \$7,500 must be formally approved by the Board of Commissioners.

**FISCAL IMPACT:** The impact of the cost is estimated to be \$25,000.00 for Radnor Township School District facility usage and staffing support services for the summer 2019 camp season and will be directly covered by the programming sales generated from participants who register for the camp. This estimated amount includes a potential increase to the costs that have been indicated by Radnor Township School District. The anticipated cost for Radnor Township School District facility usage has been budgeted under the *Recreation Programming – Programs* area of the Township 2019 Budget under *Contractual Services: Rentals*.

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board adopt this resolution at the March 25<sup>th</sup>, 2019 Board of Commissioner meeting.

**RESOLUTION NO. 2019-26  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA AUTHORIZING THE TOWNSHIP TO ENTER INTO AN  
AGREEMENT FOR RECREATION AND COMMUNITY PROGRAMMING  
DEPARTMENT USAGE OF RADNOR TOWNSHIP SCHOOL DISTRICT  
TRANSPORTATION SERVICES FOR RADNOR DAY CAMP 2019.**

*WHEREAS*, the Radnor Township Recreation & Community Programming Department offers various programming to improve the quality of life throughout the year; and

*WHEREAS*, the Township annually offers the Radnor Day Camp six-week program to the Radnor Township community with school bus transportation services including service to and from the camp for participants and weekly transportation services for trips and events;

*WHEREAS*, the Home Rule Charter Chapter 7.11(D) requires that any contract in excess of \$7,500 be formally approved by the Board of Commissioners; and

*WHEREAS*, the Township would like to work with Radnor Township School District to provide transportation services for Radnor Day Camp and anticipates that the agreement to do so for summer 2019 will result in a payment to Radnor Township School District that will exceed the \$7,500 threshold stipulated by the Home Rule Charter and therefore will require Board approval; and

*WHEREAS*, the Township collects fee-based revenue from program participants that are aligned to cover the full cost of the proposed agreement included in this Resolution.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township to enter into an agreement for Recreation & Community Programming Department usage of Radnor Township School District transportation services for Radnor Day Camp 2019 which is estimated to be \$30,000.00.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25<sup>th</sup> day of March, 2019.

RADNOR TOWNSHIP

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

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



# Radnor Township



## PROPOSED LEGISLATION

**DATE:** March 18, 2019

**TO:** Board of Commissioners

**FROM:** Tammy Cohen, Director of Recreation & Community Programming

TC

**LEGISLATION:** Resolution 2019-26 Authorizing the Township to enter into an agreement for Recreation & Community Programming Department usage of Radnor Township School District transportation services for Radnor Day Camp 2019.

**LEGISLATIVE HISTORY:** This is a one-time resolution that is specific to an agreement for transportation services for Radnor Day Camp with Radnor Township School District for the Summer 2019. Since the transportation services agreement for the program is anticipated to exceed \$7,500, the Charter requires that the Board formally approved the agreement.

**PURPOSE AND EXPLANATION:** The Recreation & Community Programming Department would like to enter into an agreement with Radnor Township School District for transportation services for Radnor Day Camp for the summer 2019. It is anticipated that the transportation agreement for the program will exceed \$7,500. This is due to the level and amount of transportation services for the program requiring the use of school bus services for daily transportation to and from the camp along with the school bus services for the weekly trips and events that are offered to campers. The purpose for the resolution is to satisfy the Charter requirement that any agreement that exceeds \$7,500 must be formally approved by the Board of Commissioners.

**FISCAL IMPACT:** The impact of the transportation services agreement with Radnor Township School District is that it is anticipated that the final cost will be estimated to be \$30,000.00 – this amount is calculated based on the average increases that have occurred from 2012 to 2018 (see attached history of payments to Radnor Township School District). The full cost will be directly covered by programming sales generated from the registration fees for Radnor Day Camp. The anticipated cost for the Radnor Township School District transportation services has been budgeted under the *Recreation Programming – Programs* area of the Township 2018 Budget under *Contractual Services: Rentals*.

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board adopt this resolution at the March 25<sup>th</sup>, 2019 Board of Commissioner's Meeting.

**History of Payments to Radnor Township School District for Radnor Day Camp (& Preschool Camp) for Facilities + Staff Support Services + Transportation Services:**

**Radnor Day Camp & Preschool Camp Facility Usage & Support Services Payments**

YEAR	COSTS	
2012		
Radnor High School - building/pool rental/custodial	\$	18,770.00
Ithan Elementary School - rental/custodial	\$	2,220.00
	\$	20,990.00

Fee implemented as of July 1, 2012.

2013		
Radnor High School - building/pool rental/custodial	\$	18,130.00
Aquatics Supervisor's Fees	\$	2,652.00
Ithan Elementary - building rental/custodial	\$	480.00
	\$	21,262.00

First year specific fees for Aquatics Supervisor implemented.

2014		
Radnor High School - building/pool rental/custodial	\$	14,385.00
Ithan Elementary School - building rental/custodial	\$	580.00
	\$	14,965.00

RHS Pool was closed summer 2014.

2015		
Radnor Elementary School - building rental	\$	16,905.00
Radnor High School Pool rental/custodial (in cost above)	\$	
	\$	16,905.00

RES was used for both camp programs in 2015 due to RHS construction.

2016		
Radnor Elementary School - building rental/custodial	\$	14,000.00
Radnor High School Pool - rental/custodial	\$	2,250.00
Radnor High School Pool - site supervisor fees assessed at \$3,111.00 and were later settled in 2017 at:	\$	2,000.00
Radnor Middle School - rental/custodial	\$	800.00
	\$	19,050.00

RES was used for both camp programs in 2016.

2017		
Radnor Elementary School - building rental/custodial	\$	12,200.00
Radnor High School Pool - rental/custodial	\$	2,200.00
IM Pools Management, Inc. (Radnor High School Pool) - site supervisor fees assessed directly by pool management company	\$	2,652.00
Radnor Middle School - rental/custodial	\$	535.00
	\$	17,587.00

There was no Preschool Camp Summer 2017.

2018		
Radnor Elementary School - building rental/custodial	\$	11,755.00
Radnor High School Pool - rental/custodial	\$	2,280.00
IM Pools Management, Inc. (Radnor High School Pool) - site supervisor fees assessed directly by pool management company	\$	2,652.00
Radnor Middle School - rental/custodial	\$	600.00
	\$	17,287.00

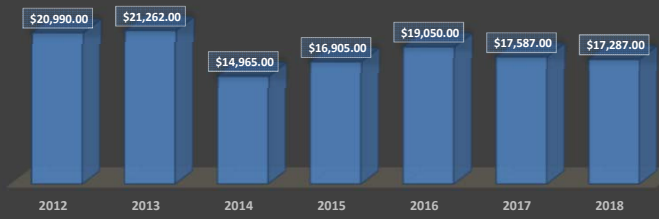
There was no Preschool Camp Summer 2018.

**RADNOR DAY CAMP TRANSPORTATION PAYMENTS**

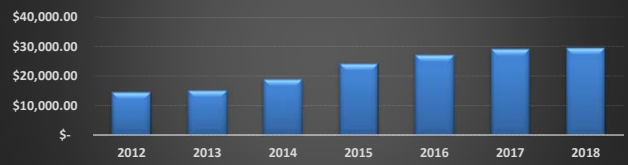
YEAR	COSTS	
2012	\$	14,396.89
2013	\$	14,973.79
2014	\$	18,833.16
2015	\$	24,103.73
2016	\$	26,996.10
2017	\$	29,108.60
2018	\$	29,425.60

All Transportation fees include driver rates and mileage.

**RADNOR DAY CAMP & PRESCHOOL CAMP FACILITY USAGE & SUPPORT SERVICES PAYMENTS**



**RADNOR DAY CAMP TRANSPORTATION PAYMENTS**



**ORDINANCE NO. 2019-04**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING AN ADDENDUM TO LEASE AGREEMENT BETWEEN THE RADNOR TOWNSHIP SCHOOL DISTRICT AND THE TOWNSHIP OF RADNOR FOR THE PROPERTY KNOWN AS EMLLEN TUNNELL PARK**

*WHEREAS*, Radnor Township and the Radnor Township School District are subject to a March 1, 1986 Lease Agreement for the property currently known as Emlen Tunnell Park; and

*WHEREAS*, the Radnor Township School District has approved an Addendum to the March 1, 1986 Lease Agreement; and

*WHEREAS*, Section 3.01 of the Radnor Township Home Rule Charter permits the lease of real property by the Township for terms in excess of three years by ordinance.

*NOW, THEREFORE*, be it hereby *ENACTED* and *ORDAINED* that the Radnor Township Board of Commissioners hereby approves the Addendum to Lease Agreement with the Radnor Township School District, a copy of which is attached hereto and incorporated herein as Exhibit "A".

*ENACTED AND ORDAINED* this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

RADNOR TOWNSHIP

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

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

**ADDENDUM TO LEASE AGREEMENT BY AND BETWEEN  
RADNOR TOWNSHIP SCHOOL DISTRICT (LESSOR OR DISTRICT) AND  
THE TOWNSHIP OF RADNOR (LESSEE OR TOWNSHIP)  
FOR THE PROPERTY KNOWN AS  
EMLEN TUNNELL PARK  
(FORMERLY KNOWN AS CONVERSE OR ROSEMONT PLAYING FIELD)**

THIS ADDENDUM is entered into this 26<sup>th</sup> day of February, 2019, by and between **RADNOR TOWNSHIP SCHOOL DISTRICT** ("Lessor") and **THE TOWNSHIP OF RADNOR** ("Lessee") (collectively the "Parties").

**BACKGROUND**

WHEREAS, by a Lease Agreement dated March 1, 1986 (the "Lease"), the District leased to the Township certain premises (the "Premises"), as outlined in more detail in the Lease, constituting the entrance area of the property currently known as Emlen Tunnell Park, and formerly known as Converse or Rosemont Playing Field; and

WHEREAS, in the Lease, the Parties agreed that other than for alterations, additions and improvements specifically mentioned in the Lease, the Township would make no alterations, additions or improvements to the Premises without the prior written consent of the District. (See Lease Section 5.1 (Alterations, Additions and Improvements)); and

WHEREAS, the Township has expressed an interest in constructing or causing to be constructed certain alterations, additions and improvements to the Premises, and the District is willing to provide the Township with written consent to construct or cause to be constructed such alterations, additions and improvements, in accordance with the terms and conditions outlined in this Addendum; and

NOW THEREFORE, the Parties, intending to be mutually legally bound, and to bind their successors and assigns, and for good and valuable consideration, the sufficiency of which is hereby acknowledged, do hereby agree to the terms and conditions outlined in this Addendum, which shall be incorporated by reference into the Lease.

**TERMS AND CONDITIONS**

1. **Permitted Alterations, Additions and Improvements.** The District provides consent for the Township to construct or cause to be constructed the following alterations, additions and/or improvements (hereinafter referred to as "Additions") on the Premises, in accordance with and subject to the terms and conditions outlined herein:
  - a. Comfort Station (Consisting of 2 Unisex Restrooms)
  - b. Small Concession Window

c. Small Storage Area

2. **Additions Become Property of District.** All Additions constructed or installed on the Premises shall, at the termination of the Lease, become the property of the school district, unless the Township deems that the structure is unusable, Notwithstanding the foregoing, the District may require, at its sole option, that the Township remove all Additions existing at the time of termination of the Lease and to restore the Premises to the condition existing at the time the Township initially took possession of the Premises. The entirety of any demolition, removal, clean-up, and/or restoration costs shall be borne exclusively by the Township.
3. **Township Responsibility for Additions.** The Township shall be solely responsible for all costs and expenses, including utility expenses, related to the design, construction, installation, inspection, operation, maintenance, repair, and insurance of the Additions, which shall be in accordance with all applicable federal, state, and local laws and regulations. The Township's responsibility under this provision also includes the responsibility to obtain, at its own cost, any and all required governmental permits, inspections, and/or approvals.
4. **District Right to Approve Plans.** Prior to the Township beginning construction of the proposed additions, the Township shall submit to the District for approval the project specifications/design plans, and a proposed construction schedule. The District shall have 30 calendar days to approve these aforementioned items, and approval shall not be unreasonably withheld. The Township shall immediately notify the District in writing of any material changes to the project's scope or the proposed schedule. The Township acknowledges and accepts that the District's approval of the items listed in this provision will in no way create any responsibility or liability on the part of District for the completeness, sufficiency, competency, or legal compliance of such items.
5. **Insurance.** Notwithstanding any provision to the contrary in the Lease, the Township shall obtain, at its own expense, and maintain in force during the entirety of the Lease, general liability insurance in the minimum amount of One Million Dollars (\$1,000,000.00) per occurrence and Three Million Dollars (\$3,000,000.00) in the aggregate per year, and property damage insurance in the minimum amount of Five Hundred Thousand Dollars (\$500,000) per year on the Premises. All insurance policies shall be maintained with companies authorized to do business in the Commonwealth of Pennsylvania, and the District shall be named as an additional insured on all such policies. Certificates of insurance coverage shall be furnished to the District upon request.
6. **Indemnification.** The Township agrees to indemnify, defend, and hold the District and its directors, officers, members, agents, and employees harmless from and against any

and all liability, judgments, costs, damages, claims or demands of any kind (related to persons or property), including, without limitation, reasonable attorneys' fees, arising out of any negligent act(s) or omission(s) of the Township and/or its affiliates, representatives, directors, officers, agents, visitors, invitees, employees, contractors, and/or subcontractors in connection with the design, construction, installation, inspection, operation, maintenance, repair, and insurance of the Premises and the Additions.

7. **Maintenance of Premises During Construction.** The Township shall ensure that the Premises and the surrounding area are maintained free from the unnecessary accumulation of waste materials or rubbish during the period of construction of the Additions.
  
8. **District Right to Inspect Premises.** The Township agrees that at any time during the Lease, with or without notice, the District may access and inspect the Premises, including the Additions, to confirm compliance with the provisions of this Addendum and the underlying Lease. In the event that the District determines that the Township is not in compliance with any provisions of this Addendum or the underlying Lease, the District shall provide the Township with written notice of the alleged non-compliance. If the Township does not cure the alleged non-compliance within twenty (20) days of the written notice from the District, the District may take reasonable action to cure the alleged non-compliance and charge any costs/fees to do so to the Township as additional rent, which shall become due immediately.
  
9. **Applicability of All Provisions of Lease Not Contrary to this Addendum.** The Parties agree that all provisions of the Lease dated March 1, 1986, that are not explicitly contrary to the terms of this Addendum shall continue to remain in full force and effect between the Parties for the duration of the Lease.

Intending to be legally bound, the Parties hereto executed this Addendum as of the date listed above.

**RADNOR TOWNSHIP SCHOOL DISTRICT**

By:           Susan Stern            
Board President

**THE TOWNSHIP OF RADNOR**

By: \_\_\_\_\_  
Board President

# Open Finance Software Presentation

The screenshot shows the top section of the Radnor Township Open Finance website. At the top right, there is a small 'Budget' label. The main header features the text 'Open Finance' in large white font over a background image of a modern building. Below the header, a paragraph of introductory text is followed by a 'Read More' link. A navigation bar contains a 'Common Questions' dropdown menu and a search bar with the placeholder text 'Search finance data'. The main content area is titled 'Financial Summary' and is divided into two columns. The left column displays 'Revenue Budget-General Fund' with a value of '\$36.07 Million' and '2019 Projected Revenues'. The right column displays 'Expense Budget-General Fund' with a value of '\$38.01 Million' and '2019 Approved Budget'. Both columns include explanatory text and an 'Explore' button at the bottom.

Budget

## Open Finance

Welcome to Radnor Township's Open Finance. This program is part of our continuing commitment to deliver fiscal transparency to our Stakeholders by providing this guided view of Radnor's financial information. This site provides a comprehensive look at the types of revenue collected and how those funds are invested in providing Radnor Stakeholders with the very best in public service. The tables, charts, and graphs included are all highly interactive and we invite you to explore. The site is updated weekly and presents the financial information on an unaudited, cash basis. Please also visit the Township's audited annual financial statements included in our Comprehensive Annual Financial Report.

[Read More](#)

[Common Questions](#)

### Financial Summary

Category	Amount	Year
Revenue Budget-General Fund	\$36.07 Million	2019 Projected Revenues
Expense Budget-General Fund	\$38.01 Million	2019 Approved Budget

This are provides the detailed revenue estimates used to fund Radnor's operating and capital budgets. The amount shown above is the General Fund only. Please explore to see all funds.

Board approved budgets prioritize and fund Radnor's services, debt obligations, retiree costs and investment into various Community Groups. The amount shown above is the General Fund only. Please explore to see all funds. The deficit is the result of transfers to other funds for Willows obligations and carry forward encumbrances from 2018 (both utilizing revenues from prior years).

[Explore](#) [Explore](#)

**RESOLUTION NO. 2019-29**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AUTHORIZING THE REMOVAL OF HAZARDOUS TREES  
AT ENCKE PARK**

*WHEREAS*, a tree fell and damaged the field house at Encke Park

*WHEREAS*, the Township requested the evaluation of several trees at Encke Park

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

*WHEREAS*, the Arborist recommended that fourteen (14) trees be removed

*WHEREAS*, Horgan Tree Experts submitted a proposal to execute said tree removal in the amount of \$7,500

*NOW, THEREFORE*, be it **RESOLVED** the Board of Commissioners of Radnor Township does hereby award the tree removal at Encke Park, to Horgan Tree Experts, in the amount of \$7,500

**SO RESOLVED** this 25th day of March, A.D., 2019

**RADNOR TOWNSHIP**

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

Name: Lisa Borowski

Title: President

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

Robert A. Zienkowski

Manager/Secretary



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

**DATE:** March 25, 2019

**TO:** Radnor Township Board of Commissioners

**CC:** Robert A. Zienkowski, Township Manager  
William R. White, Assistant Township Manager/Finance Director

**FROM:** Stephen McNelis, Director of Public Works

**LEGISLATION:** Resolution 2019-29: Authorizing the Removal of Hazardous Trees at Encke Park

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**LEGISLATIVE HISTORY:** This authorization to remove 14 trees at Encke Park has not been previously before the Board of Commissioners.

**PURPOSE AND EXPLANATION:** On Saturday, March 16, a tree fell at Encke Park which caused damage to the field house as well as to several automobiles. The Township requested, the Township Arborist, John Rockwell Hosbach, to evaluate the trees in Encke Park in the area of the batting cages and playing fields. The Township Arborist has inspected and marked fourteen (14) trees deemed as high risk and in need of immediate removal. An aerial map shows the trees to be removed. Horgan Tree Experts provided a price proposal for the work for \$7,500.

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

**FISCAL IMPACT:** The invoice of \$7,500 will be charged against account 01430403-44110.

**RECOMMENDED ACTION:** I respectfully request the Board of Commissioners to authorize the hazardous tree removal at Encke Park to Horgan Tree Care, in the amount of \$7,500.

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

## ESTIMATE

**NAME / ADDRESS**

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

DATE	ESTIMATE #	REP
3/19/2019	4637	
		HTS
DESCRIPTION	COST	TOTAL
Tree Removal at encke park consisting of 14 ash, beech, poplars and oaks from 15 to 33 inch cal.	7,500.00	7,500.00

We accept Visa and Mastercard

**TOTAL** \$7,500.00

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

---

SIGNATURE



Concession/restroom building damaged by fallen hazardous tree

Area of (8) hazardous trees.

Area of (6) six hazardous trees

Encke Park: (1) hazardous tree fell and damaged the concession/restroom structure. Clouded areas depict area of (14) fourteen hazardous trees proposed for removal.

Discussion and Possible  
Motion for the need of  
tree maintenance, care,  
removal & replanting  
program that is funded  
throughout the Township

**RESOLUTION NO. 2019-30**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING STAFF TO PREPARE A SCOPE OF WORK AND FOR THOMAS COMITTA ASSOCIATES, INCORPORATED TO SUBMIT A COST PROPOSAL FOR LANDSCAPE, PUBLIC IMPROVEMENTS, PLANNING, PERMITTING, AND DESIGN FOR THE WAYNE BUSINESS OVERLAY DISTRICT**

*WHEREAS*, the Township wishes to enhance and improve the Wayne Business Overlay District

*WHEREAS*, staff will prepare a scope of work to include the design, engineering, permitting, planning, landscape and public improvements

*WHEREAS*, Thomas Comitta Associates will submit a cost proposal to the Board of Commissioners based on said scope of work

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize staff to prepare a scope of work and for Thomas Comitta Associates, Incorporated to submit a cost proposal for landscape, public improvements, planning, permitting, and design for the Wayne Business Overlay District

*SO RESOLVED* this 25<sup>th</sup> day of March, A.D., 2019

**RADNOR TOWNSHIP**


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

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

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

DATE: March 19, 2019

TO: Radnor Township Board of Commissioners

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

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

**LEGISLATION: Resolution #2019-30: Authorizing staff to prepare a scope of work and for Thomas Comitta Associates, incorporated to submit a cost proposal for landscape, public improvements, planning, permitting, and design for the Wayne Business Overlay District**

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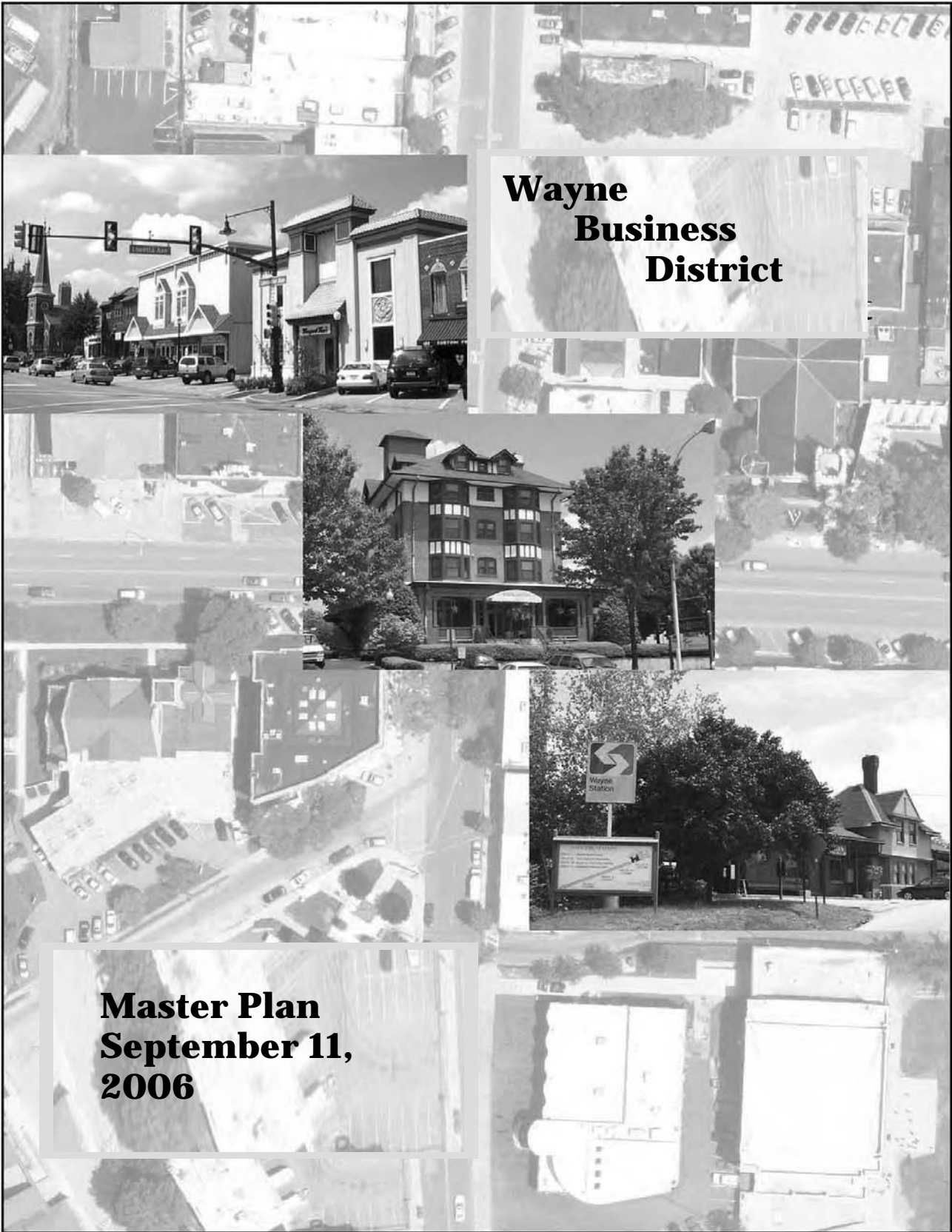
**LEGISLATIVE HISTORY:** This resolution has not been before the Board of Commissioners previously

**PURPOSE AND EXPLANATION:** The Wayne Business Overlay District is facing competitive pressures from surrounding communities that have upgraded their downtown areas. The concept of performing landscape, public improvements, and planning has been considered by the Township previously. Please see the attached 2006 Wayne Master Plan and associated documents. The purpose of the Resolution before the Board of Commissioners is to authorize staff to prepare a scope of work to include (to name a few, but not limited to) tasks: pedestrian improvements, consistent landscape, streetscape, sidewalk, curbs, civic areas, lighting, curbing, and the associated design, planning, permitting, estimated probable cost of construction, construction administration, design charettes, public meetings, and presentations. The scope would include meetings and design charettes with the stakeholders. From this scope of work, Thomas Comitta Associates would then provide a cost proposal to the Board of Commissioners.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, staff will begin immediately to draft the scope of work. It is intended to have the cost proposal before the Board of Commissioners in May or June of this year.

**FISCAL IMPACT:** There is no fiscal impact to the Township to draft the scope of work and for the consultant to provide a cost proposal.

**RECOMMENDED ACTION:** *Staff respectfully requests the Board of Commissioners of Radnor Township Authorize staff to prepare a scope of work and for Thomas Comitta Associates, Incorporated to submit a cost proposal for landscape, public improvements, planning, permitting, and design for the Wayne Business Overlay District, as defined by the scope of work.*



**Wayne  
Business  
District**

**Master Plan  
September 11,  
2006**

**PHASE II  
WAYNE BUSINESS DISTRICT MASTER PLAN**

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## INTRODUCTION AND VISION STATEMENT

During the planning process of the 2003 Radnor Township Comprehensive Plan, special emphasis was placed upon the need to develop a long-term Master Plan for the Wayne Business District, establishing planning goals that would guide the future growth and development of the downtown business community.

The 400 plus businesses located within the Wayne Business District employ about 3,200 people, many of them Radnor Township residents. These businesses earned in 2005 over \$259 million in gross revenues subject to the Township's Act 511 local enabling taxes. Those receipts, in turn, generated revenues of \$165,000 in emergency & municipal services taxes, \$228,600 in business privilege taxes, and \$148,400 in mercantile taxes (\$541,000 total) to support Township operations. In addition, in 2006, the owners of the 156 properties in the Business District paid real estate taxes of \$293,000 to the Township and \$1,221,000 to the School.

For over 15 years, the Wayne Business District has grown and prospered into a thriving town, brought upon in part through a mix of revised Township codes, streetscape improvements, and a public/private partnership between Township officials, the business community, and general public. The results of this relationship are now very evident; residents and non-residents enjoy the unique blend of restaurants, mix of retail stores and shops, culture and history that Wayne has to offer.

While a great deal has been accomplished over recent years, the sustainability and future growth of the Wayne Business District cannot be accomplished without a well-conceived strategy. This Master Plan has been designed to guide future land use, investment, and economic decisions to ensure that the Wayne Business District remains recognized as the premier downtown business community on the Main Line.

**Vision Statement: The purpose of the Wayne Master Plan is to provide a sound, long-range roadmap to guide the Business District into the future so that it remains a vital and vibrant part of the quality of life in Radnor Township. The Plan proposes a Public/Private Partnership for Action, linking private sector re-development that is encouraged in part by selective public sector improvements. Re-development will be guided by a new Overlay District ordinance. Municipal projects, to be phased in over time, will focus on enhancing the Townscape to better define and balance the Streetscape and the pedestrian environment. Special emphasis in the Overlay District Ordinance should be placed on Mixture of Uses, Height/Scale, Historic Character, Signage, and Architectural Detailing. Special Uses and public improvements, such as Commons Areas and Pedestrian Alcoves along North Wayne Avenue, should reinforce both short- and long-term private sector actions.**

The boundaries of the Wayne Business District are defined generally as Aberdeen Avenue to the east, Banbury/Bloomingdale Avenues to the west, the Middle School to the South, and the AMTRAK/SEPTA rail lines to the north (see **Figure 1**).

### **Legal Basis for the Master Plan**

The Master Plan is enabled through provisions of the Pennsylvania Municipalities Planning Code of 1968, PL 805, No 247, as reenacted and amended (MPC). Both the Township's 2003 Comprehensive Land Use Plan and this Master Plan are "plans" as envisioned by the MPC. As stated above, the Master Plan intends to establish a vision for the future of Wayne, organizing and coordinating both private sector and public sector actions to achieve a desired long-term result. The two major implementing tools of the Master Plan consist of:

- The phased redevelopment actions of Wayne property owners and stakeholders, to occur over many years at the discretion of owners/stakeholders; and
- Township-sponsored and funded actions, such as sidewalk and parking area reconstruction, to be incrementally financed over multiple budgetary years.

Although the primary implementing mechanism of the Master Plan is assumed to be accomplished through private sector redevelopment actions, the Master Plan does define certain areas within the business district where through private and, in some cases, private and public sector actions, "special uses" can be facilitated through carefully considered development incentives.

These "special uses" are based on numerous planning factors. Although the extent to which any of these "special uses" are implemented by the respective site owners/stakeholders remains largely a private sector action determined by private sector business decisions, implementation of "special uses" can be facilitated through positive incentives, such as moderately increased height incentives, moderately reduced parking requirements, and other carefully considered inducements. See the Special Uses section below for additional discussion.

### **Study Area – Wayne Business District**

The Study Area for the Master Plan is shown in Figure 1. That area comprises all or parts of the following streets within the boundaries noted above:

- Aberdeen Avenue (North and South)
- Banbury Way
- Bellevue Avenue
- Bloomingdale

- Lancaster Avenue (East and West)
- Louella Avenue
- Louella Court
- Runnymede Avenue
- Station Road
- Wayne Avenue (North, South, and West)
- Waynewood Avenue
- West Avenue

## **MASTER PLANNING ELEMENTS**

This Master Plan vision will require a partnership of both public and private action over many years. Some of these elements will have to be operationalized primarily through public sector action – implemented through projects sponsored and undertaken by both Radnor Township and also the private sector. Installation of any of the “Town Commons” facilities, for example, would fall into such a category (though that would require cooperation by private landowners involved).

These publicly-sponsored project elements hold especially conspicuous positions in the Master Plan and will have to be phased in over time due to their cost and complexity. These projects may be included in the Township’s capital improvement plan and may be subsidized through various State and Federal grant programs. Alternatively, a variety of Master Plan elements will be implemented primarily through private sector redevelopment-linked actions through the work of the proposed Overlay District ordinance. Provisions relating to historic character, signage, architectural detailing, and height/scale are cases in point. Some elements will be implemented through dual action, both as publicly-sponsored projects as well as private redevelopment.

### **Proposed Master Plan District Zone**

Although Master Plan elements vary to some extent throughout the Wayne Business District, this plan has one functional zone: **Downtown**. **Downtown** reflects the center or hub of the Wayne Business District at the crossroads of Lancaster Avenue and North/South Wayne Avenue and radiating outward a distance of approximately one-half mile (a radius often used by town planners as the outer limit/maximum extent of pedestrian walkability, which is what this plan promotes).

An essential characteristic of the **Downtown** in this master planning process came to be the building front setback/sidewalk/parking configuration. **Downtown**, as defined in this Master Plan, boasts both angled on-street parking, with an additional five-foot buffer between parked cars and traffic lanes (consistent with the existing condition) with an enhanced pedestrian zone, and parking in the rear extending outward approximately one-quarter mile from the crossroads. Where these spaces exist, a 5 foot buffer strip should be provided between parking spaces and the roadway, and appropriately treated with brick pavers or with another aesthetically pleasing material,

in order to maximize the distinction between the active cartway and the more pedestrian friendly environment. These spaces are proposed to be the same in their angling/positioning and dimensions.

Within this radius, this plan recommends, where feasible, the location of parking at certain locations be brought out toward the street from the existing sidewalk, to allow for an expanded sidewalk to further improve walkability, as discussed above. Lines of parking could then be regularly interspersed with landscaped islands to improve the overall aesthetics of the **Downtown**. The plan also proposes that areas be reserved for truck delivery along North Wayne Avenue where pull off space for trucks is an especially important function to be maintained. As mentioned above, additional landscaped islands are proposed to be incorporated into driveway entrances/exits, which will add to the overall “greening” effect in the **Downtown**.

No angled parking currently exists extending beyond the one-quarter mile radius within the Downtown. As parcels undergo redevelopment over time, some buildings within this area are proposed to be brought closer to the sidewalk, generally aligning them with those buildings within the one-quarter mile radius.

Additionally, as the Township’s planned closed-loop system is installed along Lancaster Avenue (closed-loop systems provide actuated control capabilities through their ability to respond to cycle-by-cycle variation in traffic demand while still being able to provide progression for smooth vehicular flows), traffic movement will be improved as the result of this Plan’s recommendation to limit the number of driveway and curb cuts through the redevelopment process. As a result, turning movement onto and off of Lancaster Avenue, in and out of businesses, will be clearer and better managed.

The **Downtown** system is based on enhanced respect for and provision of functions needed to sustain and promote successful human activity of all types. The **Downtown** zone is defined in terms of various code (both zoning and subdivision/land development) standards, including density, block dimensions, mixture of uses, street dimensions and design, parking dimensions and design, building frontages, yard setbacks, building dimensions and heights, and other building elements. The purpose of having a **Downtown** area and the additional code requirements, which will be included in the proposed Overlay District Ordinance, is to ensure that all of the physical elements of the Wayne Business District work to reinforce its specific functions (i.e., an area to shop, eat, and gather).

As stated in the Vision Statement, the primary challenge for this Master Plan is to better delineate the Wayne Business District in a way which better develops and enhances the pedestrian environment, even as the Streetscape and its functions are maintained. Stated another way, with the increased traffic along Lancaster Avenue and North/South Wayne Avenue, motor vehicles have taken over much of Town life and have become prominent. Given the crucial role that Route 30/Lancaster Avenue plays as a regional arterial, clearly its functions must be respected. But at the same time, this “respect” must be defined with a sense of balance. Lancaster Avenue is also Wayne’s

“Main Street” – the spine of a wonderful **Downtown**. In what ways can the Streetscape be re-defined and refined so that vehicles and people are better balanced?

## **Pedestrian Enhancements**

Recommended actions to enhance the pedestrian environment proposed in this Master Plan in Wayne include:

- 1. Expand sidewalk width** to a minimum of 6 feet (where feasible) in the center of **Downtown** (East and West Lancaster, North and South Wayne, and West Avenue) and 6 feet in the **Downtown** outlying areas (where feasible); **re-construct sidewalks** in a phased program, providing consistency and continuity in their dimensions and their surfacing, using specially colored and textured materials, which builds on Radnor Township’s existing sidewalk design being used in Wayne.
- 2. Re-construct driveway and alley crossings** of sidewalks to make the sidewalk more attractive and clearly reinforce pedestrian right-of-way and safety.
- 3. Apply street tree requirements** in both private development projects and phased re-construction projects, effectively increasing street trees.
- 4. Add attractive and design-consistent street furniture**, including more benches, streetlights, and waste receptacles.
- 5. Intersperse planted “bulb-outs”** in angled parking areas, in addition to street trees, for added buffering/greening.
- 6. Add Pedestrian Alcoves** to further enhance the pedestrian environment along North Wayne Avenue.

Actions will involve re-construction and expansion of sidewalk areas where additional width in many situations can be obtained as the result of traffic lane standardization, as defined under Traffic and Parking Improvements below. In a limited number of cases, such as the first segment of sidewalk along the southeast quadrant of the Lancaster Avenue/Wayne Avenue intersection, this sidewalk expansion is not feasible. Street, alley, and driveway crossings should be standardized and configured to minimize vehicular travel width, so as to reinforce pedestrian right-of-way and safety. With these enhancements, coupled with additional street trees and bulb-out plantings and coordinated street furniture and lighting, the aesthetics of the pedestrian environment also will be enhanced.

Finally, area available for pedestrian improvements is especially large along North Wayne Avenue. Without impacting existing parking areas and traveling lanes, sidewalks can be widened, allowing for potential outdoor Pedestrian Alcoves; these Alcoves, if desired, can be used to complement owners’ business functions, such as

outdoor cafes, special display and exhibition spaces, and other activities which could enhance retail functions. Definition of Pedestrian Alcoves can be reinforced through provision of attractive vegetated planters.

## **Major Pedestrian Crosswalks – Managing Pedestrian Movement**

Mixing cars and people in a safe and efficient way is a challenge in high intensity areas like Wayne. And although significant progress has been made at the major intersections of East/West Lancaster and North/South Wayne, as well as at East Lancaster and Louella Avenue, this Master Plan proposes implementation of several additional Major Pedestrian Crosswalks to manage the flow of people and vehicles more safely and efficiently. These Major Pedestrian Crosswalks would route and concentrate pedestrian movements to clearly marked locations, alerting drivers to needed slowing/stopping more effectively and efficiently (**See Figure 2**):

- 1. North Wayne Avenue:** located approximately at the center of this block near the entrance/exit of the public parking lot; this pedestrian crossing, which has been considered for some time, should be the first priority crossing.
- 2. North Wayne Avenue intersection with West Avenue and Station Road:** re-configure geometrically and re-construct to clarify and better define this pedestrian crossing.
- 3. West Lancaster Avenue:** connect the proposed Commons on the south side with the Theater and retail uses on the north side of Lancaster Avenue; exact location of this Pedestrian Crossing will be adjusted to conform to Pennsylvania Department of Transportation (PADOT) requirements.
- 4. West Lancaster Avenue:** connect the Bellevue Park and walk lot sidewalk on the north side with retail shops on the south side of Lancaster Avenue.
- 5. East Lancaster Avenue:** connect the Wayne Presbyterian Church on the north side with retail shops on the south side of Lancaster Avenue.
- 6. East Lancaster Avenue:** connect retail shops on the north and south sides of Lancaster Avenue between Louella Avenue and North and South Aberdeen Avenue.
- 7. South Wayne Avenue at the intersection of West Wayne Avenue:** install an enhanced and more clearly defined Pedestrian Crossing to connect the proposed Post Office Commons to **Downtown** movements to the north and east.

Clear visual access at proposed Crosswalks is important for both pedestrians and drivers. Crosswalks should be well-marked and signed with distinct pavement surfacing (for example, **E.P. Henry brick pavers, or similar type to be used, not line striping or stamped concrete**) to reinforce Major Pedestrian Crosswalks for both pedestrians and drivers. Minimizing the length of the Major Pedestrian Crosswalk and the distance that must be traveled across traffic lanes also reduces potential interference with traffic flows and downtime.

Minimizing Crosswalk length can be accomplished through sidewalk bulb-outs/sidewalk extensions, although these extensions will not encroach into the defined Streetscape per se (traveling lanes plus buffer). All new Major Pedestrian Crosswalks must be approved and permitted by PADOT whose regulations specify that such Pedestrian Crosswalks must have a separation distance of at least 400 feet from existing intersections.

### **Traffic and Parking Improvements – Enhanced Definition of the Streetscape**

As the Wayne Business District grows more vibrant, the competition between cars and people grows as well. Complicating the already-large traffic volumes on Lancaster Avenue and adjacent Wayne roadways are numerous parking movements in an out of a variety of different parking configurations. In order to improve traffic safety and efficiency, three cardinal principles have emerged during this master planning process:

- Maintain existing traffic lanes and widths as currently defined by PADOT; strive to standardize traffic movements to maximize steady movement (not necessarily highest speeds).
- Maintain existing parking spaces.
- Standardize parking patterns as much as possible.

All traffic flow and traffic movements, including parking movements, would benefit substantially from making the Lancaster Avenue roadway and all adjacent parking movements as consistent, standardized, and predictable as possible. Such standardization increases both safety and efficiency. Similarly, for traffic flow, PADOT has attempted to “normalize” the four thru-traffic traveling lanes on Lancaster Avenue through Wayne through definition of a centerline and two approximately 10-foot traveling lanes in each direction.

Building on this PADOT system, the Master Plan defines traveling lanes consistent with existing lane widths, and also calls for an extra 5-foot buffer on each side to the cartway, as special protection for parking movements in the **Downtown** area along East/West Lancaster Avenue and North/South Wayne Avenue. **The existing roadway would undergo no changes in the Downtown area.**

In the **Downtown** outlying areas, future parking is envisioned to be provided in the rear yards. As parcels re-develop over time, vehicles currently parked in the front of lots should be re-located to the rear yards, reducing their visibility. Some parking requirement incentives will be necessary, depending upon the mixture of uses that may be part of future re-development.

### Structured Parking

Provision for structured parking has been discussed during this master planning process. Although detailed studies necessary to support specific structured parking proposals have not been performed, it is clear that some stakeholders, such as several Wayne merchants, believe that there is a lack of parking in the Business District and that a parking structure is needed.

Some of the sites identified for possible Special Uses – North Wayne Avenue Municipal Parking Lot/Wayne Train Station, Bellevue Park & Walk, and South Wayne Avenue Municipal Parking Lot – would be suitable for structured parking as part of a mixed-use development. Because these Special Uses zones could allow for increased density of use, considering the resulting increased parking requirements through structured parking is supportable. The cost and who would pay for a structured parking facility are two other factors that need to be considered.

### Commons

Downtown life would be enriched if there were more places to gather and meet. Such a gathering spot could function on a daily basis, during weekends, or for seasonal festivals and celebrations. Such a “commons” function should provide pleasant and protected sitting areas, with possibly some protection from inclement weather through at least partial enclosure. Such a “commons” area could include protected exhibit space for art and sculpture, and possibly a fountain. Perhaps the most important function for a “commons” is to reinforce the identity of Wayne.

The challenge of “commons” in Wayne is locating available space, likely to require agreements with existing owners which allow public use. Though the concept of “commons” is for public space(s), such a “commons” function blends readily with the concept of outdoor cafes and eateries, as is being proposed for the North Wayne Avenue block with its Pedestrian Alcoves (see discussion above). Key “commons” solutions are proposed in the Master Plan:

#### **1. Wayne Commons**

*South of Lancaster Avenue in front of Central Baptist Church and Old Library*

To include a serpentine sidewalk (similar to what currently exists in front of the Bellevue Park & Walk), maximizing street buffering with landscaping, with consistent color/texture pavement themes, incorporating stormwater management elements sub-surface for volume control/quality.



## **2. Post Office Commons**

### *South Wayne and West Wayne Intersection*

To possibly include a fountain, kiosk, canopies, benching integrated with planter boxes, designed as outdoor rooms, street buffering, consistent color/texture themes, and maximized stormwater management elements sub-surface for volume control/quality.

## **3. North Wayne Commons**

### *North Wayne Avenue and Station Road*

Could be integrated with possible Special Use re-development, utilizing existing municipal parking area site as part of a re-development plan; “commons” would have the added benefit of being removed from traffic to the maximum extent.

## Special Use Areas

The Comprehensive Plan has pointed out the growing demand for different types of uses in the Wayne Business District. Re-development that accommodates these additional uses makes the most sense, given the **Downtown’s** major train station access as well as other public transit and transportation services, the driving force in the Transit-Oriented Development Overlay Zone adopted by the Board of Commissioners in 2004.

**Downtown** Wayne already offers a concentration of different land uses, for example, through the recent creation of the Town Center - Mixed Use zone and the Town Center – Residential zone. Moreover, the Downtown’s existing Townscape is characterized by multiple mid-rise structures (for example, Wayne Hotel, Wayne Presbyterian Church, to name a few). The challenge is to build upon these familiar and, in some instances, beloved patterns in careful and subtle ways that complement and reinforce the existing Townscape without drastically changing the small-town character of Wayne as time moves forward.

Potential special development and re-development opportunities exist in **Downtown** Wayne for unique and more complex projects that can be expected to involve a blend of both private and public sector actions. Although the supply of vacant sites is limited, three areas in the **Downtown** have been identified in this Master Plan as locations where Special Uses might be appropriate should the demand arise in the future (see **Figure 3**):

### **1. North Wayne Municipal Lot/Train Station**

### **2. South Wayne Municipal Lot/Post Office**

### **3. Bellevue Park & Walk (AT&T Parking Lot)**

Any Special Uses that may be considered must comply with requirements of their underlying zones, and the specific performance standards described above must be satisfied. In reviewing proposals for development at these Special Uses locations, this

Plan recommends that the following factors be incorporated into the overlay district regulations for consideration where applicable:

1. Suitability of the site
2. Location of the proposed site relative to surrounding buildings and structures
3. Arrangement of buildings and structures
4. Building mass, height and scale
5. Density and mix of the proposed use
6. Open areas and landscape improvements
7. Availability of off-street parking in relation to existing on-site parking
8. Impact on Township and School services
9. Fiscal analysis of the proposed development
10. Infrastructure analysis and proposed improvements
11. Impact on traffic and proposed roadway improvements
12. Stormwater Management improvements

In addition, the following questions should be answered consistent with the Township's goals for a specific Special Use:

- Is the proposed building providing a visual anchor at a corner or at some other important physically defining location in the town?
- Is the proposed building consistent with adjacent buildings, blending with other building facades?
- If a parking building is to be constructed, is it designed to resemble human use, rather than automobile use?
- Is height made less conspicuous by topography or design – is it down sloped?
- Is height screened by existing structures? In rear or off street or alley locations?
- Is height impact acceptable?

In each of these cases, additional density and height should be considered for any Special Uses project. Special design considerations should also be part of any Special Uses project to make sure that the proper and most effective design statements sensitive to neighboring structures are being applied as re-development projects evolve over the coming years. Only Special Uses that are complementary to the **Downtown** and the goals of this Master Plan and to surrounding residential communities should be considered. Special care should be given that any Special Uses project does not result in unwanted growth and over-density.

## Improving Stormwater Management

The Consultant Team has scrutinized all Master Plan-related development actions in the **Downtown** for their potential to integrate an array of stormwater management Best Management Practices which will serve to further reduce stormwater peak rates, runoff volumes, and pollutant loadings. Recommended stormwater practices to be used here include:

- **Sidewalk re-construction** should include stormwater volume control/quality elements buffered from structures.
- **Parking area re-construction** should include stormwater volume control/quality elements buffered from the cartway.
- **“Commons” construction** should include stormwater volume control/quality elements.

Radnor Township has recently enacted new stormwater management regulations designed to minimize stormwater impacts on residents. These regulations will be implemented over time, as new subdivision and land development projects occur in the future, site-by-site. Such re-development will be gradual and will continue for many years, such that significant improvements in stormwater in the Upper Ithan Creek and Wayne areas resulting from this re-development will be gradual as well, unless some additional actions are taken. The actions proposed in this Master Plan are designed to accelerate implementation of the Township’s stormwater management program and the positive impacts resulting from this new program.

## Maintaining the Townscape - Height and Scale

A variety of provisions relating to setbacks and front/side/rear yards and height are envisioned in this Master Plan. These provisions are consistent with “New Urbanist” town- building principles, blended with the existing Wayne context. The basic outline of building setback and height requirements is as follows:

This Plan recommends that the maximum permitted height of all buildings within the Downtown zone (except as may otherwise be permitted for Special Uses) be 3 stories up to 42 feet. This modest increase in height will permit higher ceilings, provide opportunities to screen roof mounted equipment from pedestrian view, and encourage enhanced architectural detailing of buildings. Building setbacks will vary where no front angled parking is provided. The overarching goal of this process is to bring future structures out toward the street and place parking in the rear where applicable.

## Historic Character

Historic character guidelines should be developed as a goal to guide future re-development projects in the **Downtown**. These guidelines should be applied by the Planning Commission and Board of Commissioners in their reviews of projects in the

future. The Township's Design Review Board should review every future project in the **Downtown** area for their consistency with these new "guidelines." Any construction in Special Uses zones, as discussed above, should be undertaken in conformance with these "guidelines."

### Improved Architectural Details with Signage

Design can make all the difference in terms of the success of a development project; the challenge is how to achieve good design. Proper zoning, implemented with poor design, can be counterproductive. On the other hand, proper zoning, implemented with good design, will help to ensure success. The proposed District Overlay provisions for inclusion in the SALDO set forth a variety of design criteria for the **Downtown**:

- Street trees
- Sidewalks
- Street lights
- Banners
- Sidewalks
- Street lights
- Parking
- Crosswalks
- Curbs and curb cuts
- Plaza/commons
- Waste receptacles
- Benches
- Inverted "U" bicycle racks
- Wayfinding signs

### **PROPOSED MASTER PLAN CONCEPTUAL MAP**

The proposed Master Plan, including all of the elements discussed above, is shown as a conceptual map in **Figure 1**.

### **Master Plan Adoption and Implementation**

Phase II of the Wayne Master Plan has gone through numerous adaptations over the past year as a result of constructive, quality input from the business community and other stakeholders and several Implementation Committee discussions. The Master Plan was officially presented by the consultants to the Implementation Committee at a public meeting held and telecast live on cable channel 10 on June 6, 2006. This Plan has incorporated some of the stakeholder concerns raised at that meeting and is the result of a broad consensus reached by the Implementation Committee.

Phase II of the Wayne Master Plan is presented herewith to the Board of Commissioners. It is recommended that the Board permit additional public input over the rest of the summer before it approves a final version. After the Master Plan has been adopted, its vision will be implemented through adoption of an Overlay District

Ordinance, which will require that both the Zoning and SALDO ordinances be amended, pursuant to the processes established under the MPC. This process will involve additional input by the Township and Delaware County Planning Commissions, the business community and other stakeholders, a required public hearing, and then final action on the proposed code amendments, with any modifications, by the Board of Commissioners.

The Township will then have to plan and prioritize infrastructure improvements envisioned in the Master Plan that it desires to implement; Township staff should work with the Implementation Committee to direct and to develop a long-range implementation plan for the Board of Commissioners' consideration during the Township's annual budget process.

Figure I- Wayne Business Overlay District

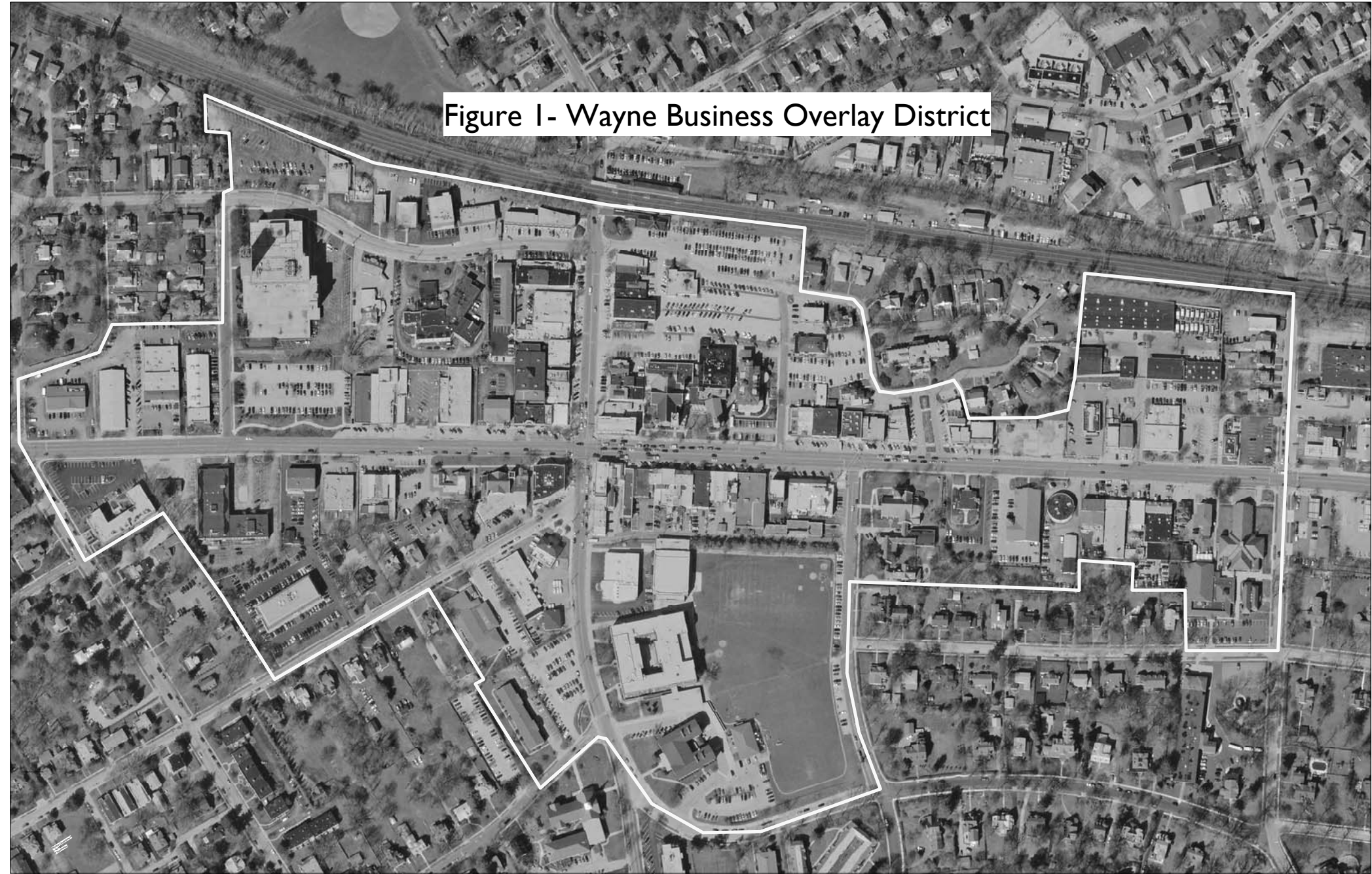


Figure 2

### Wayne Business District Master Plan PEDESTRIAN CROSSWALKS

- Master Plan Elements
- ▭ Sidewalks
- ▭ Sidewalk Brick Edge
- ▭ Pedestrian Crosswalk
- ▭ Travel Lanes
- ▭ Wayne Business District



Master Plan prepared by:  
Cahill Associates, Inc.  
Environmental Consultants

With assistance from:  
Comitta Associates, Inc.  
Town Planners

ML BAIRD + CO  
Landscape Architecture

Data Source: Aerial flown May 2005. All data created by Cahill Associates, Inc. Map prepared 04/12/06.



Figure 3

**Wayne Business District  
Master Plan**

**SPECIAL USE  
OPPORTUNITIES**

Wayne Business District Boundary

Special Use Areas

N  
W E  
S

0 125 250 500  
Feet

Prepared by:  
Cahill Associates, Inc.  
Environmental Consultants

With assistance from:  
Comitta Associates, Inc.  
Town Planners

ML BAIRD & CO  
Landscape Architecture

Data Source: Aerial flown May 2005, Aero Inc. All data created by Cahill Associates, Inc. Map prepared 04/12/06.



A Motion Authorizing  
the Administration to  
Prepare Legislation to  
Borrow \$4 Million for the  
Landscape, Public  
Improvements, Planning,  
Permitting, Engineering  
and Design for the Wayne  
Business Overlay District

DEP Code No.  
1-23013-261-3J

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

**WHEREAS** Lombardi Residential has proposed the development of a parcel of land identified as  
land developer

106 & 108 Cambria Court, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

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

**WHEREAS**, Radnor Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

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

I \_\_\_\_\_, Secretary, Robert A. Zienkowski  
(Signature) (Commissioners)

Township Board of \_\_\_\_\_, hereby certify that the foregoing is a true copy of  
the Township (~~Borough~~) (~~City~~) Resolution # 2019-17, adopted, 03/25, 2019.

Municipal Address:

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

Seal of  
Governing Body

Telephone \_\_\_\_\_

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

DATE: March 19, 2019  
TO: Radnor Township Board of Commissioners  
FROM: Stephen F. Norcini, P.E., Township Engineer *SFN*  
CC: Robert A. Zienkowski, Township Manager  
William M. White, Assistant Township Manager/Finance Director

**LEGISLATION:** **Resolution #2019-17: 106 Cambria Court – Planning Module**

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**LEGISLATIVE HISTORY:** This agenda item has not been before the Board of Commissioners previously.

**PURPOSE AND EXPLANATION:** A Sewage Facilities Planning Module has been prepared by the applicant for the Pennsylvania Department of Environmental Protection (PA DEP) for 106/108 Cambria Court. The applicant is proposing to subdivide the property, creating two parcels. One lot will have sewage capacity by virtue of the existing home; sewage flows of 262.5 gallons per day are required for the second lot. The PA DEP requires the Planning Module be approved via Resolution by the Board of Commissioners.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, the Planning Module will be submitted to the PA DEP by the applicant.

**FISCAL IMPACT:** There is no fiscal impact to the Township.

**RECOMMENDED ACTION:** I respectfully request the Board of Commissioners approve Resolution #2019-17: 106 Cambria Court – Planning Module

Enclosures: Resolution # 2019-17  
Sewage Facilities Planning Module for 106 Cambria Court



*Excellence Delivered **As Promised***

## MEMORANDUM

**Date:** March 4, 2019

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

**From:** Roger Phillips, PE

**cc:** Robert Zienkowski – Township Manager  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq – Grim, Biehn, and Thatcher  
Amy Kaminski, PE – Gilmore and Assoc.

**RE:** 106/108 Cambria  
Sewage Facilities Planning Module

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The applicant for the above project has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The applicant is proposing to subdivide the property and construct two new dwelling unit to be connected to public sewer. The existing home was previously connected to the public sewer. The sewage flows are proposed to be 262.5 gpd.

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

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to read 'R. Phillips', written over a circular stamp or watermark.

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



## Sewage Facilities Planning Module

Prepared For

**106 & 108 CAMBRIA COURT**

Situated In

**RADNOR TOWNSHIP  
COUNTY OF DELAWARE**

PA DEP Code No. 1-23013-261-3J

Momenee, Inc. Job No. 16-084



A handwritten signature in black ink that reads "Kevin R. Momenee".

FEBRUARY 8, 2017

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Site Plan



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

February 23, 2017

Mr. Joseph Mongeluzi, Jr.  
Momenee, Inc.  
924 County Line Road  
Bryn Mawr, PA 19010

Re: Application for Planning Modules  
Checklist Letter – Component 3  
106 & 108 Cambria Court  
DEP Code No. 1-23013-261-3J  
Radnor Township  
Delaware County

Dear Mr. Mongeluzi:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Your development proposes a 2-lot residential subdivision that will be served by a connection to public sewers.

Sewage Facilities Planning Module forms are available online at [www.dep.pa.gov](http://www.dep.pa.gov). At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water*; *Wastewater Management*; *Act 537*; and *Sewage Facilities Planning*. Select the appropriate forms from the center of the page. Please select the following forms for this project and enter the above-referenced DEP Code Number on the first page of each form:

Sewage Facilities Planning Module Transmittal Letter, Form 3800-FM-BPNPSM0355  
Sewage Facilities Planning Module Resolution, Form 3800-FM-BPNPSM0356  
Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3800-FM-BPNPSM0362A
- 4B-County Planning Agency Review, Form 3800-FM-BPNPSM0362B

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

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

Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at [http://www.portal.state.pa.us/portal/server.pt/community/Permit\\_Decision\\_Guarantee/21215/SOPs/1294992](http://www.portal.state.pa.us/portal/server.pt/community/Permit_Decision_Guarantee/21215/SOPs/1294992). Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter below to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

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

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

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

Sincerely,



Stefanie Rittenhouse  
Sewage Planning Specialist 2  
Clean Water

cc: Delaware County Planning Department  
Lombardi Residential  
Mr. Zienkowski - Radnor Township  
RHM  
Mr. Fulton - Springfield Township  
Mr. Lutz - Upper Darby Township  
DCJA  
DELCORA  
Mr. Ponert-City of Philadelphia Water Department  
Planning Section  
Re 30 (GJE17CLW)054-6



Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
<b>DEP Checklist Letter</b>		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
✓	DEP checklist letter certification statement completed and signed	
<b>Transmittal Letter (Form 3800-FM-BPNPSM0355)</b>		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
✓	Transmittal Letter is signed by the municipal secretary	
<b>Resolution of Adoption (Form 3800-FM-BPNPSM0356)</b>		
✓	Resolution of Adoption is attached and completed	
✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
<b>Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)</b>		
✓	Component 4A is attached, completed and signed	
✓	Municipal Responses to Component 4A comments are included	
<b>Component 4B - County Planning Agency Review (Form 3800-FM-BPNPSM0362B)</b>		
✓	Component 4B is attached, completed and signed	
✓	Municipal Responses to Component 4B comments are included	
<b>Component 4C - County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)</b>		
N/A	Component 4C is attached, completed and signed	
N/A	Municipal Responses to Component 4C comments are included	
<b>Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)</b>		
<i>Section A: Project Information</i>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
✓	Site Information is completed	
✓	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
✓	Project Consultant Information is completed	

<i>Section E: Availability of Drinking Water Supply</i>		
✓	The appropriate box is checked in Section E	
✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	
✓	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.1.a. The collection system boxes are checked	
N/A	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
✓	Section G.1.b. The questions on the collection system are completed	
✓	Section G.2.a. The appropriate treatment facility box is checked	
✓	For existing treatment facilities, the name is provided	
✓	For existing treatment facilities, the NPDES permit number is provided	
✓	For existing treatment facilities, the CSL permit number is provided	
N/A	For new treatment facilities, the discharge location is provided	
✓	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
✓	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
✓	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
✓	Copies of easement(s) or right-of-way(s) are attached	
✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
✓	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
✓	A return receipt for its submission to the PHMC is attached	
✓	The PHMC review letter is attached	

<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
✓	PNDI Project Environmental Review Receipt is attached	
✓	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
N/A	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
N/A	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
N/A	The box is checked regarding Waters Designated for Special Protection	
N/A	The Social or Economic Justification is attached	
N/A	The box is checked regarding Pennsylvania Waters Designated As Impaired	
N/A	The box is checked regarding Interstate and International Waters	
N/A	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
N/A	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
N/A	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
N/A	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
✓	Section J.1. The Project Flows are provided	
✓	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
✓	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
✓	Section J.3.b. The Collection System information is completed, signed and dated	

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

<i>Section O: Sewage Management</i>		
N/A	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
N/A	Section O.4.b. The private Collection System information is completed, signed and dated	
N/A	Section O.4.c. The private Conveyance System information is completed, signed and dated	
N/A	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
N/A	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
N/A	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
N/A	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
✓	All Public Notification boxes in this section are checked	
N/A	The public notice is attached, if public notification is necessary	
N/A	All comments received as a result of the notice are attached	
N/A	The municipal responses to these comments are attached	
N/A	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
✓	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
✓	The correct fee has been calculated	
✓	The correct fee has been paid	
N/A	The request for fee exemption has been checked	
N/A	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
✓	The module completeness checklist is included	
✓	All completeness items have been checked as included by the municipality, as appropriate	
✓	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

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

Signed: *Corn T. Henderson*  
**Applicant (or Applicant's authorized representative)**

Date: 11/05/2018

Signed: \_\_\_\_\_  
**Municipal Secretary**

Date: \_\_\_\_\_

February 8, 2017

Ms. Stefanie Rittenhouse  
Sewage Planning Specialist  
Pennsylvania Department of Environmental Protection  
Water Management - Sewage Facilities Planning Section  
2 East Main Street  
Norristown, PA 19401

**RE: Planning Module  
106 and 108 Cambria Court, Wayne PA  
Radnor Township, Delaware County**

**Momenee Job #16-084**

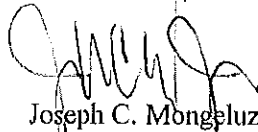
Dear Ms. Rittenhouse:

Attached is the Sewage Facilities Planning Module Application Mailer for the above referenced project. Since the proposed sewage flows for this project will travel through Springfield Township, it's my understanding that a full Planning Module must be obtained. Attached for your use, please find the necessary planning module information so a PADEP filing number can be acquired from your office.

Also, included with the Application Mailer is a brief introduction describing the project and estimated sewage flow calculations, a copy of the completed PNDI search form, an enlarged section of the USGS map, and a full-scale copy of the Site Plan depicting the lots and proposed sewer connections among other things. Please contact me should you require any additional information or clarification during your review process.

Thanking you in advance.

Very truly yours,  
**MOMENEE, INC.**



Joseph C. Mongeluzi, Jr, P.E.  
Senior Civil Engineer/Project Manager

JCM  
Enclosures  
16084L01\_DEP.doc

G-20

January 26, 2017

Mr. Gary Horne  
Aqua Pennsylvania, Inc.  
762 West Lancaster Avenue  
Bryn Mawr, PA 19010

**106 and 108 Cambria Court, Wayne, PA  
Radnor Township, Delaware County**

**File #16-084**

Dear Gary,

We are requesting a commitment from the Aqua Pennsylvania Company for service at the above site. The subject site is on the south side of Cambria Court in Wayne, Radnor Township. The project will the subdivide the existing lot at 106 Cambria Court into two (2) lots (106 and 108 Cambria Court). The existing single family house at 106 Cambria Court was connected to the public water supply prior to its demolition. The proposed lots will have single family homes with detached garages constructed on them and are proposed to be connected to the public water supply within Cambria Court.

I have enclosed a copy of the proposed site plan for your use. Should you have any questions or require any additional information, please contact me.

Very truly yours,

**MOMENEE, INC.**



Joseph C. Mongeluzi, Jr. PE  
Senior Civil Engineer/Project Manager

Enclosures

JCM  
16084 Aqua Availability Letter





**RADNOR • HAVERFORD • MARPLE**

SEWER AUTHORITY

600 GLENDALE ROAD • HAVERTOWN, PA 19083

(610) 446-0867

FAX (610) 446-4926

August 02, 2017

Mr. Connor T. Henderson  
Project Engineer  
Momenee, Inc.  
924 County Line Road  
Bryn Mawr, PA 19010

RE: 106-108 Cambria Court Job #16-084  
Radnor Township, Delaware County, PA.  
DEP Code 1-23013-261-3J

Dear Mr. Henderson;

In regards to your communication with the Radnor Haverford Marple Sewer Authority (RHM) dated July 28, 2017 requesting flow allocation of 262.5 gallons per day or One EDU, for the above referenced project in Radnor Township, on August 01, 2017 the RHM Authority Board approved the flow conveyance of 262.5 Gallons Per Day.

You will also have to submit for conveyance with Springfield Township, Darby Creek Joint Authority, D.E.L.C.O.R.A. and Philadelphia Southwest Water Pollution Control Plant. **\*\*\*NOTE: Springfield Township claims to have an overloaded system and is not allowing connections.**

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

Very truly yours,  
RHM Sewer Authority

David E. Adams  
Manager of Operations



J. LEE FULTON  
Township Manager  
MARGARET A. YOUNG  
Treasurer  
JAMES J. BYRNE, JR., Esq.  
Solicitor

## Township of Springfield DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064  
OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012  
EIN NO. 23-6004592

Commissioners  
JEFFREY RUDOLPH, SR  
President  
DANIEL J. LANCIANO  
Vice President  
LEE J. JANICZEK, Ed.D  
EDWARD KELLY  
ROBERT LAYDEN  
GINA M. SAGE  
PAUL J. WECHSLER

April 12, 2018

Mr. Connor T. Henderson  
Momenee, Inc.  
924 County Line Road  
Bryn Mawr, PA 19010

**RE: Flow Allocation Request: 106-108 Cambria Court, Radnor Township  
DEP Code: 1-23013-261-3J**

Dear Mr. Henderson,

Attached is the Public Sewer System Available Capacity Determination for the conveyance that you have requested. Although the proposed sewer tap-ins could generate a hydraulic overload within the existing collection and conveyance system within the next 5 years, the township implemented a Corrective Action Plan in January 2002 to correct the overload condition that the outfall experiences during wet weather. In order to connect to the Darby Creek Outfall, documented Infiltration and Inflow (I&I) removal must have been completed in the amount equivalent to the requested connection. Attached is a spreadsheet that shows that RHM Sewer Authority has completed enough I&I removal to allow the **262.5 gallons per day** connection for an additional connection for a new dwelling.

If you should need any additional information in order to process this planning module, please do not hesitate to contact Susan Guisinger-Colón at 610-640-3500.

Sincerely,

J. Lee Fulton  
Township Manager

cc: McCormick Taylor, Inc.  
Susan M. Guisinger-Colón, P.E.

**Corrective Action Plan - Summary of RHM Connection Allocations**

	Date	*EDU Equal to 262.5 gpd			REQUEST TABLED	Remarks: ** Tabled Items Approved
		Allocation (gpd)	Approved (gpd)	Remaining (gpd)		
	01/09/2002		262.5		1.0	43 Deepdale Rd. - The Doering Residence - Tredyffrin Twp. 335 Upper Gulph Rd. - Tredyffrin Twp.
	01/09/2002		262.5		1.0	
1	08/01/2002	4850.00		4850.0	18.5	
2	03/06/2002		2362.5	2487.5	9.5	The Blain Property - Radnor Twp.
3	09/11/2002		262.5	2225.0	8.5	355 S. Manoa Rd. - Havertown, PA
4	09/11/2002		1575.0	650.0	2.5	College Ave & Darby Rd. - Havertown, PA
5	12/11/2002		2887.5	-2237.5	-8.5	Townhouse Project - Berkley & Chester Rd. - Tredyffrin Twp.
6	09/20/2002	2560.00		322.5	1.2	I/I Allocation from Springfield Twp.
7	03/05/2003		262.5	60.0	0.2	Forest Ave. - Havertown, PA
8	04/02/2003		2182.0	-2122.0	-8.1	Lawerance Park Shopping Center - Marple Twp.
9	06/04/2003		6000.0	-8122.0	-30.9	Cabrini College - Radnor, Twp.
10	08/06/2003		262.5	-8384.5	-31.9	1418 Fairview Rd. - Havertown, PA
11	09/15/2003		262.5	-8647.0	-32.9	937 Wotten - Radnor Twp.
12	10/15/2003		2812.8	-11459.8	-43.7	763 Valley Forge Rd. - Radnor Twp.
13	03/10/2004		262.5	-11722.3	-44.7	301 Oxford Hill La. - Havertown, PA
14	03/10/2004		262.5	-11984.8	-45.7	1422 Fairview Rd. - Havertown, PA
15	06/03/2004	21085.00		9100.2	34.7	I/I Allocation from Springfield Twp.
16	06/09/2004		5512.5	3587.7	13.7	David & Jan Ceton Subdivision, Marple Rd. - Marple Twp.
17	07/28/2004		1575.0	2012.7	7.7	McPherson Property - Radnor Twp.
18	09/13/2004		1468.0	544.7	2.1	Dunwoody Village Expansion - Newtown Twp.
19	01/12/2005		262.5	282.2	1.1	3119 Sawmill Rd. - Newtown Twp. (Failing Septic System - Health Problems)
20	01/13/2005			282.2	1.1	Tabled #1** The Enclave at Mather Ave. Project - Marple Twp. (2,362.5 gpd) see below-approved 4/4/2006
21	02/02/2005		525.0	-242.8	-0.9	1234 Bon Air Ave. Project #17286 - Havertown, PA
22	04/06/2005			-242.8	-0.9	Tabled #3** Lancaster & Pembroke Ave. - Radnor Twp. (14,175 gpd)
23	04/06/2005		262.5	-505.3	-1.9	204 Chuch St. - Radnor Twp.
24	04/06/2005			-505.3	-1.9	Tabled #2** Chanticleer Gardens, #03-136 - Radnor Twp. (840 gpd) see below-approved 4/4/2006
25	06/08/2005		262.5	-767.8	-2.9	3314-3316 Saw Mill Rd. - Newtown Twp.
26	06/08/2005		262.5	-1030.3	-3.9	206 Greenbriar Ln. - Havertown, PA
27	07/20/2005		262.5	-1292.8	-4.9	16 Aldwyn La. - Radnor Twp.
28	08/10/2005		0.0	-1292.8	-4.9	Devereux Project - 17 EDU's approved (zero flow from project)
29	09/19/2005		262.5	-1555.3	-5.9	3416 Goshen Rd. - Newtown Twp. (Failing Septic System - Health Problems)
30	02/08/2006		262.5	-1817.8	-6.9	809 Castlefinn La. Bryn Mawr, PA 19083 (Failing Septic System - Health Problems)
31	03/07/2006	10255.0		8699.7	33.1	I/I Allocation from Springfield Twp.
32	03/08/2006		262.5	8437.2	32.1	264 Ithan Creek Rd. Villanova, PA 19085 (Failing Septic System - Health Problems)
33	04/04/2006		2362.5	6074.7	23.1	Enclave at Mather Avenue, Project #17286 - Marplr Township
34	04/04/2006		840.0	5234.7	19.9	Chanticleer Gardens, #03-136 - Radnor Twp.
35	04/04/2006		130.0	5104.7	19.4	Commerce Bank 200 Radnor Chester Rd., Radnor Twp.
36	05/15/2006	9820.0		14924.7	56.9	I/I Allocation from Springfield Twp. (flows from Tredyffrin Twp.)
37	06/12/2006	60,000.0		74924.7	285.4	Flow from DEP for Newtown Height flow removal
38	06/14/2006		2362.5	72562.2	276.4	
39	06/19/2006		2362.5	70199.7	267.4	Land Development - D'Agositino Builders, Tredyffrin Twp.
40	06/19/2006		14175.0	56024.7	213.4	Lancaster & Pembroke Ave. - Radnor Twp. (14,175 gpd)
41	06/19/2006		12000.0	44024.7	167.7	Eastern University Dorms -Radnor Twp.
42	06/19/2006		262.5	43762.2	166.7	733 Bryn Mawr Ave., Radnor Twp.
43	06/19/2006		2309.0	41453.2	157.9	Lancaster Pike and Kenilworth Road, P98150, Radnor Twp.
44	06/19/2006		1312.5	40140.7	152.9	740 Moore Ave., The Mews, Radnor Twp.
45	06/19/2006		262.5	39878.2	151.9	781 N. Wayne Ave., Parcel 43-11D-55, Tredyffrin Twp.
46	06/19/2006		262.5	39615.7	150.9	231 Fairlamb Ave., Havertown
47	06/19/2006		262.5	39353.2	149.9	255 Lansdowne Ave., Radnor Twp.
48	06/19/2006		1050.0	38303.2	145.9	Wicklow Project Job #02-129, Radnor Twp.
49	06/19/2006		15000.0	23303.2	88.8	Ellis Preserve, West Medical Building #060086001, Newtown Twp.
50	08/01/2006		525.0	22778.2	86.8	423 Old Eagle School Road, Tredyffrin Township
51	09/11/2006	19141.00		41919.2	159.7	I/I Allocation from Springfield Twp.
52	09/19/2006		525.0	41394.2	157.7	820 Vauclain Road, Radnor Township
53	10/04/2006		262.5	41131.7	156.7	1201 Elliston Road, Havertown
54	10/31/2006	20,500.00		61631.7	234.8	I/I Allocation from Springfield Twp.
55	11/15/2006		31.5	61600.2	234.7	Worthing - Devereux Project, Newtown Township
56	02/06/2007		39047	22553.2	85.9	Haverford Reserve Development
57	03/06/2007		5250	17303.2	65.9	Ellis Preserve, Newtown Twp. (5250 gpd = 20 EDU)
58	03/06/2007		262.5	17040.7	64.9	1600 Ashton Road, Havertown Twp.
59	03/06/2007		1312.5	15728.2	59.9	1400 Fairview Avenue, Havertown Township (1312.5 gpd = 5 EDUs)
60	06/05/2007		262.5	15465.7	58.9	115 Petrie Avenue, Radnor Township (Failed System)
61	07/31/2007	10552.00		26017.7	99.1	I/I Allocation from Springfield Twp. For 2006 I/I Reduction Program
62	12/04/2007		8626	17391.7	66.3	851 West Lancaster Avenue, Tredyffrin Township
63	01/08/2008		2362.5	15029.2	57.3	102 Louella Avenue, Radnor Township
64	01/08/2008		262.5	14766.7	56.3	537 Grand Avenue, Havertown
65	04/01/2008		65	14701.7	56.0	3067 W. Chester Pike, Newtown Square 0.26 EDUs
66	04/01/2008		80	14621.7	55.7	1974 Sproul Road, Marple Township - Bank of America - 0.31 EDUs
67	04/18/2008		1050	13571.7	51.7	34 Reese Avenue, Newtown Square
68	07/02/2008		262.5	13309.2	50.7	971 S. Hunt Road, Newtown Square, Radnor - Falling Septic System
69	07/02/2008		525	12784.2	48.7	236 N. Aberdeen Ave., Radnor Township - 2EDUs
70	08/12/2008		8705	4079.2	15.5	Haverford Reserve Development - 33.16 EDUs
71	08/12/2008		262.5	3816.7	14.5	147 N. Valley Forge Road, Devon - 1 EDU
72	08/12/2008		262.5	3554.2	13.5	1629 Ashton Road, Havertown - 1 EDU

**Corrective Action Plan - Summary of RHM Connection Allocations**

	Date	*EDU Equal to 262.5 gpd			REQUEST TABLED	Remarks: ** Tabled Items Approved
		Allocation (gpd)	Approved (gpd)	Remaining (gpd)		
73	08/12/2008	21348.00		24902.2	94.9	2007 I/I Credit
74	10/15/2008		787.5	24114.7	91.9	317 Dorset Road, Easttown Township - 3 EDUs
75	10/23/2008		1575	22539.7	85.9	John O'Keefe Subdivision - 6 EDUs
76	12/04/2008		8025	14514.7	55.3	200 N. Radnor Chester Road - 31 EDUs
77	12/16/2008		262.5	14252.2	54.3	1301 Fairview Avenue, Havertown, PA
78	02/10/2009		12451	1801.2	6.9	145 King of Prussia Road, Radnor Twp.
79	02/10/2009		525	1276.2	4.9	1254 Fairview Avenue, Havertown
80	02/10/2009		262.5	1013.7	3.9	Bella Vista Road, Easttown
81	02/10/2009		525	488.7	1.9	1300 Fairview Road, Havertown
82	02/10/2009		262.5	226.2	0.9	1239 Leedom Road, Havertown
83	05/15/2009		262.5	-36.3	-0.1	1344 W. Chester Pike, Havertown - failing septic system
84	05/27/2009	37717.00		37680.7	143.5	I/I Allocation from Springfield Township for 2008
85	06/02/2009		262.5	37418.2	142.5	600 Glenmary Rd., St. David's
86	06/02/2009		2000	35418.2	134.9	Eastern University Fowler Hall -Radnor Twp.
87	06/02/2009		262.5	35155.7	133.9	20 Surrey Dr., Newtown Square
88	10/23/2009		262.5	34893.2	132.9	2628 Franklin Avenue Subdivision, Marple Township
89	04/30/2010		787.5	34105.7	129.9	615 Newtown Road, Radnor Township
90	06/23/2010	76932.00		111037.7	423.0	2009 I/I Credit
91	10/29/2010		262.5	110775.2	422.0	D&G Development Group
92	12/16/2010		262.5	110512.7	421.0	513 S. Roberts Road, Bryn Mawr - Failing Septic System
93	03/30/2011		525	109987.7	419.0	Douglas Golden, 1313 Center Road, Haverford Township
94	07/13/2011		262.5	109725.2	418.0	412 Conestoga Road, Radnor Township
95	09/16/2011		787.5	108937.7	415.0	1217 Bon Air Road, Haverford Township
96	10/04/2011		240	108697.7	414.1	Merion Golf Club, Ellis Road, Haverford Township
97	11/16/2011		262.5	108435.2	413.1	117 Sugartown Road, Easttown Township
98	11/17/2011	50757.00		159192.2	606.4	2010 I/I Credit
99	12/30/2011		262.5	158929.7	605.4	1430 County Line Road, Radnor Township
90	12/30/2011		12337.5	146592.2	558.4	Courtney Circle Pump Station, Radnor Township
91	03/12/2012		1650	144942.2	552.2	Berkley Road Commercial, Tredyffrin Township
92	04/13/2012		262.5	144679.7	551.2	606 W. Wayne Avenue, Radnor Township
93	05/22/2012		5250	139429.7	531.2	Eastern University West Campus Office and Classroom Building
94	07/06/2012		525	138904.7	529.2	Hurley Subdivision - Newtown St. & Caley Rd., Newtown Square
95	07/16/2012		262.5	138642.2	528.2	370 Malin Road, Radnor
96	11/05/2012		262.5	138379.7	527.2	527 St. Davids Avenue, Radnor Township - Failing Septic System
97	11/05/2012		1575	136804.7	521.2	229 Wayne Avenue, Radnor Township - Townhomes
98	11/05/2012		525	136279.7	519.2	200 Ithan Creek Road, Radnor Township - 3 lot subdivision
99	12/07/2012		13134	123145.7	469.1	Haverford Reserve, Havertown (50 EDUs for Buildings 3 and 4)
100	12/07/2012		787.5	122358.2	466.1	Munger Road & N. Newtown Street Road, Newtown Twp.
101	12/07/2012		2100	120258.2	458.1	615 Newtown Road, Radnor Township
102	03/01/2013		2625	117633.2	448.1	Stafford Apartments, Tredyffrin Township
103	03/01/2013		1575	116058.2	442.1	Newtown Shopping Center - Panera Bread
104	04/22/2013		262.5	115795.7	441.1	411 Timber Lane, Newtown Square
105	05/28/2013		262.5	115533.2	440.1	11 Northwoods Road, Newtown Township
106	05/28/2013		262.5	115270.7	439.1	1504 Steel Road, Haverford Township
107	07/03/2013		262.5	115008.2	438.1	Rite Aid Pharmacy, Newtown Township
108	09/09/2013		262.5	114745.7	437.1	Haverford Township School District - Maintenance Facility
109	11/25/2013		262.5	114483.2	436.1	1254 Leedom Road, Haverford Township
110	02/19/2014		1375	113108.2	430.9	301 S. Valley Forge Road, Tredyffrin Township
111	03/26/2014		10500	102608.2	390.9	Dunwoody Village, Newtown Township
112	04/22/2014		2888	99720.2	379.9	115 Stafford Avenue, Radnor Township
113	05/23/2014		1427	98293.2	374.5	30-50 Lawrence Road, Marple Township
114	05/23/2014		262.5	98030.7	373.5	2609 Sunset Boulevard, Marple Township
115	06/09/2014		19950	78080.7	297.5	Ardrossan Farm, Radnor Township
116	09/01/2014		397	77683.7	295.9	Surrey Services Senior Center, Devon
117	11/06/2014		1050	76633.7	291.9	205 Stafford Avenue, Radnor Township
118	01/21/2015		6090	70543.7	268.7	Villanova Center, Radnor Township - Flow Data updated per DEPs request
119	03/23/2014		262.5	70281.2	267.7	217 Pine Tree Road, Radnor Township
120	06/30/2015		262.5	70018.7	266.7	Albert Profico, Marple Township - Amended - 1 additional EDU
121	06/30/2015		15,000	55018.7	209.6	Additional Flow Request for Ellis Preserve Town Center, Newtown Township
122	06/30/2015		1050	53968.7	205.6	Bloomington Avenue, Radnor Township
123	02/08/2016		1050	52918.7	201.6	The Maples, 229 & 227 Plant Avenue, Radnor Township
124	02/08/2016		3150	49768.7	189.6	Fox Hollow Subdivision, Marple Township
125	02/11/2016		7875	41893.7	159.6	Langford Square Development, Marple Township
126	02/27/2016		50	41843.7	159.4	Emmas House, Cabrini College, Radnor Township
127	03/04/2016		525	41318.7	157.4	1224 Steel Road, Haverford Township
128	04/19/2016		1050	40268.7	153.4	212 & 2016 Bloomington Avenue, Radnor Township
129	04/29/2016		16660	23608.7	89.9	Brightview Senior Living, Tredyffrin Township
130	05/05/2016		6000	17608.7	67.1	Fairfield Inn, Marple Township
131	08/19/2016		525	17083.7	65.1	Edward F. McGinley, 741 Newtown Road, Radnor Township
132	10/07/2016		262.5	16821.2	64.1	1235 Steel Road, Haverford Township
133	11/02/2016		774	16047.2	61.1	Radnor Memorial Library
134	11/17/2016		14,175	1872.2	7.1	West Chester Pike and I-476, Marple Township
135	12/22/2016		525	1347.2	5.1	131-133 Garrett Avenue, Radnor Township
136	12/22/2016		1312.5	34.7	0.1	20-22 Berkley Road - Peyton's Crossing
137	02/07/2018		-9287	9321.7	35.5	Haverford Reserve Flow Credit
138	04/10/2018		-9753	19074.7	72.7	Penn Medicine Flow Credit
139	04/11/2018		4535	14539.7	55.4	427 Lancaster Avenue, Radnor Township

Corrective Action Plan - Summary of RHM Connection Allocations

	Date	*EDU Equal to 262.5 gpd				REQUEST TABLED	Remarks: ** Tabled Items Approved
		Allocation (gpd)	Approved (gpd)	Remaining (gpd)	(EDU)*		
140	04/11/2018		262.5	14277.2	54.4		106-108 Cambria Court, Radnor Township

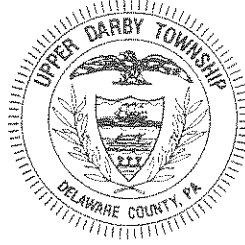
# UPPER DARBY TOWNSHIP

MUNICIPAL BUILDING  
100 GARRETT ROAD  
UPPER DARBY, PA 19082-3135

**Mayor**  
Thomas N. Micozzie

**Chief Administrative Officer**  
Thomas J. Judge, Jr.

**Township Engineer**  
Director, Department of Public Works  
Daniel R. Lutz, P.E.



PHONE 610-734-7635  
FAX 610-734-7775

June 13, 2018

Mr. Connor T. Henderson  
Momenee, Inc.  
924 County Line Road  
Bryn Mawr, PA 19010

Re: Sewage Facilities Planning  
106 and 108 Cambria Court  
Radnor Township, Delaware County, PA

Dear Mr. Henderson,

Attached is the signed Chapter 94 Consistency Determination form for the above referenced project. This certification of the conveyance system is based on the attached letter from Springfield Township dated April 12, 2018.

Sincerely,

Daniel R. Lutz, P.E.  
Township Engineer  
Director, Department of Public Works

# DARBY CREEK JOINT AUTHORITY

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

July 19, 2018  
File No. 83800-112-RHM

Connor T. Henderson  
Momenee, Inc.  
924 County Line Road  
Bryn Mawr, Pa 19010

Re: 106-108 Cambria Court, Radnor Township  
Flow Allocation

Dear Mr. Henderson:

At its meeting on July 18, 2018, the Darby Creek Joint Authority Board approved the revised flow allocation of 262.5 gpd for the above-referenced project. In accordance with the October 2007 Capacity Management Plan for the Darby Creek Interceptor approved by PA DEP on February 12, 2008, the Authority has the capacity to receive the flows, and the flow will not create a hydraulic overload or 5-year project overload. A copy of the 5-year flow projection is attached.

Very truly yours,



Charles J. Catania, Jr., PE  
Authority Engineer

CJC,Jr/cd  
Enclosure

cc: Dan Kelly  
Dave Adams, RHM





Jan-13	Stratford Station Apts, Tredyfflin	Residential	2625	194740.00	2625	156932.00		37807.00
Jan-13	229 W Wayne Ave, Radnor	Residential	1575	193165.00	1575	155357.00		37807.00
Jan-13	3590 West Chester Pike, Newtown	Commercial	1575	191590.00	1575	153782.00		37807.00
Jan-13	615 Newtown Rd, Radnor	Residential	2100	189490.00	2100	151682.00		37807.00
Jan-13	Munger & Newtown St Rd, Newtown	Residential	787.5	188702.50	787.5	150894.50		37807.00
Mar-13	411 Timber Lane, Newtown	Residential	262.5	188440.00	262.5	150632.00		37807.00
May-13	11 Northwood Rd, Newtown	Residential	262.5	188177.50	262.5	150369.50		37807.00
Jul-13	1504 Steel Rd, Haverford	Residential	262.5	187915.00	262.5	150107.00		37807.00
Jul-13	3599 West Chester Pike, Newtown	Commercial	200	187715.00	200	149907.00		37807.00
Sep-13	50 Hilltop Rd, Haverford	Institutional	100	187615.00	100	149807.00		37807.00
Sep-13	110 S Wycombe Ave, Lansdowne	Residential	262.5	187352.50		149807.00	262.5	37544.50
Sep-13	103-105 Glenwood Ave, Clifton Heights	Residential	525	186827.50		149807.00	262.5	37282.00
Oct-13	1254 Leedom Rd, Haverford	Residential	262.5	186565.00	262.5	149544.50		37282.00
Dec-13	809 Longacre Blvd, Yeadon	Institutional	250	186315.00		149544.50	250	37032.00
Jan-14	115 Stratford Ave, Radnor	Residential	2887.5	183427.50	2887.5	146657.00		37032.00
Feb-14	301 S Valley Forge Rd, Tredyfflin	Residential	1375	182052.00	1375	145282.00		37032.00
Mar-14	3500 West Chester Pike, Newtown	Residential	10500	171552.50	10500	134782.00		37032.00
Mar-14	1220 Chester Pike, Sharon Hill	Commercial	130	171422.50		134782.00	130	36902.00
May-14	30 Lawrence Rd, Marple	Commercial	1427	169995.50	1427	133355.00		36902.00
May-14	2609 Sunset Blvd, Marple	Residential	262.5	169733.00	262.5	133092.50		36902.00
Jun-14	Androssan Farm, Radnor	Residential	19950	149783.00	19950	113142.50		36902.00
Jul-14	24 W Baltimore Ave, Lansdowne	Commercial	400	149383.00		113142.50	400	36502.00
Sep-14	Surrey Services, Tredyfflin	Commercial	397	148986.00	397	112745.50		36502.00
Oct-14	205 Stratford Rd, Radnor	Residential	1050	147936.00	1050	111695.50		36502.00
Dec-14	217 Pine Tree Rd, Radnor	Residential	262.5	147673.50	262.5	111433.00		36502.00
Dec-14	771-797 E Lancaster Ave, Radnor	Commercial	6055	141818.50	6055	105378.00		36502.00
Jan-15	120-124 Bloomingdale Ave, Radnor	Residential	1050	140568.50	1050	104328.00		36502.00
Jul-15	Villanova CCID Development	Commercial	-43968	184536.50	-43968	148296.00		36502.00
Jul-15	Elis Preserve	Commercial	15000	169536.50	15000	133296.00		36502.00
Sep-15	Proffice, Berklely & Greenhal, Marple	Residential	262.5	169274.00	262.5	133033.50		36502.00
Feb-16	227-229 Plant Ave, Radnor	Residential	1050	168224.00	1050	131983.50		36502.00
Feb-16	Langford Sq, Marple	Residential	787.5	160349.00	787.5	124108.50		36502.00
Feb-16	Emmaus House - Cabrini, Radnor	Institutional	50	160299.00	50	124058.50		36502.00
Mar-16	2200 West Chester Pike, Marple	Institutional	1050	159249.00	1050	123009.50		36502.00
Apr-16	Sposato - Steel Rd, Haverford	Residential	525	158724.00	525	122483.50		36502.00
Apr-16	Fox Hollow, Marple	Residential	3150	155574.00	3150	119333.50		36502.00
May-16	Brightview, Conestoga Rd, Tredyfflin	Residential	16660	138914.00	11660	107673.50		36502.00
May-16	Fairfield Inn, Lawrence Rd, Marple	Commercial	6000	132914.00	6000	101673.50		36502.00
Jun-16	212-216 Bloomingdale Ave, Radnor	Residential	1050	131864.00	1050	100623.50		36502.00
Jul-16	Radnor Library, Radnor	Institutional	774	131090.00	774	99849.50		36502.00
Sep-16	131-133 Garrett Ave, Radnor	Residential	525	130565.00	525	99324.50		36502.00
Sep-16	1235 Steel Rd, Haverford	Residential	262.5	130302.50	262.5	99062.00		36502.00
Oct-16	Baltimore Ave & Jackson St, Clifton Heights	Commercial	1149	129153.50		99062.00	1149	35353.00
Oct-16	741 Newtown Rd, Radnor	Residential	525	128628.50	525	98537.00		35353.00
Dec-16	Marple Assoc, West Chester Pike, Marple	Commercial	14175	114453.50	14175	84362.00		35353.00
Jan-17	Baltimore Ave & Jackson St, Clifton Heights	Commercial	-1149	115602.50		84362.00	-1149	36502.00
Jan-17	Baltimore Ave & Jackson St, Clifton Heights	Commercial	1302	114300.50		84362.00	1302	35200.00
Feb-17	20-22 Berkley Rd, Tredyfflin	Residential	1312.5	112988.00	1312.5	83049.50		35200.00
Mar-17	Harvard Ln, Radnor	Residential	3675	109313.00	3675	79374.50		35200.00
Apr-17	20-22 Berkley Rd, Tredyfflin	Residential	-262.5	109575.50	-262.5	79637.00		35200.00
Sep-17	20-22 Berkley Rd, Tredyfflin	Residential	262.5	109313.00	262.5	79374.50		35200.00
Sep-17	427 E Lancaster Ave, Radnor	Residential	4535	104778.00	4535	74839.50		35200.00
Oct-17	Cabrini University, Radnor	Institutional	9350	95428.00	9350	65489.50		35200.00
Jan-18	910 MacDade Blvd, Collingdale	Commercial	0	95428.00		65489.50		35200.00
Jul-18	106-108 Cambria Ct, Radnor	Residential	262.5	95165.50	262.5	65227.00		35200.00

21699503	29669503	21504763.0	29474763.0	21469225	29439225
21699503	29669503	21506338.0	29476338.0	21469225	29439225
21699503	29669503	21507913.0	2947913.0	21469225	29439225
21699503	29669503	21510013.0	29480013.0	21469225	29439225
21699503	29669503	21510800.5	29480800.5	21469225	29439225
21699503	29669503	21511063.0	29481063.0	21469225	29439225
21699503	29669503	21511325.5	29481325.5	21469225	29439225
21699503	29669503	21511588.0	29481588.0	21469225	29439225
21699503	29669503	21511788.0	29481788.0	21469225	29439225
21699503	29669503	21512938.0	29482938.0	21469225	29439225
21699503	29669503	21512150.5	29482150.5	21469225	29439225
21699503	29669503	21512675.5	29482675.5	21469225	29439225
21699503	29669503	21517450.5	29487450.5	21469225	29439225
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21699503	29669503	21527950.5	29497950.5	21469225	29439225
21699503	29669503	21528080.5	29498080.5	21469225	29439225
21699503	29669503	21529507.5	29499507.5	21469225	29439225
21699503	29669503	21529770.0	29499770.0	21469225	29439225
21699503	29669503	21549720.0	29519720.0	21469225	29439225
21699503	29669503	21550120.0	29520120.0	21469225	29439225
21699503	29669503	21550517.0	29520517.0	21469225	29439225
21699503	29669503	21551567.0	29521567.0	21469225	29439225
21699503	29669503	21551829.5	29521829.5	21469225	29439225
21699503	29669503	21557884.5	29527884.5	21469225	29439225
21699503	29669503	21558934.5	29528934.5	21469225	29439225
21699503	29669503	2154966.5	2944966.5	21469225	29439225
21699503	29669503	21529966.5	29499966.5	21469225	29439225
21699503	29669503	21530229.0	29500229.0	21469225	29439225
21699503	29669503	21531279.0	29501279.0	21469225	29439225
21699503	29669503	21539154.0	29509154.0	21469225	29439225
21699503	29669503	21539204.0	29509204.0	21469225	29439225
21699503	29669503	21540254.0	29510254.0	21469225	29439225
21699503	29669503	21540779.0	29510779.0	21469225	29439225
21699503	29669503	21543929.0	29513929.0	21469225	29439225
21699503	29669503	21560589.0	29530589.0	21469225	29439225
21699503	29669503	21566589.0	29536589.0	21469225	29439225
21699503	29669503	21567639.0	29537639.0	21469225	29439225
21699503	29669503	21568413.0	29538413.0	21469225	29439225
21699503	29669503	21568938.0	29538938.0	21469225	29439225
21699503	29669503	21569200.5	29539200.5	21469225	29439225
21699503	29669503	21570349.5	29540349.5	21469225	29439225
21699503	29669503	21570874.5	29540874.5	21469225	29439225
21699503	29669503	21585049.5	29555049.5	21469225	29439225
21699503	29669503	21583900.5	29553900.5	21469225	29439225
21699503	29669503	21585202.5	29555202.5	21469225	29439225
21699503	29669503	21588515.0	29558515.0	21469225	29439225
21699503	29669503	21590190.0	29560190.0	21469225	29439225
21699503	29669503	21589927.5	29559927.5	21469225	29439225
21699503	29669503	21590190.0	29560190.0	21469225	29439225
21699503	29669503	21594725.0	29564725.0	21469225	29439225
21699503	29669503	21604075.0	29574075.0	21469225	29439225
21699503	29669503	21604075.0	29574075.0	21469225	29439225
21699503	29669503	21604337.5	29574337.5	21469225	29439225



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

August 28, 2018

via email: [chenderson@momenee.com](mailto:chenderson@momenee.com)

Connor T. Henderson  
Momenee, Inc.  
924 County Line Road  
Bryn Mawr, PA 19010

RE: Planning Module  
106 and 108 Cambria Court, Wayne PA  
Radnor Township, Delaware County

Dear Mr. Henderson:

We are in receipt of check #001774 from Lombardi State Realty, LLC in the amount of \$1,500.00 for the tapping fee for this project.

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 262.5 GPD (1 EDU) from the referenced project. The additional load from the project will not create a hydraulic or an organic overload, or a five-year projected overload. The conveyance and treatment system has adequate capacity to meet the criteria set forth in section 71.51(b)(2)(iii) of the PADEP Rules and Regulations for this project's wastewater flows.

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

Thank you for your attention.

Sincerely,

Robert J. Willert  
Executive Director

RJW:bab  
enclosure

cc: C. Catania, Jr., CEA – via email  
C. Hurst – via email  
Accounting – via email  
File - Project #2018-0917

ADMINISTRATION

610-876-5523  
 FAX: 610-876-2728

CUSTOMER SERVICE/BILLING

610-876-5526  
 FAX: 610-876-1460

PURCHASING & STORES

610-876-5523  
 FAX: 610-497-7959

PLANT & MAINTENANCE

610-876-5523  
 FAX: 610-497-7950



Debra McCarty, Water Commissioner

November 2, 2018  
Via E-mail

Connor T. Henderson  
Momenee, Inc.  
211 Welsh Pool Road, Suite 210  
Exton, PA 19341

**SUBJECT: Request for Capacity Certification  
106 & 108 Cambria Court  
PWD Code No. 201805-006  
Radnor Township, Delaware County**

Mr. Henderson:

The Philadelphia Water Department has completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 7 of the planning module for the above referenced project and certifies that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this new land development. The waste load from the proposed new land development will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for a flow of 262.5 gpd at the City's Southwest Water Pollution Control Plant (NPDES Permit No. PA 0026671, Clean Streams Law Permit No. 5173401) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

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

Sincerely,

Eric Ponert  
Sewage Enforcement Officer



## 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)

### COUNCIL

JOHN P. McBLAIN  
CHAIRMAN

COLLEEN P. MORRONE  
VICE CHAIRMAN

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

LINDA F. HILL  
DIRECTOR

February 22, 2019

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

RE: Act 537 Review  
106 & 108 Cambria Court  
Radnor Township  
DEP Code # 1-23013-261-3J

Dear Mr. Norcini:

The Delaware County Planning Department (DCPD) has completed its review of the planning module for 106 & 108 Cambria Court. The proposed plan calls for the development of a 2-lot residential subdivision that will be served by a connection to public sewer. As part of the development, two new single-family homes will be constructed, with driveways, walks, patios, and associated improvements. Two new sewer tap-ins are proposed as part of this project. The proposed flow (2 EDUs generating a total of 525 gpd) will be conveyed through lines maintained by Radnor Township and Radnor-Haverford-Marple Sewer Authority, Springfield Township, Upper Darby Township, Darby Creek Joint Authority, and DELCORA. Wastewater will be treated at the City of Philadelphia Southwest Treatment Plant. DCPD has no objection to the proposed method of wastewater disposal.

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

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

Sincerely,

Anne Stauffer  
Senior Planner

Enclosures: (1) Completed DEP Review Form

cc: Connor Henderson, Momenee Inc  
Mathew Lombardi, Lombardi Residential  
Elizabeth Mahoney, PA DEP



**INTRODUCTION:**

Lombardi Residential proposes to subdivide property located at 106 Cambria Court, Wayne, PA, Radnor Township, Delaware County into two (2) lots. In addition, a lot line revision at 110 Cambria Court will be required (Lombardi Residential also owns this property and is currently renovating this property). The property at 110 Cambria Court has a gross area of 0.570 acres and is connected to the public water and sewer system. The 106 Cambria Court property has a gross area of 0.656 acres and is also connected to the public water and sewer system. The existing dwelling at 106 Cambria Court was demolished as part of this project. The dwelling was demolished in January 2017, and was occupied as recent as October 2016.

The proposed development will subdivide the 106 Cambria Court property into two (2) lots. Each future lot will contain a single-family home. The future homes will be multi-story with front porches, patios, detached garages, walkways, walls, etc. Each lot will have its own driveway from Cambria Court. Each lot will connect to the existing public water supply and public sewer within Cambria Court. The development of the site will be completed in one phase and will include the construction of the homes, driveways, underground storm water management systems, site grading and utilities. Construction is expected to start shortly after the necessary Township permits and utility approvals are received. It is estimated that the project will take approximately two (2) years to complete.

**ESTIMATED SEWER FLOWS ACCORDING TO 1997 DEP STANDARDS:**

**APPROXIMATE FLOWS PRODUCED BY THE PROPOSED 2 RESIDENTIAL UNITS.**

Number of Dwelling Units	= 1 EDU
Estimated Flows	= 1 EDUs x 262.5 GPD/EDU = 262.5 GPD
Net Increase	= 1 EDU or 262.5 GPD

\*Flows taken from PA Code Title 25, Chapter 73.17 adopted January 21, 1983, amended November 7, 1997



**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
1-23013-261-3J				

TO: Approving Agency (DEP or delegated local agency)

Date 4/18/2017

DEP - Southeast Regional Office

2 East Main StreetNorristown, PA 19401-4915

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Joseph C. Mongeluzi, Jr., P.E.

(Name)

Senior Project Engineer

(Title)

for Lombardi Residential

(Name)

a subdivision, commercial, or industrial facility located in Radnor TownshipDelaware

(City, Borough, Township)

County.

**Check one**

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

OR

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

**Check Boxes**

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

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

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption                   | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input type="checkbox"/> Module Completeness Checklist                       | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input checked="" type="checkbox"/> 4B County Planning Agency Review    |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |  | <input type="checkbox"/> 4C County or Joint Health Department Review    |

Robert A. Zienkowski

*Municipal Secretary (print)**Signature**Date*

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

**WHEREAS** Lombardi Residential land developer has proposed the development of a parcel of land identified as

106 & 108 Cambria Court, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

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

**WHEREAS**, Radnor Township municipality finds that the subdivision described in the attached

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

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

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature) (Commissioners)

Township Board of \_\_\_\_\_, hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_\_.

Municipal Address:

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

Seal of  
Governing Body

Telephone \_\_\_\_\_

## Checklist



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

## Completeness Checklist

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

### Sewage Collection and Treatment Facilities

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

### Municipal Action

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

---

Signature of Municipal Official

---

Date submittal determined complete





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

**Code No.**  
1-23013-261-3J

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

*(Return completed module package to appropriate municipality)*

#### DEP USE ONLY

DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
1-23013-261-3J				

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

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

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

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

#### **A. PROJECT INFORMATION** (See Section A of instructions)

1. Project Name 106 & 108 Cambria Court
2. Brief Project Description It is proposed to subdivided the existing lot at 106 Cambria Court located in Radnor Township, Delaware County into 2 separate lots containing 2 single-family homes, driveway, and associated improvements. The proposed project will generate 1 EDUs.

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

Municipality Name	County	City	Boro	Twp
Radnor	Delaware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Zienkowski	Robert	A		Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Radnor Township	301 Iven Avenue			
Address Last Line -- City		State	ZIP+4	
Wayne		PA	19087	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
(601) 688-5600 ext. 123	(610) 688-1279			

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

106 & 108 Cambria Court

Site Location Line 1

106 Cambria Court

Site Location Line 2

Site Location Last Line -- City

Wayne

State

PA

ZIP+4

19087

Latitude

40.042686N

Longitude

-75.370054W

Detailed Written Directions to Site From 476. Take I-476 to Lancaster Avenue via St. Davids Exit (Exit 13) 0.1 miles. Use left 2 lanes to turn left onto King of Prussia Road. 0.6 miles. Turn left on to N Radnor Chester Road 0.5 miles. Turn Right on to Lancaster Avenue 0.4 miles. Turn Right on to Cambria Court 0.1 miles. Entire trip is 1.6 miles.

Description of Site The proposed project will create 2 lots, 106 & 108 Cambria Court, 106 Cambria Court will be reduced to contain 0.342 acres (Gross area) and 108 Cambria Court will contain 0.319 acres (Gross area). Each lot will containing a single family home, driveway, walls, walks, and associated improvements. Both lots are proposed to be served by public sewer and water.

**Site Contact (Developer/Owner)**

Last Name

Lombardi

First Name

Matt

MI

Suffix

Phone

Ext.

Site Contact Title

Developer

Site Contact Firm (if none, leave blank)

Lombardi Residential

FAX

Email

matt@lombardiresidential.com

Mailing Address Line 1

406 Mantoloking Road

Mailing Address Line 2

Mailing Address Last Line -- City

Brick

State

NJ

ZIP+4

08723

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

Last Name

Henderson

First Name

Connor

MI

Suffix

T

Title

Staff Engineer

Consulting Firm Name

Momenee, Inc.

Mailing Address Line 1

924 County Line Road

Mailing Address Line 2

Address Last Line -- City

Bryn Mawr

State

PA

ZIP+4

19010

Country

US

Email

chenderson@momenee.com

Area Code + Phone

(610) 527-3030

Ext.

1213

Area Code + FAX

(610) 527-9008

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

Individual wells or cisterns.

A proposed public water supply.

An existing public water supply.

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

Name of water company: Aqua Pennsylvania

**F. PROJECT NARRATIVE** (See Section F of instructions)

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

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

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

- New collection system     Pump Station     Force Main  
 Grinder pump(s)     Extension to existing collection system     Expansion of existing facility

Clean Streams Law Permit Number 0

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 1

Connections 2

Name of:

existing collection or conveyance system Radnor Township

owner Radnor Township

existing interceptor RHM Interceptor

owner \_\_\_\_\_

**2. WASTEWATER TREATMENT FACILITY**

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

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

- New facility     Existing facility     Upgrade of existing facility     Expansion of existing facility

Name of existing facility City of Philadelphia Southwest Plant

NPDES Permit Number for existing facility 26671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude Ø N/A Longitude Ø N/A

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

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

Name of Permittee Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent Eric Ponert, S.E.O

Agent Signature Eric Ponert Date 11/2/18

(Also see Section I. 4.)

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (Continued)

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

- a.   Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b.   Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

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

Check one:

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

Applicant or Consultant Initials \_\_\_\_\_.

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

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

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

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

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

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

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	193000	483000	4725	11812	4988	12468
<b>Conveyance</b>						
<b>Treatment</b>						

3. Collection and Conveyance Facilities

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

YES NO

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

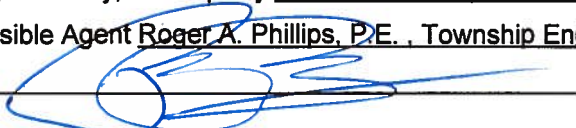
If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting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

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

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Roger A. Phillips, P.E., Township Engineer

Agent Signature  Date 5/1/2017

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

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

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

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

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

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Roger A. Philips, P.E., Township Engineer


Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

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

c. Conveyance System

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

Name of Responsible Agent David Adams

Agent Signature 

Date 08/01/2017

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent Eric Ponert, S.E.P.

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

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

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

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

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

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

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

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

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



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

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

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>						
<b>Conveyance</b>	16.8	22.6	13.37	23.37	13.3	22.0
<b>Treatment</b>						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

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

c. Conveyance System

Name of Agency, Authority, Municipality Springfield Township

Name of Responsible Agent Lee Fulton, Township Manager

Agent Signature *Lee Fulton*

Date 4-12-18

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

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

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

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

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

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

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

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

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

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

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

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8 MGD	22.6 MGD	13.4 MGD	23.4 MGD	13.3 MGD	22.0 MGD
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

**J. CHAPTER 94 CONSISTENCY DETERMINATION** (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Upper Darby Township

Name of Responsible Agent Daniel R. Lutz, P.E., Township Engineer

Agent Signature *Daniel R Lutz*

Date 6/13/18

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

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

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

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

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

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

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

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

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

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

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

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

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

DCJA	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	21,699,503	29,669,503	21,604,337	29,574,337	21,469,225	29,439,225
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

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

c. Conveyance System

Name of Agency, Authority, Municipality Darby Creek Joint Authority

Name of Responsible Agent Charles J Catania Jr

Agent Signature *Charles J Catania Jr*

Date 7/19/18

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent Eric Ponert, S.E.P

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

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

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

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

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

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

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

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

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

**J CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of Instructions)**

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

1. Project Flows: 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

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

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

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

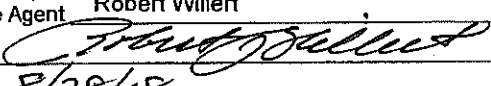
Name of Agency, Authority, Municipality: \_\_\_\_\_

Name of Responsible Agent: \_\_\_\_\_

Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

c. Conveyance System

Name of Agency, Authority, Municipality DELCORA  
Name of Responsible Agent Robert Willert  
Agent Signature   
Date 8/28/18

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality Philadelphia Water Department  
Name of Responsible Agent Eric Ponert, S.E.P.  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

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

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

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

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

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

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

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

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



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

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

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

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

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

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

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Roger A. Philips, P.E., Township Engineer

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

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

c. Conveyance System

Name of Agency, Authority, Municipality \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent Eric Ponert, S.E.P.

Agent Signature *Eric Ponert*

Date 11/2/18

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

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

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

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed; and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

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

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

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

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

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

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

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

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

Yes No

1.   Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

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

2. Project Flows \_\_\_\_\_ gpd

Yes No

3.   Is the use of nutrient credits or offsets a part of this project?

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

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

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

Yes No

- a.   If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

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

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

- b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

- c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

5. Treatment Facility

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

Yes No

- a.   If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

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

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

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

**(For completion by the municipality)**

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

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

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

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

**Yes No**

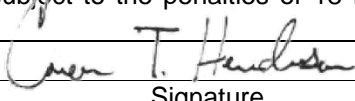
1.   Does the project propose the construction of a sewage treatment facility ?
2.   Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.   Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4.   Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5.   Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6.   Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7.   Does the project involve a major change in established growth projections?
8.   Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

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

- 9.   Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
- 10.   Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
- 11.   Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
  - the public notice,
  - all comments received as a result of the notice,
  - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

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

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

Connor T. Henderson	
_____ Name (Print)	_____ Signature
Staff Engineer, Momenee, Inc	2/27/2019
_____ Title	_____ Date
924 County Line Road, Bryn Mawr, PA 19010	6105273030
_____ Address	_____ Telephone Number

**R. REVIEW FEE** (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$100.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

**R. REVIEW FEE** (continued)

Formula:

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

$$\#2 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{100.00}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
  - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

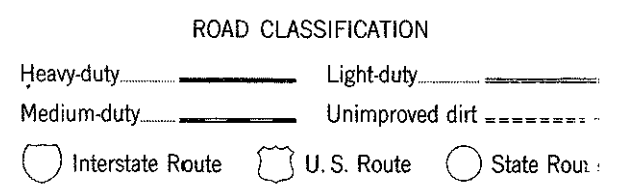
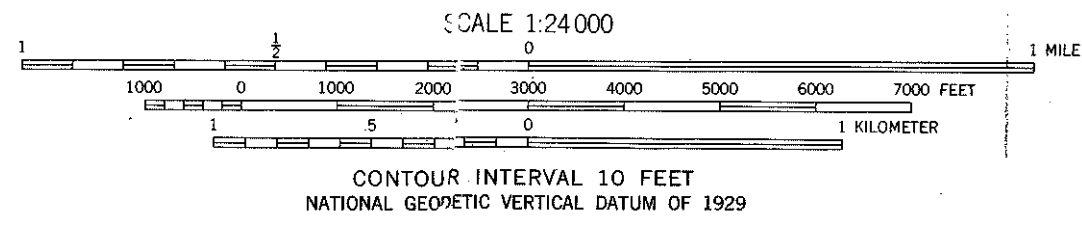
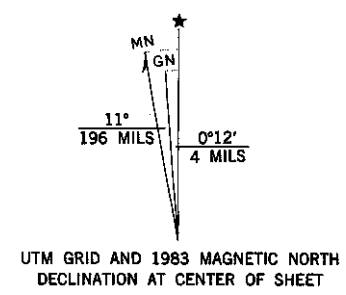
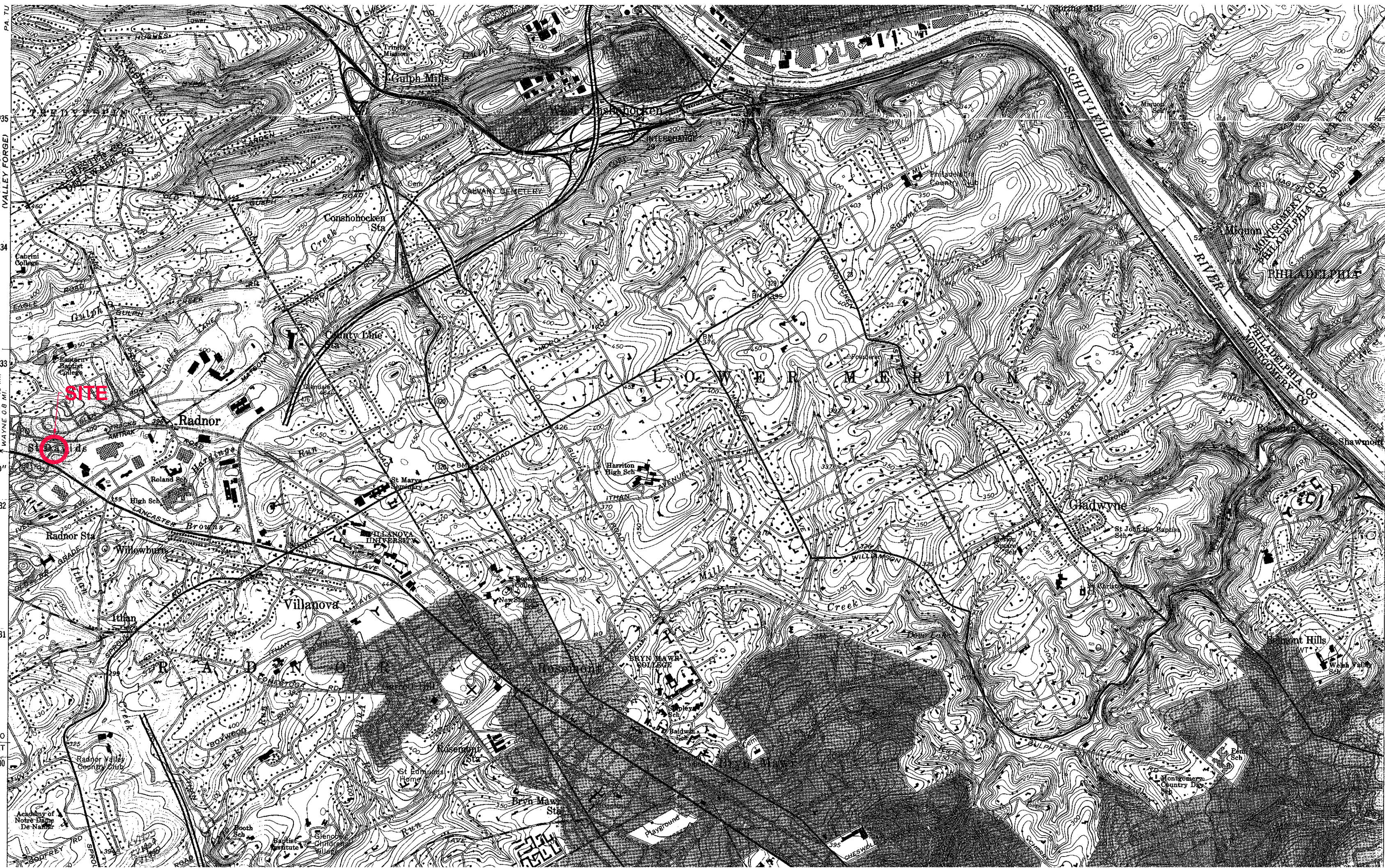
to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

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

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

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



NORRISTOWN, PA.  
40075-A3-TF-024  
1966  
PHOTOREVISED 1983  
DMA 5964 III SE - SERIES V831

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**MOMENE, INC.**  
a Karins Company  
ENGINEERING | PLANNING | SURVEYING  
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

USOS EXHIBIT  
SITE PLAN  
**106 & 110 CAMBRIA COURT**  
RADNOR TOWNSHIP \* DELAWARE COUNTY \* PENNSYLVANIA  
OWNER/APPLICANT  
LOMBARDI RESIDENTIAL  
406 MANTOLOKING ROAD  
BRICK, NJ 08723  
ONE-CALL: 20160902450  
DRAWN BY: SMB  
CHECKED BY: JCM

FILE NO.: 16-084  
SHEET **1** of 1  
DATE: JANUARY 1, 2017  
SCALE: AS NOTED

REV. DATE COMMENTS

## **F. PROJECT NARRATIVE**

Lombardi Residential is proposing to develop the property located at 106 Cambria Court, which is located in Radnor Township, Delaware County. The site is currently made up of one parcel that has a gross area of 0.656 Acres. In addition, a lot line revision at 110 Cambria Court will be required (Lombardi Residential also owns this property and is currently renovating this property). The property at 110 Cambria Court has a gross area of 0.570 acres and is currently connected to the public water and sewer system. 106 Cambria Court will be subdivided into two (2) lots. The existing house that is on 106 Cambria Court has been demolished, but contained a driveway, garage, walls, walks, and other associated features. The existing property was connected to public sewer and water in the past and was occupied less than a year ago. It is proposed to develop two (2) single-family homes spread over the two (2) lots. The development of the site will be completed in one phase and the build-out shall consist of two (2) single-family homes, driveways, storm sewers and site grading improvements. The site is proposed to be served by public water and sewer. It is proposed to tap-in to the sanitary sewer main in Cambria Court via two (2) individual 4" pvc laterals which will extend from the proposed dwellings providing service to each lot. This system conveys flows directly to the existing municipal treatment plant.

### **ESTIMATED SEWER FLOWS ACCORDING TO SEWER AUTHORITY STANDARDS:**

Residential Units	= 1 EDU
Estimated Flows/Unit	= 262.5 gpd
Total Estimated Flows	= 262.5 gpd



**Cultural Resource Notice Narrative**

**Prepared For**

**106 and 108 Cambria Court Avenue**

**Situated In**

**RADNOR TOWNSHIP  
COUNTY OF DELAWARE**

Momenee, Inc. Job No. 16-084

**January 31, 2017**

## **PROJECT NARRATIVE:**

Lombardi Residential proposes to subdivide property located at 106 Cambria Court, Wayne, PA, Radnor Township, Delaware County into two (2) lots. The property has a gross area of 0.656 acres. The site is currently vacant, rough graded and seeded. A large delapidated single family home previously existed on site and has been since removed. The former house was connected to the existing public water and public sewer within Cambria Court.

The proposed development will subdivide the existing property into two (2) lots, 106 and 108 Cambria Court. In addition, a lot line adjustment will be required from 110 Cambria Court which is also owned by Lombardi Residential and being renovated as part of the overall project. The lots at 106 and 108 Cambria Court are each proposed to contain a single-family home. The future homes will be multi-story with front porches, patios, detached garages, walkways, walls, etc. Each lot will have its own driveway from Cambria Court.

The site does not contain wetlands, streams or other significant environmental features. Each lot will connect to the existing public water and public sewer within Cambria Court. Public water is supplied by Aqua Pennsylvania. Sanitary sewer service is provide by Radnor Township within Cambria Court and conveyed downstream through lines within maintained by Radnor Township, Radnor-Haverford-Marple Sewer Authority, Springfield Township, Upper Darby Township, the Darby Creek Joint Authority, DELCORA and the City of Philadelphia's Southwest Treatment Plant. It is estimated that the two new dwellings (2 EDUs) will generate a total of 525 gpd.

The development of the site will be completed in one phase and will include the construction of the homes, driveways, underground storm water management systems, site grading and utilities. Construction is expected to start shortly after the necessary Township permits and utility approvals are received. It is estimated that the project will take approximately two (2) years to complete.

**PHOTOGRAPH DESCRIPTIONS:**



Photograph 1 – Front view of 106 Cambria Court looking southwest (102 Cambria Court is seen in the background). Note, existing house at 106 has been removed.



Photograph 2 – Front view of 106 Cambria Court looking due south (102 Cambria Court is seen in the background). Note, existing house at 106 has been removed.



Photograph 3 – Front view of 106 Cambria Court looking due southeast (110 Cambria Court is seen in the background).



Photograph 4 – Existing house at 110 Cambria Court looking due southeast. This house is currently being renovated by the applicant.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
**CULTURAL RESOURCE NOTICE**

<b>DEP USE ONLY</b>
Date Received



Read the instructions before completing this form.

<b>SECTION A. APPLICANT IDENTIFIER</b>	
Applicant Name	Matthew Lombardi c/o Lombardi Residential
Street Address	406 Mantoloking Road
City	Brick State NJ Zip 08723
Telephone Number	908-705-1074
Project Title	106 and 108 Cambria
<b>SECTION B. LOCATION OF PROJECT</b>	
Municipality	Radnor Township County Name Delaware DEP County Code 23
<b>SECTION C. PERMITS OR APPROVALS</b>	
Name of Specific DEP Permit or Approval Requested: Act 537 Planning Module	
Anticipated federal permits:	
<input type="checkbox"/> Surface Mining	<input type="checkbox"/> 404 Water Quality Permit
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Federal Energy Regulatory Commission
<input type="checkbox"/> 401 Water Quality Certification	<input type="checkbox"/> Other: _____
<b>SECTION D. GOVERNMENT FUNDING SOURCES</b>	
<input type="checkbox"/> State: (Name) _____	<input type="checkbox"/> Local: (Name) _____
<input type="checkbox"/> Federal: (Name) _____	<input type="checkbox"/> Other: (Name) _____
<b>SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL &amp; GAS MGMT OFFICE</b>	
DEP Regional Office Responsible for Review of Permit Application <input type="checkbox"/> Central Office (Harrisburg)	
<input checked="" type="checkbox"/> Southeast Regional Office (Norristown)	<input type="checkbox"/> Northeast Regional Office (Wilkes-Barre)
<input type="checkbox"/> Southcentral Regional Office (Harrisburg)	<input type="checkbox"/> Northcentral Regional Office (Williamsport)
<input type="checkbox"/> Southwest Regional Office (Pittsburgh)	<input type="checkbox"/> Northwest Regional Office (Meadville)
<input type="checkbox"/> District Mining Office: _____	<input type="checkbox"/> Oil & Gas Office: _____
<b>SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.</b>	
County Conservation District	Telephone Number, if known
Delaware County Conservation District	(610) 892-9484
<b>SECTION G. CONSULTANT</b>	
Consultant, if applicable	Momenee, Inc. - Joseph C. Mongeluzi, Jr., P.E.
Street Address	924 County Line Road
City	Bryn Mawr State PA Zip 19010
Telephone Number	(610) 527-3030

**SECTION H. PROJECT BOUNDARIES AND DESCRIPTION**

**REQUIRED**

Indicate the total acres in the property under review. Of this acreage, indicate the total acres of earth disturbance for the proposed activity.

Attach a 7.5' U.S.G.S. Map indicating the defined boundary of the proposed activity.

Attach photographs of any building over 50 years old. Indicate what is to be done to all buildings in the project area.

Attach a narrative description of the proposed activity.

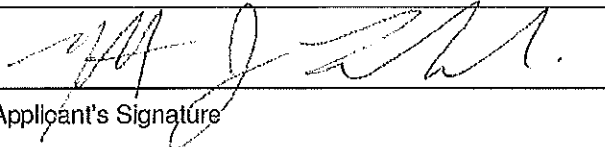
Attach the return receipt of delivery of this notice to the Pennsylvania Historical and Museum Commission.

**REQUESTED**

Attach photographs of any building over 40 years old.

Attach site map, if available.

**SECTION I. SIGNATURE BLOCK**



Applicant's Signature

Date of Submission of Notice to PHMC



**MI MOMENEE, INC.**  
 a Karins Company  
**ENGINEERING | PLANNING | SURVEYING**

924 County Line Road • Bryn Mawr, PA 19010  
 Phone: (610) 527-3030 • Fax: (610) 527-9008

From:	Joseph C. Mongeluzi, Jr, PE jmongeluzi@momenee.com	Date: 2-7-17	Job No: 16-084
To:	Pennsylvania State Historical Preservation Office Commonwealth Keystone Building 400 North Street, 2 <sup>nd</sup> Floor Harrisburg, PA 17120	Attention: Douglas C. McLearn	Phone: 717-783-8947 Re: 106 and 108 Cambria Court, Wayne, PA, Radnor Township, Delaware County

We are sending you the attached:

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Computer Disk | <input type="checkbox"/> Specifications | <input type="checkbox"/> Calculations     |
| <input type="checkbox"/> Copy of Letter   | <input type="checkbox"/> Change Order  | <input type="checkbox"/> Shop Drawings  | <input checked="" type="checkbox"/> Other |

Copies	Date	No.	Description
1	1-31-17	2	Cultural Notice
1	1-31-17	8	Cultural Notice Narrative with pictures, USGS map, & Site Map

These are transmitted as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted            | <input type="checkbox"/> Resubmit _____ Copies for Approval   |
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Approved as Noted                | <input type="checkbox"/> Submit _____ Copies for Distribution |
| <input type="checkbox"/> As Requested            | <input type="checkbox"/> Returned for Corrections         | <input type="checkbox"/> Return _____ Corrected Prints        |
| <input type="checkbox"/> For Review and Comment: | _____   |   |
| <input type="checkbox"/> For Bids Due:           | <input type="checkbox"/> Prints Returned After Loan to Us |   |

Remarks: Cultural Resource Notice and Narrative for PA DEP Planning Module.

ER No. 2017-0808-045-A  
**There are NO HISTORIC PROPERTIES  
 in the area of potential effect**  
 Date 2.20.17 Reviewer MLB  
 Copy To: Matthew Lombardi, Lombardi  
Residential Douglas McLearn

**RECEIVED**  
 FEB 13 17  
 Historical Preservation Office

Signed: Joseph C. Mongeluzi, Jr., PE

## Joseph C. Mongeluzi, Jr

---

**From:** Webber, Tina <twebber@pa.gov>  
**Sent:** Thursday, March 09, 2017 8:41 AM  
**To:** Joseph C. Mongeluzi, Jr  
**Subject:** FW:  
**Attachments:** doc00293920170308143015.pdf

Thank you for contacting the Pennsylvania State Historic Preservation Office (SHPO) for project review in accordance with state and federal laws. Our response is attached to this email. A hard copy will not follow in the mail unless requested.

If this review requires a response, please mail to the address below; we cannot accept electronic submissions.

This message is being sent on behalf of the SHPO review staff. If you have questions about this review, please contact the appropriate reviewer. A list of reviewers by region and discipline is available at:  
<http://www.phmc.pa.gov/Preservation/About/Documents/Archaeological-Review-Regions.pdf>

Tina Webber/Clerk Typist II  
PHMC/PA State Historic Preservation Office  
400 North Street, 2nd Floor/Harrisburg, PA 17120-0093  
Phone: (717) 705-4036/Fax: (717) 772-0920  
twebber@pa.gov

-----Original Message-----

**From:** PHKYB2BHPKY3011@pa.gov [mailto:PHKYB2BHPKY3011@pa.gov]  
**Sent:** Wednesday, March 08, 2017 2:30 PM  
**To:** Webber, Tina <twebber@pa.gov>  
**Subject:**

-----  
TASKalfa 3011i  
[00:17:c8:28:af:f5]  
-----

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**FEB 07 2017**

**DOUGLAS C. MCLEAREN**  
**PENNSYLVANIA STATE HISTORICAL**  
**PRESERVATION OFFICE**  
**COMMONWEALTH KEYSTONE BLDG.**  
**400 N. STREET, 2<sup>ND</sup> FLOOR**  
**HARRISBURG, PA 17120**

Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**DOUGLAS C. MCLEAREN**  
**PENNSYLVANIA STATE HISTORICAL**  
**PRESERVATION OFFICE**  
**COMMONWEALTH KEYSTONE BLDG.**  
**400 N. STREET, 2<sup>ND</sup> FLOOR**  
**HARRISBURG, PA 17120**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 *[Signature]*  Addressee  
 B. Received by (Printed Name)  C. Date of Delivery  
**FEB 09 2017**

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

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) || 7011 3500 0000 4455 9022 ||

## **H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS**

Lombardi Residential proposes to develop the property located at 106 Cambria Court, Wayne, PA, in Radnor Township, Delaware County. It is proposed to tap-in to the sanitary sewer main in Cambria Court via two (2) individual 4" pvc gravity laterals which will extend from the proposed dwellings providing service to each lot. The proposed daily flow that will be added to the system is that of 262.5-gpd, the proposed method of disposal will be permanent. The existing house that is on 106 Cambria Court has been demolished, but contained a driveway, garage, walls, walks, and other associated features. The existing property was connected to public sewer and water in the past and was occupied within the last year. Land uses for the adjacent properties are currently residential. The adjacent properties are served by sanitary sewer and are not known to be in need of improvements due to on-lot malfunction or overloaded by public sewers.

The proposed sewage disposal method of extending the main and connecting the dwellings to the public sewer is in accordance with the method indicated in the municipality's Official Sewage Facilities Plan. There are no other alternate sewage disposal methods available for this project, due to the fact that public sanitary is available at this location. The proposed sewage disposal method is adequate for the short-term as well as the long-term.

The owner of and the one responsible for the operation and the maintenance up to the connection point of the laterals is/are the Owner(s) of 106 and 108 Cambria Court. The owner of and the one responsible for the operation and the maintenance of the sewer extension is Radnor Township. This project is required to participate in an existing municipal sewage management program.

## 1. PROJECT INFORMATION

Project Name: **106 & 108 Cambria Court, Radnor Township, Delaware County**

Date of Review: **1/8/2017 08:17:09 PM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **1.00 acres**

County(s): **Delaware**

Township/Municipality(s): **RADNOR**

ZIP Code: **19087**

Quadrangle Name(s): **NORRISTOWN**

Watersheds HUC 8: **Lower Delaware**

Watersheds HUC 12: **Darby Creek**

Decimal Degrees: **40.042686, -75.370054**

Degrees Minutes Seconds: **40° 2' 33.6703" N, 75° 22' 12.1928" W**

## 2. SEARCH RESULTS

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

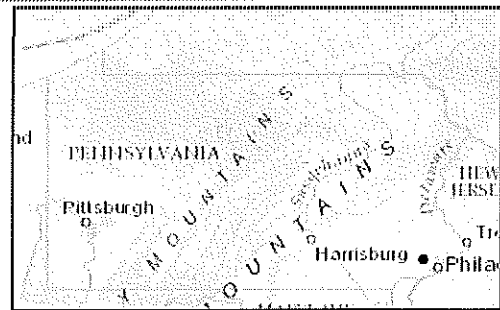
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

### 106 & 108 Cambria Court, Radnor Township, Delaware County

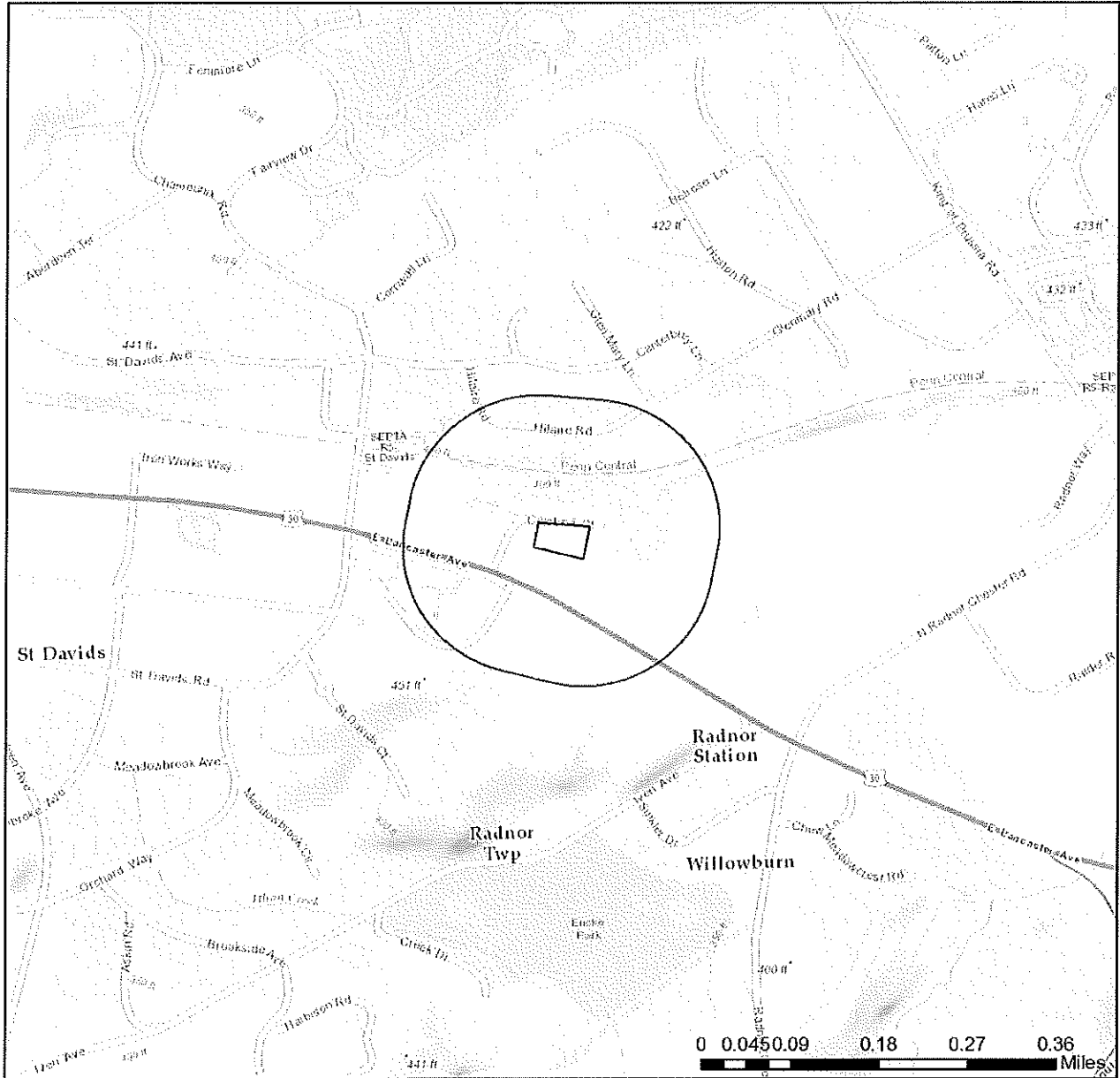


- Project Boundary
- Buffered Project Boundary



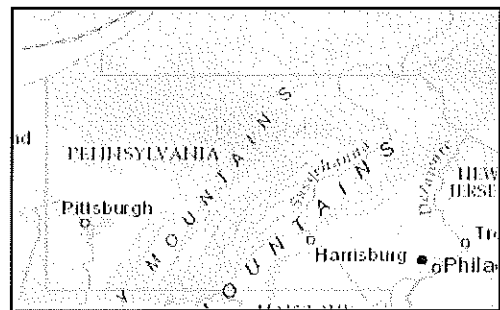
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, HERE, DeLorme,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

### 106 & 108 Cambria Court, Radnor Township, Delaware County



- Project Boundary
- Buffered Project Boundary

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



## RESPONSE TO QUESTION(S) ASKED

**Q1:** The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this.

**Your answer is:** No forests, woodlots or trees will be affected by the project.

**Q2:** Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

**Your answer is:** No

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Fish and Boat Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### U.S. Fish and Wildlife Service

##### RESPONSE:

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



#### **4. DEP INFORMATION**

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

### 5. ADDITIONAL INFORMATION

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

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

### 6. AGENCY CONTACT INFORMATION

**PA Department of Conservation and Natural Resources**  
Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)  
Fax: (717) 772-0271

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

**PA Fish and Boat Commission**  
Division of Environmental Services  
450 Robinson Lane, Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

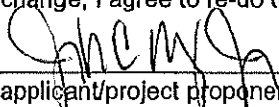
**PA Game Commission**  
Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerston Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

### 7. PROJECT CONTACT INFORMATION

Name: JOSEPH C. MONGELUZI JR. PE  
Company/Business Name: MOMENEY, INC.  
Address: 924 COUNTRY LINE ROAD  
City, State, Zip: BEYR MARI, PA 19010  
Phone: (610) 527-3030 Fax: (610) 527-9008  
Email: jmongeluzi@momeneey.com

### 8. CERTIFICATION

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

  
applicant/project proponent signature

1/26/17  
date



January 26, 2017

Joseph C. Mongeluzi, Jr. P.E.  
Momence, Inc.  
924 County Line Road  
Bryn Mawr, PA 19010

**Re:** Water Availability  
106 Cambria Court  
Radnor Township

Dear Mr. Mongeluzi:

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

Each of the two new homes will obtain service from Aqua's existing 6-inch main in Cambria Court. There is an existing 1-inch service to this property which will continue to provide service to one of the new homes. In the event that service cannot be used, the Builder will pay for the abandonment of that service at the main. Service will be provided following receipt and approval of an application for water service. Note that each property, in accordance with Aqua's rules and regulations, will be required to have a meter pit for service. To obtain service, please contact Deanne L. Ciotti, Aqua's New Service Representative at 610-541-4160. Ms. Ciotti will provide you with the appropriate service applications.

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

Sincerely,

A handwritten signature in blue ink that reads "David C. McIntyre".

David C. McIntyre

New Business Coordinator

## SEWAGE FACILITIES PLANNING MODULE

### COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

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

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

Project Name

106 & 108 Cambria Court

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

1. Date plan received by municipal planning agency November 6, 20182. Date review completed by agency December 11, 2018

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

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

**SECTION C. AGENCY REVIEW (continued)**

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

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

Name: Kathy Bogosian  
 Title: Chairperson, Radnor Township Planning Commission  
 Signature: *Kathy Bogosian*  
 Date: 12/11/18  
 Name of Municipal Planning Agency: Radnor Township Planning Commission  
 Address: 301 Iven Avenue, Wayne, PA 19087  
 Telephone Number: 610-688-5600

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

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

The planning agency must complete this component within 60 days.

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

## SEWAGE FACILITIES PLANNING MODULE

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

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

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

Project Name

106 &amp; 108 Cambria Court

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

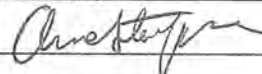
1. Date plan received by county planning agency February 7, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A  
Agency name N/A
3. Date review completed by agency February 22, 2019

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

Yes No

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

**SECTION C. AGENCY REVIEW (continued)**

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>Unknown, subject to municipal approval.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>The Delaware County Subdivision &amp; Land Development Ordinance is used by some, but not all municipalities. It is not applicable to this municipality.</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <u>Not Applicable</u> If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? _____
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies <u>Not applicable</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act? <i>Only for the Ridley, Chester, Darby, and Crum Creek watersheds. This project is located in the <u>Darby Creek watershed.</u></i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:		
Name: <u>Anne Stauffer</u>		
Title: <u>Senior Planner</u>		
Signature: 		
Date: <u>February 22, 2019</u>		
Name of County or Areawide Planning Agency: <u>Delaware County Planning Department</u>		
Address: <u>Court House &amp; Government Center, 201 W. Front Street, Media, PA 19063</u>		
Telephone Number: <u>610-891-4910</u>		

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

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

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

**RESOLUTION NO. 2019- 18  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE FOR  
PHASE 3 OF THE ARDROSSAN FARMS SUBDIVISION FOR LOTS  
3-2, 3-3 AND OPEN SPACE 8A AND 12**

*WHEREAS*, the Board of Commissioners approved final plans of subdivision prepared by Momenee & Associates, Inc., September 5, 2014 pursuant to Resolution No. 2014-104 on November 10, 2014 (“Plan”); and

*WHEREAS*, the foregoing approved Plan proposed development of the Ardrossan Farm in Phases; and

*WHEREAS*, E.S. III, LP, (“Applicant”) has submitted a new revised lot line plan for Phase 3, Lots 3-2, 3-3 and Open Space 8A and 12 which has been reviewed by both the Township Planning Commission and the Delaware County Planning Commission.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the Phase 3 lot line change and open space plan for the Ardrossan Farm as shown on a set of plans prepared by Momenee & Associates, Inc., dated January 3, 2019, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated January 28, 2019, a copy of which is attached hereto as *Exhibit “A”*.
2. Compliance with the Gilmore & Associates, Inc. review letter dated January 15, 2019, a copy of which is attached hereto as *Exhibit “B”*.
3. Compliance with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.
4. Compliance with the final plan approval Resolution No. 2014-104 as modified by this Resolution.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25<sup>th</sup> day of March, 2019.

RADNOR TOWNSHIP

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

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





# Gannett Fleming

*Excellence Delivered As Promised*

**Date:** January 28, 2019

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

**From:** Roger Phillips, PE

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

**RE:** The Ardrossan Farms Lot 3-2, 3-3, OS 8A and OS 12– Lot Line Change  
ESIII L.P. – Applicant

**Date Accepted:** January 8, 2019

**90 Day Review:** April 8, 2019

---

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

The applicant is proposing to revise the recently approved lot line change for Phase 3. The project will shift the lot lines between lot 3-2 and 3-3, transfer property from OS-8 to Lot 3-3 and create a new OS-12. There will be a net increase of 334 SF of Open Space. There are no changes to roadways, sanitary or storm sewers and no other changes from the originally approved land development plans or stormwater management systems are proposed.

Lots 3-2, 3-3, OS-8A and OS-12 – Record Plan

Plans Prepared By: Momenee, Inc.

Dated: 01/03/2019

**Zoning**

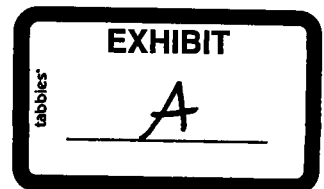
1. All zoning requirements related to the placement of structures will be verified at the grading permit review to ensure conformation with the requirements.

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

Very truly yours,

GANNETT FLEMING, INC.

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





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

**MEMORANDUM**

---

**Date:** January 15, 2019

**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.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** Ardrossan Farms Phase 3 Lot Adjustments  
Lot Line Change Plan Review  
Radnor Township, Delaware County, PA  
G&A 13-07018.03

---

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Record Plan for Phase 3 of the Ardrossan Farm for the applicants, Chris and Kathleen Marr. The applicant intends to reconfigure two lots to allow for a larger lot via transfer of open space.

**A. DOCUMENTS REVIEWED**

1. Lot Line Change Plan (3 Sheets) for Ardrossan Farms - Phase 3, dated January 3, 2019, prepared for Chris and Kathleen Marr, prepared by Momenee, Inc.
2. A cover letter dated January 3, 2019 prepared by Momenee, Inc.
3. Subdivision and Land Development Application Form.
4. Application for Act 247 Review.

**B. REVIEW COMMENTS**

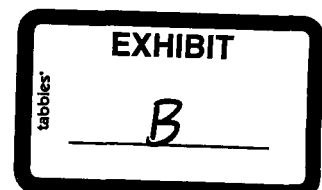
The referenced Record Plan includes property line adjustments and generates no transportation related comments.

---

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

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



ADDED 3/22/2019

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## INTEROFFICE MEMORANDUM

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**TO:** BOARD OF COMMISSIONERS  
**FROM:** KEVIN W. KOCHANSKI, RLA, CZO  
DIRECTOR OF COMMUNITY DEVELOPMENT / BCO  
**SUBJECT:** LOT LINE CHANGE – LOT 3-2  
**DATE:** 3/22/2019  
**CC:** ROBERT ZIENKOWSKI, TOWNSHIP MANAGER



Community  
Development  
Department

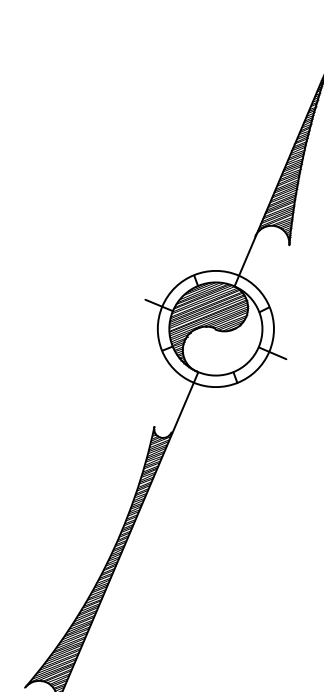
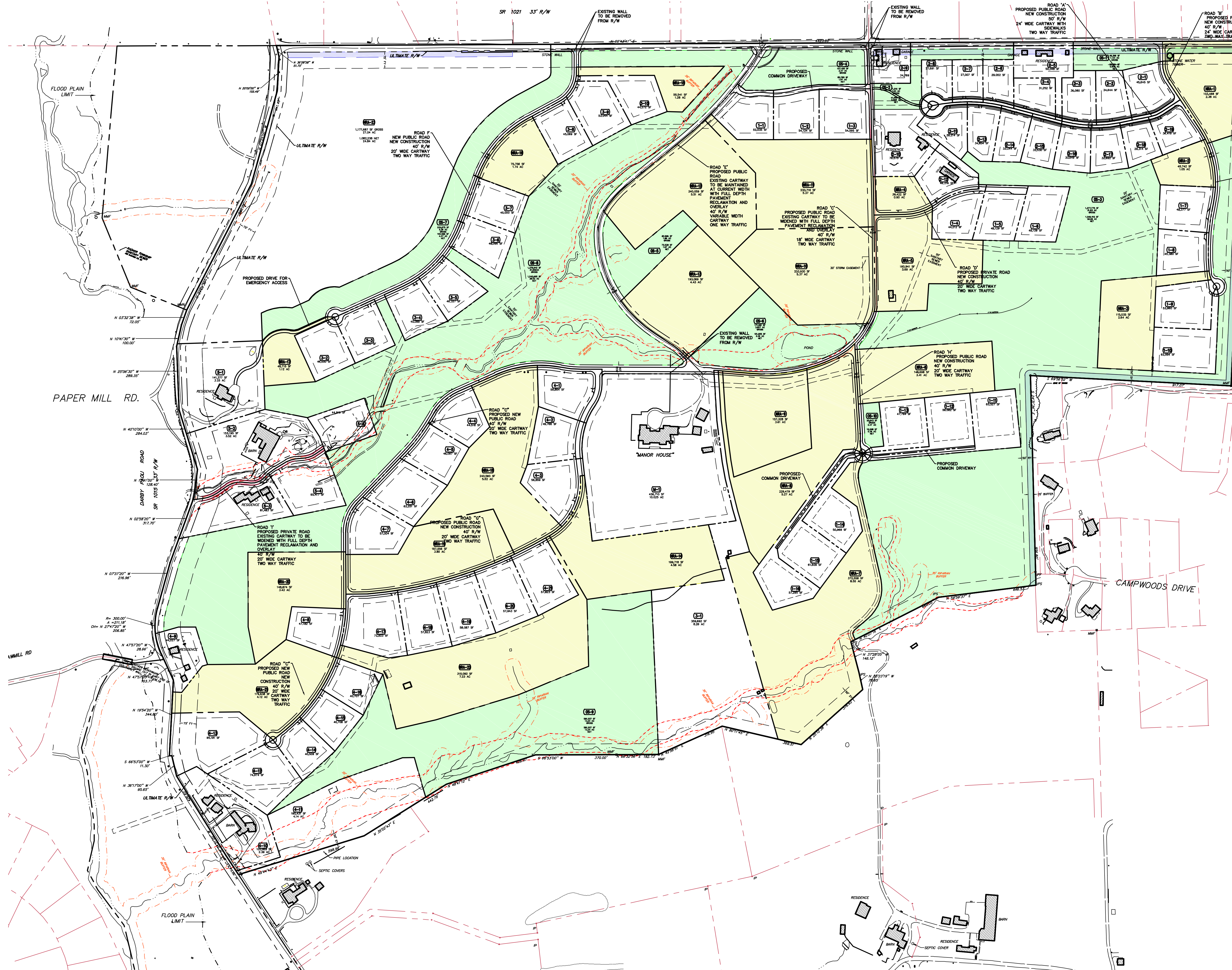
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As requested, I have reviewed the viability of Lot 3-2 as a legal lot if the proposed lot line change were approved. After reviewing the provisions in the code, as well as previous approvals for this project, I don't see any issues with the validity of this lot (3-2). I base this on the following:

1. The Density Modification provisions do not have a minimum required lot area. As such lots in this type of development can vary in size. I believe this is consistent with the intent and objectives of the Density Modification Ordinance provisions.
2. The Density Modification provisions do not have minimum required lot width regulations. In looking at the design of the proposed Lot 3-2, I would not classify this lot as an interior lot as there is not a "narrow projecting segment" as is typical in an interior lot. Rather the lot has been designed with a smaller lot width than required under traditional AC zoning and is more pie shaped. Lots with smaller lot widths are typical in a Density Modification development and in particular this development. I note that many of the lots in phase 2 contain lot widths that are less than the 180 feet required by the underlying AC district regulations.
3. Interior lot regulations – as noted above, I would not classify lot 3-2 as an interior lot. However, in looking at the entire development and even the Conditional Use Approval process, the use of interior lots was prevalent. It would seem to me that during the initial approval of this development, the use of interior lots in this manner (less than 2 areas) was contemplated as part of the design of the Density Modification development and approved this way. I believe this is also consistent with the intent and objectives of the Density Modification Ordinance provisions. The following is a list of those lots that were initially approved as interior lots and their corresponding lot areas. While some of these lots have since been consolidated with other lots, many still exist with lot areas well below the 2 acre (87,120 sf) minimum noted for traditional interior lot development.
  - a. Lot 1-6 – 48,129 sf
  - b. Lot 1-10 – 62,994 sf \*consolidated
  - c. Lot 1-11 – 65,527 sf
  - d. Lot 1-12 – 56,582 sf
  - e. Lot 1-13 – 47,794 sf

- f. Lot 1-14 – 50,968 sf \*consolidated
- g. Lot 1-15 – 61,609 sf \*consolidated
- h. Lot 1-16 – 57,184 sf
- i. Lot 3-10 – 44,272 sf \* lot line change

For reference, I have attached a site plan from the initial subdivision / land development of this property. Given the diversity in street and lot layout and frontage variations, it appears to me that the proposed lot line change affecting Lot 3-2 is no different than what was contemplated during the Conditional Use and Land Development Approvals; and appears to be consistent with intent and objectives of the Density Modification Ordinance provisions.

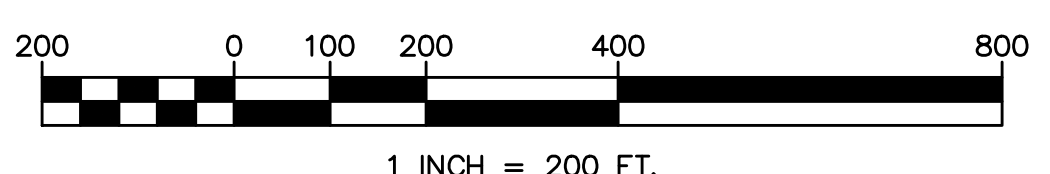


**SYMBOL LEGEND**

- I.P.F. IRON PIN FOUND
- C.M.F. CONCRETE MONUMENT FOUND
- M.M.F. MARBLE MONUMENT FOUND
- A.C. EXISTING AIR CONDITIONER
- G.V. EXISTING GAS VALVE
- G.M. EXISTING GAS METER
- E.M. EXISTING ELECTRIC METER
- C.O. EXISTING CLEANOUT
- R.O. ROOF OVERHANG
- EXISTING TREE
- U.P. EXISTING UTILITY POLE
- × 100.00 EXISTING SPOT ELEVATION
- × 2.00 100.00 EXISTING DOOR SILL ELEVATION
- S.P.L. SOIL PERC TEST LOCATION
- △ PROPOSED TEST PIT LOCATION
- P.T. PROPOSED TYPE "M" INLET
- O.S.L. PROPOSED OPEN SPACE LOT
- N.R.A.L. PROPOSED NON-RESIDENTIALLY APPROVED LOT

**LINE TYPE LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- · - · - EXISTING FENCE
- · - · - EXISTING EASEMENT
- · - · - EXISTING CALCULATED FLOODPLAIN
- · - · - EXISTING FEMA FLOODPLAIN
- · - · - EXISTING RIPARIAN BUFFER
- · - · - EXISTING STREAM
- · - · - EXISTING SOILS
- · - · - EXISTING WETLAND
- · - · - EXISTING TREE LINE
- · - · - PROPOSED PROPERTY LINE
- · - · - PROPOSED RIGHT OF WAY
- · - · - PROPOSED BUILDING SETBACK
- · - · - PROPOSED EASEMENT
- · - · - PROPOSED CENTERLINE
- · - · - PROPOSED BUFFER
- · - · - PROPOSED OPEN SPACE
- · - · - PROPOSED NON-RESIDENTIALLY APPROVED LOT



STATE OF PENNSYLVANIA  
 COUNTY OF DELAWARE SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME A  
 NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA,  
 THE UNDERSIGNED OFFICER, PERSONALLY, WHO ACKNOWLEDGED HIMSELF  
 APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF  
 TO BE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THE  
 SUBDIVISION PLAN THEREOF WAS MADE AT HIS DIRECTION AND THAT  
 HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES  
 THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE)

\_\_\_\_\_  
 NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES: \_\_\_\_\_

Spring Number: 2014-203-0820

CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 ANY EXCAVATION WORK TO BE  
 DONE WITHIN STATE-SPIN WALL  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776

DAVID R. FORELLO  
 107 THAWSON LANE  
 WILMINGTON, DE 19807

**MOMENEE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 107 THAWSON LANE  
 WILMINGTON, DE 19807  
 PHONE: (610) 367-3030 FAX: (610) 427-9909

OVERALL RECORD PLAN  
 FINAL SUBDIVISION PLANS  
 THE ARROSSAN FARM  
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
 ONE-CALL: 203-0820 APPLICANT  
 DRAWN BY: JRM ESSEL UP  
 CHECKED BY: DBF 107 THAWSON LANE, WILMINGTON, DE 19807

DATE: SEPTEMBER 5, 2014  
 SHEET NO.  
 2  
 OF 86  
 SCALE: 1" = 200'  
 FILE NO.: 06-012



## 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

LINDA F. HILL  
DIRECTOR

February 21, 2019

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

RE: Name of Dev't: Ardrossan Farm - Lot Reconfiguration  
DCPD File No.: 34-4143-97-99-00-05-14-15-16-17-18-19  
Developer: Christopher & Kathleen Marr  
Location: Southeast of the intersection between  
Newtown and Darby/Paoli Roads  
Recv'd in DCPD: January 18, 2019

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 February 21, 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,

Linda F. Hill  
Director

cc: Christopher & Kathleen Marr  
Momenee Inc.



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: February 21, 2019  
File No.: 34-4143-97-99-00-05-14-15-16-17-18-19

PLAN TITLE: Ardrossan Farm - Lot Reconfiguration  
DATE OF PLAN: January 3, 2019  
OWNER OR AGENT: Christopher & Kathleen Marr  
LOCATION: Southeast of the intersection  
between Newtown and Darby/Paoli  
Roads  
MUNICIPALITY: Radnor Township  
TYPE OF REVIEW: Subdivision  
ZONING DISTRICT: AC  
SUBDIVISION ORDINANCE: Local  
PROPOSAL: Adjust lot lines of four lots,  
totaling 3.870 acres  
UTILITIES: Public  
RECOMMENDATIONS: Approval  
STAFF REVIEW BY: Michael A. Leventry  
REMARKS:

### PREVIOUS ACTION

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on October 18, 2018, as a subdivision. The applicant proposed to adjust the lot lines of ten existing parcels. The Planning Commission recommended approval.



Date: February 21, 2019  
File No.: 34-4143-97-99-00-05-14-15-16-17-18-19

REMARKS (continued):

**CURRENT PROPOSAL**

The applicant is currently proposing to adjust the lot lines of two residential parcels, as well as shift a portion of designated open space.

**SITE CHARACTERISTICS**

The site is within a larger residential subdivision and within an area that is predominantly single-family detached residential.

**APPLICABLE ZONING**

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

**COMPLIANCE**

The proposal appears to comply with the AC 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.



Date: February 21, 2019  
File No.: 34-4143-97-99-00-05-14-15-16-17-18-19

REMARKS (continued):

**HISTORICAL SIGNIFICANCE**

Though Ardrossan is a very significant and large historic resource with multiple buildings and an historic landscape mostly intact, the proposed lot line changes should have no adverse effect.

**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.



# Gannett Fleming

Excellence Delivered *As Promised*

**Date:** January 28, 2019

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

**From:** Roger Phillips, PE

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

**RE:** The Ardrossan Farms Lot 3-2, 3-3, OS 8A and OS 12– Lot Line Change  
ESIII L.P. – Applicant

Date Accepted: January 8, 2019

90 Day Review: April 8, 2019

---

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

The applicant is proposing to revise the recently approved lot line change for Phase 3. The project will shift the lot lines between lot 3-2 and 3-3, transfer property from OS-8 to Lot 3-3 and create a new OS-12. There will be a net increase of 334 SF of Open Space. There are no changes to roadways, sanitary or storm sewers and no other changes from the originally approved land development plans or stormwater management systems are proposed.

Lots 3-2, 3-3, OS-8A and OS-12 – Record Plan

Plans Prepared By: Momenee, Inc.

Dated: 01/03/2019

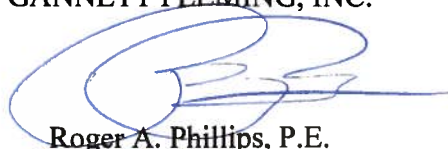
Zoning

1. All zoning requirements related to the placement of structures will be verified at the grading permit review to ensure conformation with the requirements.

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:** January 15, 2019

**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.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** Ardrossan Farms Phase 3 Lot Adjustments  
Lot Line Change Plan Review  
Radnor Township, Delaware County, PA  
G&A 13-07018.03

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Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Record Plan for Phase 3 of the Ardrossan Farm for the applicants, Chris and Kathleen Marr. The applicant intends to reconfigure two lots to allow for a larger lot via transfer of open space.

**A. DOCUMENTS REVIEWED**

1. Lot Line Change Plan (3 Sheets) for Ardrossan Farms - Phase 3, dated January 3, 2019, prepared for Chris and Kathleen Marr, prepared by Momenee, Inc.
2. A cover letter dated January 3, 2019 prepared by Momenee, Inc.
3. Subdivision and Land Development Application Form.
4. Application for Act 247 Review.

**B. REVIEW COMMENTS**

The referenced Record Plan includes property line adjustments and generates no transportation related comments.

January 3, 2019

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

**RE: Lot Line Change  
Ardrossan Farms – Lots 3-2, 3-3 & OS-8A  
Radnor Township, Delaware County**

**Our File # 06-012**

Dear Steve:

On behalf of Chris & Kathleen Marr, owners of Lots 3-2 & 3-3 at Ardrossan and ESIII L.P., owner of Open Space 8A, we are submitting an application for a revision to the recently approved lot line change for the Phase 3 portion of Ardrossan Farm.

The changes proposed at this time include the following:

- A shift in the line separating Lot 3-2 and 3-3 to increase the size of Lot 3.3.
- A change in the configuration of Open Space 8A to add 17,511 SF from Open Space 8A to Lot 3-3 and to add 19,879 SF from Lot 3-2 to new Open Space Area 12. The net area of Open Space 12, after subtracting out a 20-foot wide access easement serving lot 5-1 is 17,845 SF which offsets the open space being transferred to Lot 3-3

The attached plans reflect the changes being proposed. The changes involve lot reconfiguration only. There are no changes to roadways, sanitary or storm sewers and no changes from the original approved land development plans or stormwater management systems. There is a net increase of 334 SF of Open Space being provided.

Enclosed for review are the following:

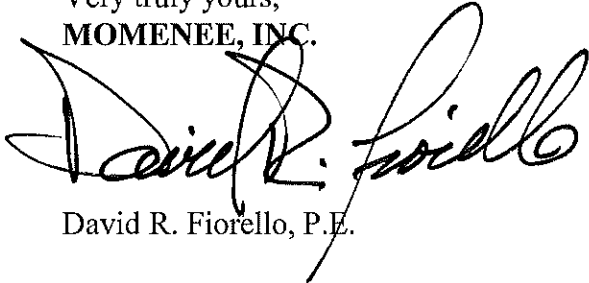
- Township Application signed by the Marrs and ESIII L.P.
- Act 247 Review Form
- 19 full size copies of the lot line change plans.
- 7 11x17 copies of the lot line change plans
- Copy of the title report and deed for Lots 3-2 & 3-3.
- Copy of the title report and deed for The Phase 3 portion of Ardrossan.
- Act 247 Review fee of \$190.00
- 10 USB Thumb Drives containing the following
  - Copy of this letter in PDF format
  - Plans in PDF format

- Copies of signed applications in PDF form
- Copies of supporting documents in PDF form

Eddie Scott will be dropping a check off tomorrow for the township application fee.

I trust that this information will be sufficient in order to be placed on the February Planning Commission schedule for review. Should you have any questions or require any additional information, please let me know.

Very truly yours,  
**MOMENEE, INC.**

A handwritten signature in black ink, appearing to read "David R. Fiorello". The signature is fluid and cursive, with a large initial "D" and "F".

David R. Fiorello, P.E.

06012-L26\_RT

cc: Edgar Scott III  
John C. Snyder Esq.

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

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property: Androssan Farm: Lot 3-2, 3-3-OS 8A Lot Line Revisions

Zoning District: AC (DENSITY MODIFICATION) Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$ 500 Ward No. 3 Is property in HARB District NO

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

Name CHRISTOPHER & KATHLEEN MARR / ESIII L.P.

Address 43 HARRISON DRIVE, NEWTOWN SQUARE, PA 19073  
107 TWADDELL MILL ROAD, WILMINGTON, DE 19807

Telephone 610-453-6410 /610-246-6666 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email: KATHLEEN.MARRI@GMAIL.COM CCRSCOTT@HOTMAIL.COM

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

Name DAVID R. FIORELLO, P.E. MOMENEE INC.

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610-527-3030 Fax 610-527-9008

Email DFIORELLO@MOMENEE.COM

Area of property 3.87 ACRES Area of disturbance N/A

Number of proposed buildings: N/A Proposed use of property: RESIDENTIAL/Open Space

Number of proposed lots: LOT LINE REVISION OF 2 LOTS & Open Space & 1 new Open Space Lot

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final X Revised \_\_\_\_\_

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

.Waivers granted as part of the original subdivision will continue with the proposed lot revisions.


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

CONDITIONAL USE APPROVAL WAS GRANTED ON JANUARY 6, 2014 TO PERMIT DEVELOPMENT OF THE PARCEL UNDER THE DENSITY MODIFICATION PROVISIONS OF THE TOWNSHIP ZONING CODE

Individual/Corporation/Partnership Name CHRISTOPHER & KATHLEEN MARR / ESIII

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: 

Signature: 

Print Name EDGAR SCOTT III

CHRISTOPHER MARR & KATHLEEN MARR

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

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

**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 CHRISTOPHER & KATHLEEN MARR E-mail kathleen.marr1@gmail.com

Address 43 Harrison Drive, Newtown Square, pa 19073 Phone 610-453-6410

Name of Development ARDROSSAN FARM

Municipality RADNOR TOWNSHIP

**ARCHITECT, ENGINEER, OR SURVEYOR**

Name of Firm MOMENEE INC Phone 610-527-3030

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Contact DAVID R. FIORELLO, P.E. E-mail DFIORELLO@MOMENEE.COM

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

Zoning District AC

Tax Map # 36 / 36 / 008

Tax Folio # 36 / 04 / 02464 / 00



**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

RECONFIGURE THE PREVIOUSLY APPROVED LOTS 3-2, 3-3 & OPEN SPACE 8A IN THE PHASE 3 SECTION OF THE ARDROSSAN FARM SUBDIVISION. 1 NEW OPEN SPACE LOT IS BEING CREATED TO OFFSET AREA FROM OPEN SPACE 8A BEING TRANSFERRED TO LOT 3-3. NEW HOMES WILL BE BUILT ON THE RESIDENTIALLY APPROVED LOTS.

Total Site Area 3.87 Acres  
Size of All Existing Buildings N/A Square Feet  
Size of All Proposed Buildings 20,000 +/- Square Feet  
Size of Buildings to be Demolished 0+/- Square Feet

Kathleen Mail  
Print Developer's Name

Kathleen Mail  
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.**

Prepared by:  
Fidelity National Title Insurance Company  
1515 Market Street, Ste. 1325  
Philadelphia, PA 19102

Record and return to:  
Fidelity National Title Insurance Company  
1515 Market Street, Ste. 1325  
Philadelphia, PA 19102

Tax Parcel No.: 36-04-02463-00 (p/o),  
36-04-02464-00 (p/o) and  
36-04-02464-94 (p/o)

### SPECIAL WARRANTY DEED

THIS INDENTURE made December 19, 2018.

BETWEEN ES III LP, a Pennsylvania limited partnership (hereinafter called the Grantor), of the one part,  
and

Christopher Marr and Kathleen Marr (hereinafter called the Grantee), of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of [REDACTED] lawful money of the United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted and conveyed, bargained and sold, released and confirmed, and by these presents does grant and convey, bargain and sell, release and confirm unto the said Grantee,

ALL THAT CERTAIN real property which is more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behalf of the said Grantee, its successors and assigns, forever.

AND the said Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under, it, them or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

ES III LP, a Pennsylvania limited partnership

BY: ES-III Ardrossan, LLC, its general partner

By: [Signature]  
Edgar Scott III, Managing Member

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Chester )SS

On this, the 19 day of December, A.D. 2018, before me, a notary public the undersigned officer, personally appeared Edgar Scott III who acknowledged himself to be the Managing Member of ES-III Ardrossan, LLC, general partner of ES III LP, a Pennsylvania limited partnership and he as such ~~Managing Member being~~ authorized to do so, executed the foregoing instrument for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

[Signature]  
Notary Public  
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal  
Patricia A. Desmond, Notary Public  
Chester County  
My commission expires August 24, 2022  
Commission number 1038631  
Member, Pennsylvania Association of Notaries

I hereby certify the address of the Above-named Grantees are:  
43 Harrison Dr.  
Newtown Square, PA 19013  
By: [Signature]

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 36-04-02463-00 (p/o), 36-04-02464-00 (p/o) and 36-04-02464-94 (p/o)

Lot 3-2

Description of Lot 3-2 of the Phase 3 portion of "The Ardrossan Farm", Situate in the Township of Radnor, Delaware County and Commonwealth of Pennsylvania, originally a part of a plan entitled "Final Subdivision Plans, The Ardrossan Farm, Record Plan-Phasing, Sheet 5 of 93", prepared by Momenee and Associates, Inc., dated September 5, 2014, last revised December 8, 2014, filed in the Delaware County Clerk's office in Plan Book 281, Page 20, amended and described according to a plan prepared by Momenee, Inc. titled "Lot Line Change for Ardrossan Farms - Phase 3", dated August 30, 2018, recorded in the Delaware County Clerk's Office on \_\_\_\_\_, in Plan Book \_\_\_\_\_, Page \_\_\_\_\_, as follows to wit:

Beginning at a point being the northeast corner of said lot, said point being the center of the Tyler Lane cul-de-sac and located the following seven courses and distances along the centerline of Tyler Lane from the intersection of the centerline of Tyler Lane with the title line of Newtown Road:

1. S 23° 16' 00" E the distance of 128.52 feet to a point of curvature,
2. Along the arc of a circle, curving to the right, having the radius 150.00 feet, the arc length 162.12 feet, the chord bearing S 07° 41' 48" W, and the chord length 154.35 feet to a point of tangency,
3. S 38° 39' 36" W the distance of 159.27 feet to a point of curvature,
4. Along the arc of a circle, curving to the left, having the radius 500.00 feet, the arc length 361.41 feet, the chord bearing S 17° 57' 10" W, and the chord length 353.60 feet to a point of tangency,
5. S 02° 45' 17" E the distance of 232.43 feet to a point of curvature,
6. Along the arc of a circle, curving to the right, having the radius 500.00 feet, the arc length 394.35 feet, the chord bearing S 19° 50' 23" W, and the chord length 384.2 feet to a point of tangency,
7. S 42° 26' 03" W the distance of 337.37 feet to a point being the center of the Tyler Lane cul-de-sac and point of beginning.

Thence from said point of beginning, along line of lands of Lot 3-3, the following two courses and distances,

1. S 18° 02' 43" W the distance of 52.81 feet to a point,
2. S 47° 33' 57" E the distance of 226.53 feet to a corner point on line of lands of Open Space 8,

Thence along line of lands of Open Space 8, the following two courses and distances

1. S 42° 26' 03" W the distance of 157.69 feet to a corner point,
2. S 66° 28' 25" W the distance of 242.69 feet to a point, on line of lands of Lot 5-1

Thence along line of lands of Lot 5-1, N 25° 09' 36" W the distance of 207.00 feet to a point being a common corner of Lot 5-1, lands of Radnor Township and lands of Open Space 7, Thence along line of lands of Open Space 7, the following four courses and distances;

1. Along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 145.32 feet, the chord bearing N 45° 39' 42" E, and the chord length 137.27 feet to a point of reverse curvature,
2. Along the arc of a circle, curving to the left, having the radius 55.00 feet, the arc length 35.17 feet, the chord bearing N 63° 20' 42" E, and the chord length 34.58 feet to a point of tangency,
3. N 42° 30' 13" E the distance of 138.07 feet to a point,
4. N 88° 49' 23" E the distance of 45.00 feet to the point of beginning.

Said Lot 3-2 containing 90,915 SF of land (2.087 AC) more or less.

Said Lot 3-2 contains a sanitary sewer easement described as follows;

**EXHIBIT "A"**  
Legal Description  
(continued)

Beginning at a point being the southeasterly corner of lot 3-2, thence from said beginning point along the southerly property line of Lot 3-2, S 42° 26' 03" W the distance of 20.00 feet to a point, thence leaving said southerly property line and continuing through Lot 3-2 the following two courses and distances;

1. N 47° 33' 57" W the distance of 20.00 feet to a point,
  2. N 42° 26' 03" E the distance of 20.00 feet to a point on the easterly property line of Lot 3-2
- Thence along said easterly property line, S 47° 33' 57" E the distance of 20.00 feet to the first mentioned point and place of beginning.

Said Lot 3-2 contains a storm sewer easement described as follows;

Beginning at a point being the intersection of the northerly property line of Lot 3-2 with the cul-de-sac R/W line of Tyler Lane said point being located S 68° 49' 23" W the distance of 45.00 feet from the northeast corner of Lot 3-2 said corner point also being the center of the Tyler Lane cul-de-sac, thence from said beginning point along the R/W line of the Tyler Lane cul-de-sac, along the arc of a circle, curving to the left, having the radius of 45.00 feet, the arc length 40.43 feet, the chord bearing S 46° 54' 51" E, and the chord length 39.08 feet to a point, thence continuing through lot 3-2 the following four courses and distances,

1. S 42° 30' 13" W the distance of 146.54 feet to a point,
2. N 47° 29' 47" W the distance of 10.35 feet to a point,
3. S 61° 26' 27" W the distance of 112.29 feet to a point,
4. N 63° 10' 15" W the distance of 29.07 feet to a point on the northerly property line of Lot 3-2,

Thence along said northerly property line, along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 20.54 feet, the chord bearing N 39° 42' 04" E, and the chord length 20.52 feet to a point, thence leaving said northerly property line and continuing through Lot 3-2 the following three courses and distances;

1. S 63° 10' 15" E the distance of 14.00 feet to a point,
2. N 61° 26' 27" E the distance of 94.93 feet to a point,
3. N 47° 29' 47" W the distance of 7.58 feet to a point on the northerly property line of Lot 3-2

Thence along said northerly property line, N 42° 30' 13" E the distance of 146.94 feet to the first mentioned point and place of beginning.

Said Lot 3-2 contains a driveway access/utility easement described as follows;

Beginning at a point being the intersection of the northerly property line of Lot 3-2 with the cul-de-sac R/W line of Tyler Lane said point being located S 68° 49' 23" W the distance of 45.00 feet from the northeast corner of Lot 3-2 said corner point also being the center of the Tyler Lane cul-de-sac, thence from said beginning point along the R/W line of the Tyler Lane cul-de-sac, along the arc of a circle, curving to the left, having the radius of 45.00 feet, the arc length 25.73 feet, the chord bearing S 37° 33' 26" E, and the chord length 25.38 feet to a point, thence continuing through lot 3-2 the following three courses and distances,

1. S 42° 30' 13" W the distance of 134.18 feet to a point of curvature,
2. Along the arc of a circle, curving to the right, having the radius 80.00 feet, the arc length 51.09 feet, the chord bearing S 62° 53' 15" W, and the chord length 50.22 feet to a point of reverse curvature,
3. Along the arc of a circle, curving to the left, having the radius 100.00 feet, the arc length 168.16 feet, the chord bearing S 30° 30' 15" W, and the chord length 149.04 feet to a point on line of lands of Lot 5-1,

Thence along line of lands of Lot 5-1, N 25° 09' 36" W the distance of 63.09 feet to a corner point, thence following the northerly property line of Lot 3-2 the following three courses and distances;

Prepared by:  
Fidelity National Title Insurance Company  
1515 Market Street, Ste. 1325  
Philadelphia, PA 19102

Record and return to:  
Fidelity National Title Insurance Company  
1515 Market Street, Ste. 1325  
Philadelphia, PA 19102

Tax Parcel No.: 36-04-02463-00 (p/o),  
36-04-02464-00 (p/o) and  
36-04-02464-94 (p/o)

### SPECIAL WARRANTY DEED

THIS INDENTURE made December 19, 2018.

BETWEEN ES III LP, a Pennsylvania limited partnership (hereinafter called the Grantor), of the one part,  
and

Christopher Marr and Kathleen Marr (hereinafter called the Grantee), of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of [REDACTED] lawful money of the United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted and conveyed, bargained and sold, released and confirmed, and by these presents does grant and convey, bargain and sell, release and confirm unto the said Grantee,

ALL THAT CERTAIN real property which is more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behalf of the said Grantee, its successors and assigns, forever.

AND the said Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under, it, them or any of them, shall and will WARRANT and forever DEFEND.

**EXHIBIT "A"**  
Legal Description  
(continued)

1. Along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 145.32 feet, the chord bearing N 45° 39' 42" E, and the chord length 137.27 feet to a point of reverse curvature,
2. Along the arc of a circle, curving to the left, having the radius 55.00 feet, the arc length 35.17 feet, the chord bearing N 63° 20' 42" E, and the chord length 34.58 feet to a point of tangency,
3. N 42° 30' 13" E the distance of 138.07 feet to the first mentioned point and place of beginning

Being part of the same premises which Sidney F. Tyler Trust dated 5-30-1917 and The Robert L. Montgomery Ardrossan Trust dated 6-4-1912 by Deed dated \_\_\_\_\_ and recorded \_\_\_\_\_ in Delaware County as \_\_\_\_\_ Page \_\_\_\_\_ conveyed unto ES III LP, in fee.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

ES III LP, a Pennsylvania limited partnership

BY: ES-III Ardrossan, LLC, its general partner

By: [Signature]  
Edgar Scott III, Managing Member

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF chester } SS

On this, the 15 day of December, A.D. 2018, before me, a notary public the undersigned officer, personally appeared Edgar Scott III who acknowledged himself to be the Managing Member of ES-III Ardrossan, LLC, general partner of ES III LP, a Pennsylvania limited partnership and he as such Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

[Signature]  
Notary Public  
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal  
Patricia A. Desmond, Notary Public  
Chester County  
My commission expires August 24, 2022  
Commission number 1038631  
Member, Pennsylvania Association of Notaries

I hereby certify the address of the Above-named Grantees are:

43 Harrison Dr.  
Newtown Square, PA 19013  
By: [Signature]



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 36-04-02463-00 (p/o), 36-04-02464-00 (p/o) and 36-04-02464-94 (p/o)

Lot 3-2

Description of Lot 3-2 of the Phase 3 portion of "The Ardrossan Farm", Situate in the Township of Radnor, Delaware County and Commonwealth of Pennsylvania, originally a part of a plan entitled "Final Subdivision Plans, The Ardrossan Farm, Record Plan-Phasing, Sheet 5 of 93", prepared by Momenee and Associates, Inc., dated September 5, 2014, last revised December 8, 2014, filed in the Delaware County Clerk's office in Plan Book 281, Page 20, amended and described according to a plan prepared by Momenee, Inc. titled "Lot Line Change for Ardrossan Farms - Phase 3", dated August 30, 2018, recorded in the Delaware County Clerk's Office on \_\_\_\_\_, in Plan Book \_\_\_\_\_, Page \_\_\_\_\_, as follows to wit:

Beginning at a point being the northeast corner of said lot, said point being the center of the Tyler Lane cul-de-sac and located the following seven courses and distances along the centerline of Tyler Lane from the intersection of the centerline of Tyler Lane with the title line of Newtown Road:

1. S 23° 16' 00" E the distance of 128.52 feet to a point of curvature,
2. Along the arc of a circle, curving to the right, having the radius 150.00 feet, the arc length 162.12 feet, the chord bearing S 07° 41' 48" W, and the chord length 154.35 feet to a point of tangency,
3. S 38° 39' 36" W the distance of 159.27 feet to a point of curvature,
4. Along the arc of a circle, curving to the left, having the radius 500.00 feet, the arc length 361.41 feet, the chord bearing S 17° 57' 10" W, and the chord length 353.60 feet to a point of tangency,
5. S 02° 45' 17" E the distance of 232.43 feet to a point of curvature,
6. Along the arc of a circle, curving to the right, having the radius 500.00 feet, the arc length 394.35 feet, the chord bearing S 19° 50' 23" W, and the chord length 384.2 feet to a point of tangency,
7. S 42° 26' 03" W the distance of 337.37 feet to a point being the center of the Tyler Lane cul-de-sac and point of beginning.

Thence from said point of beginning, along line of lands of Lot 3-3, the following two courses and distances,

1. S 16° 02' 43" W the distance of 52.81 feet to a point,
2. S 47° 33' 57" E the distance of 226.53 feet to a corner point on line of lands of Open Space 8,

Thence along line of lands of Open Space 8, the following two courses and distances

1. S 42° 26' 03" W the distance of 157.69 feet to a corner point,
2. S 66° 28' 25" W the distance of 242.69 feet to a point, on line of lands of Lot 5-1

Thence along line of lands of Lot 5-1, N 25° 09' 36" W the distance of 207.00 feet to a point being a common corner of Lot 5-1, lands of Radnor Township and lands of Open Space 7, Thence along line of lands of Open Space 7, the following four courses and distances;

1. Along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 145.32 feet, the chord bearing N 45° 39' 42" E, and the chord length 137.27 feet to a point of reverse curvature,
2. Along the arc of a circle, curving to the left, having the radius 55.00 feet, the arc length 35.17 feet, the chord bearing N 63° 20' 42" E, and the chord length 34.58 feet to a point of tangency,
3. N 42° 30' 13" E the distance of 138.07 feet to a point,
4. N 68° 49' 23" E the distance of 45.00 feet to the point of beginning.

Said Lot 3-2 containing 90,915 SF of land (2.087 AC) more or less.

Said Lot 3-2 contains a sanitary sewer easement described as follows;

**EXHIBIT "A"**  
Legal Description  
(continued)

Beginning at a point being the southeasterly corner of lot 3-2, thence from said beginning point along the southerly property line of Lot 3-2, S 42° 26' 03" W the distance of 20.00 feet to a point, thence leaving said southerly property line and continuing through Lot 3-2 the following two courses and distances;

1. N 47° 33' 57" W the distance of 20.00 feet to a point,
  2. N 42° 26' 03" E the distance of 20.00 feet to a point on the easterly property line of Lot 3-2
- Thence along said easterly property line, S 47° 33' 57" E the distance of 20.00 feet to the first mentioned point and place of beginning.

Said Lot 3-2 contains a storm sewer easement described as follows;

Beginning at a point being the intersection of the northerly property line of Lot 3-2 with the cul-de-sac R/W line of Tyler Lane said point being located S 68° 49' 23" W the distance of 45.00 feet from the northeast corner of Lot 3-2 said corner point also being the center of the Tyler Lane cul-de-sac, thence from said beginning point along the R/W line of the Tyler Lane cul-de-sac, along the arc of a circle, curving to the left, having the radius of 45.00 feet, the arc length 40.43 feet, the chord bearing S 46° 54' 51" E, and the chord length 39.08 feet to a point, thence continuing through lot 3-2 the following four courses and distances,

1. S 42° 30' 13" W the distance of 146.54 feet to a point,
2. N 47° 29' 47" W the distance of 10.35 feet to a point,
3. S 61° 26' 27" W the distance of 112.29 feet to a point,
4. N 63° 10' 15" W the distance of 29.07 feet to a point on the northerly property line of Lot 3-2,

Thence along said northerly property line, along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 20.54 feet, the chord bearing N 39° 42' 04" E, and the chord length 20.52 feet to a point, thence leaving said northerly property line and continuing through Lot 3-2 the following three courses and distances;

1. S 63° 10' 15" E the distance of 14.00 feet to a point,
2. N 61° 26' 27" E the distance of 94.93 feet to a point,
3. N 47° 29' 47" W the distance of 7.58 feet to a point on the northerly property line of Lot 3-2

Thence along said northerly property line, N 42° 30' 13" E the distance of 146.94 feet to the first mentioned point and place of beginning.

Said Lot 3-2 contains a driveway access/utility easement described as follows;

Beginning at a point being the intersection of the northerly property line of Lot 3-2 with the cul-de-sac R/W line of Tyler Lane said point being located S 68° 49' 23" W the distance of 45.00 feet from the northeast corner of Lot 3-2 said corner point also being the center of the Tyler Lane cul-de-sac, thence from said beginning point along the R/W line of the Tyler Lane cul-de-sac, along the arc of a circle, curving to the left, having the radius of 45.00 feet, the arc length 25.73 feet, the chord bearing S 37° 33' 26" E, and the chord length 25.38 feet to a point, thence continuing through lot 3-2 the following three courses and distances,

1. S 42° 30' 13" W the distance of 134.18 feet to a point of curvature,
2. Along the arc of a circle, curving to the right, having the radius 80.00 feet, the arc length 51.09 feet, the chord bearing S 62° 53' 15" W, and the chord length 50.22 feet to a point of reverse curvature,
3. Along the arc of a circle, curving to the left, having the radius 100.00 feet, the arc length 168.16 feet, the chord bearing S 30° 30' 15" W, and the chord length 149.04 feet to a point on line of lands of Lot 5-1,

Thence along line of lands of Lot 5-1, N 25° 09' 36" W the distance of 63.09 feet to a corner point, thence following the northerly property line of Lot 3-2 the following three courses and distances;

**EXHIBIT "A"**

Legal Description  
(continued)

1. Along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 145.32 feet, the chord bearing N 45° 39' 42" E, and the chord length 137.27 feet to a point of reverse curvature,
2. Along the arc of a circle, curving to the left, having the radius 55.00 feet, the arc length 35.17 feet, the chord bearing N 63° 20' 42" E, and the chord length 34.58 feet to a point of tangency,
3. N 42° 30' 13" E the distance of 138.07 feet to the first mentioned point and place of beginning

Being part of the same premises which Sidney F. Tyler Trust dated 5-30-1917 and The Robert L. Montgomery Ardrossan Trust dated 6-4-1912 by Deed dated \_\_\_\_\_ and recorded \_\_\_\_\_ in Delaware County as \_\_\_\_\_ Page \_\_\_\_\_ conveyed unto ES III LP, in fee.

Transaction Identification Data for reference only:

<b>ISSUING OFFICE:</b>
Fidelity National Title Insurance Company 1515 Market Street, Ste. 1325 Philadelphia, PA 19102 Main Phone: (215)732-9700

Order Number: PHI181017

SCHEDULE A

1. Commitment Date: October 22, 2018
2. Policy to be issued:
  - (a) ALTA Owner's Policy, as modified by TIRBOP (06/17/06)  
 Proposed Insured: Christopher Marr and Kathleen Marr  
 Proposed Policy Amount: [REDACTED]
3. The estate or interest in the Land described or referred to in this Commitment is:  
 Fee Simple
4. The Title is, at the Commitment Date, vested in:  
 Sidney F. Tyler Trust dated 5-30-1917 and The Robert L. Montgomery Ardrossan Trust dated 6-4-1912
5. The Land is described as follows:  
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
 FOR INFORMATIONAL PURPOSES ONLY: Tyler Lane, Radnor, PA 19089  
 Township of Radnor, County of Delaware

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 36-04-02463-00 (p/o), 36-04-02464-00 (p/o) and 36-04-02464-94 (p/o)**

Lot 3-2

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Beginning at a point being the northeast corner of said lot, said point being the center of the Tyler Lane cul-de-sac and located the following seven courses and distances along the centerline of Tyler Lane from the intersection of the centerline of Tyler Lane with the title line of Newtown Road:

1. S 23° 16' 00" E the distance of 128.52 feet to a point of curvature,
2. Along the arc of a circle, curving to the right, having the radius 150.00 feet, the arc length 162.12 feet, the chord bearing S 07° 41' 48" W, and the chord length 154.35 feet to a point of tangency,
3. S 38° 39' 36" W the distance of 159.27 feet to a point of curvature,
4. Along the arc of a circle, curving to the left, having the radius 500.00 feet, the arc length 361.41 feet, the chord bearing S 17° 57' 10" W, and the chord length 353.60 feet to a point of tangency,
5. S 02° 45' 17" E the distance of 232.43 feet to a point of curvature,
6. Along the arc of a circle, curving to the right, having the radius 500.00 feet, the arc length 394.35 feet, the chord bearing S 19° 50' 23" W, and the chord length 384.2 feet to a point of tangency,
7. S 42° 26' 03" W the distance of 337.37 feet to a point being the center of the Tyler Lane cul-de-sac and point of beginning.

Thence from said point of beginning, along line of lands of Lot 3-3, the following two courses and distances,

1. S 16° 02' 43" W the distance of 52.81 feet to a point,
2. S 47° 33' 57" E the distance of 226.53 feet to a corner point on line of lands of Open Space 8,

Thence along line of lands of Open Space 8, the following two courses and distances

1. S 42° 26' 03" W the distance of 157.69 feet to a corner point,
2. S 66° 28' 25" W the distance of 242.69 feet to a point, on line of lands of Lot 5-1

Thence along line of lands of Lot 5-1, N 25° 09' 36" W the distance of 207.00 feet to a point being a common corner of Lot 5-1, lands of Radnor Township and lands of Open Space 7, Thence along line of lands of Open Space 7, the following four courses and distances;

1. Along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 145.32 feet, the chord bearing N 45° 39' 42" E, and the chord length 137.27 feet to a point of reverse curvature,
2. Along the arc of a circle, curving to the left, having the radius 55.00 feet, the arc length 35.17 feet, the chord bearing N 63° 20' 42" E, and the chord length 34.58 feet to a point of tangency,
3. N 42° 30' 13" E the distance of 138.07 feet to a point,
4. N 68° 49' 23" E the distance of 45.00 feet to the point of beginning.

Said Lot 3-2 containing 90,915 SF of land (2.087 AC) more or less.

Said Lot 3-2 contains a sanitary sewer easement described as follows;

Beginning at a point being the southeasterly corner of lot 3-2, thence from said beginning point along the southerly property line of Lot 3-2, S 42° 26' 03" W the distance of 20.00 feet to a point, thence leaving said southerly property line and continuing through Lot 3-2 the following two courses and distances;

1. N 47° 33' 57" W the distance of 20.00 feet to a point,

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**EXHIBIT "A"**  
Legal Description

2. N 42° 26' 03" E the distance of 20.00 feet to a point on the easterly property line of Lot 3-2  
Thence along said easterly property line, S 47° 33' 57" E the distance of 20.00 feet to the first mentioned point and place of beginning.

Said Lot 3-2 contains a storm sewer easement described as follows;

Beginning at a point being the intersection of the northerly property line of Lot 3-2 with the cul-de-sac R/W line of Tyler Lane said point being located S 68° 49' 23" W the distance of 45.00 feet from the northeast corner of Lot 3-2 said corner point also being the center of the Tyler Lane cul-de-sac, thence from said beginning point along the R/W line of the Tyler Lane cul-de-sac, along the arc of a circle, curving to the left, having the radius of 45.00 feet, the arc length 40.43 feet, the chord bearing S 46° 54' 51" E, and the chord length 39.08 feet to a point, thence continuing through lot 3-2 the following four courses and distances,

1. S 42° 30' 13" W the distance of 146.54 feet to a point,
2. N 47° 29' 47" W the distance of 10.35 feet to a point,
3. S 61° 26' 27" W the distance of 112.29 feet to a point,
4. N 63° 10' 15" W the distance of 29.07 feet to a point on the northerly property line of Lot 3-2,

Thence along said northerly property line, along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 20.54 feet, the chord bearing N 39° 42' 04" E, and the chord length 20.52 feet to a point, thence leaving said northerly property line and continuing through Lot 3-2 the following three courses and distances;

1. S 63° 10' 15" E the distance of 14.00 feet to a point,
2. N 61° 26' 27" E the distance of 94.93 feet to a point,
3. N 47° 29' 47" W the distance of 7.58 feet to a point on the northerly property line of Lot 3-2

Thence along said northerly property line, N 42° 30' 13" E the distance of 146.94 feet to the first mentioned point and place of beginning.

Said Lot 3-2 contains a driveway access/utility easement described as follows;

Beginning at a point being the intersection of the northerly property line of Lot 3-2 with the cul-de-sac R/W line of Tyler Lane said point being located S 68° 49' 23" W the distance of 45.00 feet from the northeast corner of Lot 3-2 said corner point also being the center of the Tyler Lane cul-de-sac, thence from said beginning point along the R/W line of the Tyler Lane cul-de-sac, along the arc of a circle, curving to the left, having the radius of 45.00 feet, the arc length 25.73 feet, the chord bearing S37° 33' 26" E, and the chord length 25.38 feet to a point,, thence continuing through lot 3-2 the following three courses and distances,

1. S 42° 30' 13" W the distance of 134.18 feet to a point of curvature,
2. Along the arc of a circle, curving to the right, having the radius 80.00 feet, the arc length 51.09 feet, the chord bearing S 62° 53' 15" W, and the chord length 50.22 feet to a point of reverse curvature,
3. Along the arc of a circle, curving to the left, having the radius 100.00 feet, the arc length 168.16 feet, the chord bearing S30° 30' 15" W, and the chord length 149.04 feet to a point on line of lands of Lot 5-1,

Thence along line of lands of Lot 5-1, N 25° 09' 36" W the distance of 63.09 feet to a corner point, thence following the northerly property line of Lot 3-2 the following three courses and distances;

1. Along the arc of a circle, curving to the right, having the radius 125.00 feet, the arc length 145.32 feet, the chord bearing N 45° 39' 42" E, and the chord length 137.27 feet to a point of reverse curvature,
2. Along the arc of a circle, curving to the left, having the radius 55.00 feet, the arc length 35.17 feet, the chord bearing N 63° 20' 42" E, and the chord length 34.58 feet to a point of tangency,
3. N 42° 30' 13" E the distance of 138.07 feet to the first mentioned point and place of beginning

Lot 3-3

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**EXHIBIT "A"**  
Legal Description

Description of Lot 3-3 of the Phase 3 portion of "The Ardrossan Farm", Situate in the Township of Radnor, Delaware County and Commonwealth of Pennsylvania, originally a part of a plan entitled "Final Subdivision Plans, The Ardrossan Farm, Record Plan-Phasing, Sheet 5 of 93", prepared by Momenee and Associates, Inc., dated September 5, 2014, last revised December 8, 2014, filed in the Delaware County Clerk's office in Plan Book 281, Page 20, amended and described according to a plan prepared by Momenee, Inc. titled "Lot Line Change for Ardrossan Farms – Phase 3", dated August 30, 2018, recorded in the Delaware County Clerk's Office on \_\_\_\_\_, in Plan Book \_\_\_\_\_, Page \_\_\_\_\_, as follows to wit:

Beginning at a point being the northwest corner of said lot, said point being located on the centerline of Tyler Lane and located the following seven courses and distances along the centerline of Tyler Lane from the intersection of the centerline of Tyler Lane with the title line of Newtown Road:

1. S 23° 16' 00" E the distance of 128.52 feet to a point of curvature,
2. Along the arc of a circle, curving to the right, having the radius 150.00 feet, the arc length 162.12 feet, the chord bearing S 07° 41' 48" W, and the chord length 154.35 feet to a point of tangency,
3. S 38° 39' 36" W the distance of 159.27 feet to a point of curvature,
4. Along the arc of a circle, curving to the left, having the radius 500.00 feet, the arc length 361.41 feet, the chord bearing S 17° 57' 10" W, and the chord length 353.60 feet to a point of tangency,
5. S 02° 45' 17" E the distance of 232.43 feet to a point of curvature,
6. Along the arc of a circle, curving to the right, having the radius 500.00 feet, the arc length 394.35 feet, the chord bearing S 19° 50' 23" W, and the chord length 384.2 feet to a point of tangency,
7. S 42° 26' 03" W the distance of 142.37 feet to the point of beginning.

Thence from said point of beginning, along line of lands of Open Space 8, the following two courses and distances,

1. S 47° 33' 57" E the distance of 250.00 feet to a corner point,
2. S 42° 26' 03" W the distance of 242.31 feet to a corner point being a common corner with Lot 3-2,

Thence along line of lands of Lot 3-2, the following two courses and distances,

1. N 47° 33' 57" W the distance of 226.53 feet to a point,
2. N 16° 02' 43" E the distance of 52.81 feet to a point being the center of the Tyler Lane cul-de-sac,

Thence along aforesaid Tyler Lane centerline, N 42° 26' 03" E the distance of 195.00 feet to the first mentioned point and place of beginning.

Said Lot 3-3 containing 60,022 SF of land (1.378 AC) more or less.

Said Lot 3-3 contains two sanitary sewer easements described as follows;

**Easement #1**

Beginning at a point being the southwesterly corner of said lot, thence along line of lands of Lot 3-2, N 47° 33' 57" W the distance of 20.00 feet to a point, thence leaving said line of lands of Lot 3-2 and continuing through Lot 3-3 the following two courses and distances;

1. N 42° 26' 03" E the distance of 184.85 feet to a point,
2. N 88° 57' 41" E the distance of 27.56 feet to a point on the southern property line of Lot 3-3,

Thence along said southerly property line S 42° 26' 03" W the distance of 176.25 feet to the first mentioned point and place of beginning.

**Easement #2**

Beginning at a point being the southeasterly corner of said lot, thence from said beginning point, along the southerly property line S 42° 26' 03" W the distance of 9.36 feet to a point, thence leaving said southerly property line and continuing through Lot 3-3, N 02° 29' 15" E the distance of 12.21 feet to a point on the westerly property line, thence along said westerly property line S 47° 33' 57" E the distance of 7.84 feet to the first mentioned point and place of beginning.

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**EXHIBIT "A"**  
Legal Description

Being part of the same premises which Sidney F. Tyler Trust dated 5-30-1917 and The Robert L. Montgomery Ardrossan Trust dated 6-4-1912 by Deed dated \_ and recorded \_ in Delaware County in \_ Page \_ conveyed unto ES III LP, in fee.

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**SCHEDULE B, PART I  
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Report who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
6. Pay the agreed amount for the estate or interest to be insured.
7. Pay the premiums, fees, and charges for the Policy to the Company.
8. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. DEED FROM: ES III LP  
TO: Christopher Marr and Kathleen Marr  
DATED: \_\_\_\_\_  
RECORDED: \_\_\_\_\_
9. Possible unfiled mechanics liens and municipal claims.
10. Terms of any unrecorded lease or rights of parties in possession.
11. Proof that all natural persons in this transaction are of full age and legally competent.
12. Proof of identity of parties as set forth in Recital.
13. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
14. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.

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ALTA Commitment for Title Insurance (08/01/2016)



**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)

15. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
16. **TAXES:**  
Receipts for Township, County and School Taxes for the three prior years to be produced.  
Township, County and School Taxes for the current year 2018  
Assessment \$6,460,700.00, \$5,113,050.00 and \$4,074,380.00  
Tax ID / Parcel No. 36-04-02463-00 (p/o), 36-04-02464-00 (p/o) and 36-04-02464-94 (p/o)
17. **WATER AND SEWER RENTS:**  
Receipts for Water and Sewer Rents for the three prior years to be produced.  
Water and Sewer Rents for the current year 2018.
18. **MECHANICS AND MUNICIPAL CLAIMS: NONE**
19. **MORTGAGES: NONE**
20. **JUDGMENTS: NONE**
21. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
22. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
23. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
24. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
25. File #PH1180454/TW7261290 must be settled prior to the settlement of current file.
26. Deed from Sidney F. Tyler Trust dated 5-30-1917 and The Robert L. Montgomery Ardrossan Trust dated 6-4-1912 to ES III LP, to be produced and recorded prior to settlement.
27. Description hereon for temporary use only -Survey must be produced and the premises described in accordance therewith. Possible additional requirements and exceptions to be added.
28. As to ESIII LP:
  - a. Certificate forming ESIII LP, a Limited Partnership, to be filed in the Department of State.

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**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)

- b. Current Partnership Agreement of ESIII LP to be produced, examined and possible additional requirements to be added.
  - c. Names of all General Partners and proof that they are all of the General Partners of ESIII LP, a Limited Partnership, to be furnished and additional searches made.
  - d. Present deed to be made by ESIII LP, a Limited Partnership, with the joinder of all General Partners.
  - e. Proof that ESIII LP is still subsisting.
29. Name of mortgagor to be furnished and additional searches made.
30. Last Insured Not Available.

**END OF SCHEDULE B, PART I**

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**SCHEDULE B, PART II  
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
6. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Tyler Lane.
7. Stream of water flows through premises hereon, subject to rights of other riparian owners abutting stream.
8. Terms of Trust created under Deed of Trust from Robert L. Montgomery et ux dated 6-4-1912 and recorded in Deed Book 347 page 233, and Supplemental Indentures thereto recorded in Deed Book 708 page 366 and Deed Book 1153 page 75.
9. Rights granted to American Telegraph and Telephone Co in Deed Book 824 page 452.
10. Rights and Obligations as to use and maintenance of driveway set forth in Deed Book 1016 page 478.
11. Rights granted to Philadelphia Electric Company and Bell Telephone Company in Deed Book 1249 page 426.
12. Rights granted to American Telegraph and Telephone Co of Pennsylvania in Deed Book 1761 page 331.
13. Rights granted to Radnor Township Municipal Authority in Deed Book 1920 page 92.
14. Deed of Easement to Commonwealth of Pennsylvania Department of Highways set forth in Deed Book 2233 page

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**SCHEDULE B, PART II  
EXCEPTIONS**  
(continued)

677.

15. Rights granted to Bell Telephone Company Deed Book 2269 page 968.
16. Rights granted to Bell Atlantic-Pennsylvania, Inc. in Volume 1889 page 1793.
17. Easement Agreement (leach field) in Volume 2002 page 1086.
18. Grant of Easement and Declaration of Restrictive Covenants (Brandywine Conservancy) dated 9-6-2005 and recorded 9-1-2005 in Volume 3600 page 579. (Appurtenance)
19. Conditions disclosed by survey made by Momenee and Associates dated 9-10-1999 and recorded in Plan Volume 20 page 415:-notes and conditions.
20. Conditions disclosed by survey made by Momenee and Associates, Inc. dated 5-2-2000 and recorded in Plan Volume 28 page 91:-notes and conditions.
21. Conditions disclosed by survey made by Momenee & Associates, Inc. Civil Engineers and Land Surveyors dated 9-5-2014, last revised 12-8-2014 and recorded in Plan Volume 38 page 20:-notes and conditions.
22. Declaration of Easements in Volume 5585 page 253.
23. Declaration of Ardrossan Farms, a Planned Community recorded 12-24-2014 in Volume 5585 page 276.
24. Easement Agreement (Access & Utility) recorded 3-30-2015 in Volume 5620 page 1190.
25. Easement Agreement (Stormwater) in Volume 5620 page 1223.
26. Easement Agreement (Sanitary Sewer) in Volume 5620 page 1252.
27. Supplemental Declaration No. 1 to the Declaration of Ardrossan Farms, a Planned Community recorded 3-30-2015 in Volume 5620 page 1310.
28. Supplemental Declaration No. 2 to the Declaration of Ardrossan Farms, a Planned Community recorded 12-23-2015 in Volume 5748 page 2235.
29. Supplemental Declaration No. 3 to the Declaration of Ardrossan Farms, a Planned Community recorded 3-11-2016 in Volume 5780 page 1531.
30. Supplemental Declaration No. 4 to the Declaration of Ardrossan Farms, a Planned Community recorded 05/10/2017 in Volume 5995 page 252.

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**SCHEDULE B, PART II  
EXCEPTIONS  
(continued)**

31. Supplemental Declaration No. 5 to the Declaration of Ardrossan Farms, a Planned Community recorded 05/11/2017 in Volume 5996 page 847.
32. Supplemental Declaration No. 6 to the Declaration of Ardrossan Farms, a Planned Community recorded 3-20-2018 in Volume 6142 page 907.
33. Notice of Posting of Financial Security in Volume 6142 page 983.

**END OF SCHEDULE B, PART II**

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ALTA Commitment for Title Insurance (08/01/2016)



## COMMITMENT CONDITIONS

## 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be Issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

## 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

## 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I-Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
- 8. PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. ARBITRATION**  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

**END OF CONDITIONS**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complain Center:**  
<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE  
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

**Types of Information Collected**

We may collect two types of information from you: Personal Information and Browsing Information.

**Personal Information.** FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

**Browsing Information.** FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

**How Personal Information is Collected**

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

**How Browsing Information is Collected**

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

**Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

### **When Information Is Disclosed**

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "Choices With Your Information" to learn the disclosures you can restrict.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

### **Choices With Your Information**

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

**For California Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

**For Nevada Residents:** You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

**For Oregon Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

**Information From Children**

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

**International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

**FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

**Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to [privacy@fnf.com](mailto:privacy@fnf.com), by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

# ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



**Fidelity National Title**  
Insurance Company

Commitment Number:

**PHI181017**

## NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary



*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Name and Address of Sender  
**Rapnor Township**  
**301 Ives Avenue**  
**Wayne, PA 19087**

Check type of mail or service:  
 Certified  
 COD  
 Delivery Confirmation  
 Express Mail  
 Insured  
 Recorded Delivery (International)  
 Registered  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	TRITTON CHRISTINA 404 IVERARAY RD VILLANOVA, PA 19085	.47	.40								
2.	GALLOWAY JOHN T & NANCY 410 INVERARY RD VILLANOVA, PA 19085										
3.	MCALAIN DANIEL PAUL & SANDRA H 416 INVERARAY DR VILLANOVA, PA 19085										
4.	MERRIMAN RICHARDSON T 402 INVERARY RD VILLANOVA, PA 19085										
5.	VEALE TINKHAM III & LOIS 902 NEWTOWN RD VILLANOVA, PA 19085										
6.	SHANAHAN KEVEN P & JULIEANN G 810 NEWTOWN RD VILLANOVA, PA 19085										
7.	JAHNLE RICHARD L & GRACE R 861 LESLEY RD VILLANOVA, PA 19085										
8.											



U.S. POSTAGE PAID  
 SOUTHEASTERN, PA  
 19399  
 JAN 17, 19  
 AMOUNT  
**\$4.40**  
 R2304M112540-06



0000

U.S. POSTAGE PAID  
 SOUTHEASTERN, PA  
 19399  
 JAN 17, 19  
 AMOUNT  
**\$16.00**  
 R2304M112540-06



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Postmaster, Per (Name of receiving employee)

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U.S. POSTAGE PAID  
 SOUTHEASTERN, PA  
 19399  
 JAN 17, 19  
 AMOUNT  
**\$16.00**  
 R2304M112540-06



0000

U.S. POSTAGE PAID  
 SOUTHEASTERN, PA  
 19399  
 JAN 17, 19  
 AMOUNT  
**\$16.00**  
 R2304M112540-06



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U.S. POSTAGE PAID  
 SOUTHEASTERN, PA  
 19399  
 JAN 17, 19  
 AMOUNT  
**\$16.00**  
 R2304M112540-06



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Delivery Receipt

**PS Form 3877, February 2002 (Page 1 of 2)**

Check type of mail or service:  
 Certified  
 COD  
 Delivery Confirmation  
 Express Mail  
 Insured

Recorded Delivery (International)  
 Registered  
 Return Receipt for Merchandise  
 Signature Confirmation

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Article Number

1. RAINEY ARTHUR H & NANCY B  
 769 HARRISON ROAD  
 VILLANOVA, PA 19085

2. DAVIES NIGEL  
 754 NEWTOWN RD  
 VILLANOVA, PA 19085

3. COONEY GERALD W & PATRICIA A  
 500 ATTERBURY RD  
 VILLANOVA, PA 19085

4. KELLY JOHN J & ANITA GALLAGHER  
 406 INVERARAY RD  
 VILLANOVA, PA 19085

5. SWEET JAMES M & JOYCE A  
 412 INVERARAY  
 VILLANOVA, PA 19085

6. PAPA CHRISTOPHER J & ELISA M  
 401 INVERARAY RD  
 VILLANOVA, PA 19085

7. BEGG EDWARD A & MELISSA A  
 461 DARBY PAOLI RD  
 VILLANOVA, PA 19085

8.

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	RAINEY ARTHUR H & NANCY B 769 HARRISON ROAD VILLANOVA, PA 19085	.47	.40									
2.	DAVIES NIGEL 754 NEWTOWN RD VILLANOVA, PA 19085											
3.	COONEY GERALD W & PATRICIA A 500 ATTERBURY RD VILLANOVA, PA 19085											
4.	KELLY JOHN J & ANITA GALLAGHER 406 INVERARAY RD VILLANOVA, PA 19085											
5.	SWEET JAMES M & JOYCE A 412 INVERARAY VILLANOVA, PA 19085											
6.	PAPA CHRISTOPHER J & ELISA M 401 INVERARAY RD VILLANOVA, PA 19085							Delivery Confirmation	Signature Confirmation	Special Handling	Restricted Delivery	Return Receipt
7.	BEGG EDWARD A & MELISSA A 461 DARBY PAOLI RD VILLANOVA, PA 19085											
8.												

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Total Number of Pieces Received at Post Office

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Raonor Township  
301 Iven Avenue  
Wayne, PA 19087

- Check type of mail or service:
- Certified
  - COD
  - Delivery Confirmation
  - Express Mail
  - Insured
  - Recorded Delivery (International)
  - Registered
  - Return Receipt for Merchandise
  - Signature Confirmation

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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	VEALE TINKHAM III & LOIS B 902 NEWTOWN RD VILLANOVA, PA 19085	.47	.40									
2.	BURKHART CHARLES & PATRICIA 819 CHURCH RD WAYNE, PA 19087											
3.	WILLIAMS GERALD & ROBIN 859 LESLEY ROAD VILLANOVA, PA 19085											
4.	FRAZIER JOHN W IV & GRACE B 761 HARRISON ROAD VILLANOVA, PA 19085											
5.	CLARKE JAMES J & MARGARET Z 760 NEWTOWN RD VILLANOVA, PA 19085							Delivery Confirmation	Signature Confirmation	Special Handling	Restricted Delivery	Return Receipt
6.	LARSEN KIRK H 770 NEWTOWN RD VILLANOVA, PA 19085											
7.	ANTHONY MARLENE A 408 INVERARAY VILLANOVA, PA 19085											
8.												



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PS Form 3877, February 2002 (Page 1 of 2)

*Ransom Township  
301 Ives Avenue  
Wayne, PA 19087*

Check type of mail or service:

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- COD
- Delivery Confirmation
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- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	CIVITELLA M & BARBARA 764 NEWTOWN ROAD VILLANOVA, PA 19085	.47	.40									
2.	HANAMIRIAN MARK & DOROTHY 768 NEWTON RD VILLANOVA, PA 19085											
3.	BUCK WILLIAM C & LAURA T 247 HOTHORPE LANE VILLANOVA, PA 19085											
4.	BUCK LAURA T & WILLIAM 274 HOTHORPE LN VILLANOVA, PA 19085											
5.	PETERSON PAULA A 262 HOTHORPE LA VILLANOVA, PA 19085											
6.	CAVANAUGH JAMES H & ESTER M 265 HOTHORPE LA VILLANOVA, PA 19087											
7.	LOVETT, JAMES W 280 ABRAHAMS LA VILLANOVA, PA 19085											
8.												



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POSTNET ZIP+4 PERMITS

*RADNOR Township  
301 Ives Avenue  
Wayne, PA 19087*

- Check type of mail or service:
- Certified
  - COD
  - Delivery Confirmation
  - Express Mail
  - Insured
  - Recorded Delivery (International)
  - Registered
  - Return Receipt for Merchandise
  - Signature Confirmation

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Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	SEMERJIAN GEORGE 2215 HORSESHOE TRAIL CHESTER SPRINGS, PA 19425	.47	.40									
2.	MCDEVITT WADE L & WENDY 255 ABRAHAMS LA VILLANOVA, PA 19085											
3.	ZABRANSKY VACLAV P & ANNA P 742 NEWTON ROAD VILLANOVA, PA 19085											
4.	KOFFLER JONATHAN 720 NEWTOWN RD VILLANOVA, PA 19085											
5.	LAVIN ADONIA Z & GRIMES MICHELE Z 718 KNOX RD VILLANOVA, PA 19085											
6.	CROW MARTHA 776 NEWTOWN ROAD VILLANOVA, PA 19085											
7.	BUCK WILLIAM & LAURA T 270 HOTHORPE LA VILLANOVA, PA 19085											
8.												



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office



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PS Form 3877, February 2002 (Page 1 of 2)

*Ranor Township  
301 Iven Avenue  
Wayne, PA 19087*

Uncheck type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(If issued as a certificate of mailing, or for additional copies of this bill)  
Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	MACKIEWICZ JOHN J & MARILYN T 258 HOTHORPE LANE VILLANOVA, PA 19085	.47	.40									
2.	PETTIT DONALD K & COOKE SUZANNE A 1275 FARM RD BERWYN, PA 19312											
3.	LESKO GLENN & CHRISTINE 276 ABRAHAMS LN VILLANOVA, PA 19085											
4.	ECKER AMIR L & MARIA T 10 WOODDED LN MEDIA, PA 19063											
5.	HARRINGTON C D JR 757 NEWTOWN RD VILLANOVA, PA 19085											
6.	LARIJANI MOHAMMAD & ELIZABETH A 736 NEWTOWN RD VILLANOVA, PA 19085											
7.	MOONEY EDWARD J JR & NELIA N 22 MATLACK LA VILLANOVA, PA 19085											
8.												



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Postmaster, Per (Name of receiving employee)

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**RANDOLPH TOWNSHIP**  
 RANDOLPH TOWNSHIP  
 301 Ives Avenue  
 Wayne, PA 19087

Check type of mail or service:  
 Certified  
 COD  
 Registered  
 Delivery Confirmation  
 Express Mail  
 Insured

Recorded Delivery (International)  
 Registered  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (If issued as a certificate of mailing, or for additional copies of this bill)  
 Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	BAKER HAROLD 725 NEWTOWN RD VILLANOVA, PA 19085	.47	.40									
2.	BOYLAN FRANCIS T 617 NEWTOWN RD VILLANOVA, PA 19085											
3.	TUMA GARY A 266 HOTHORPE LANE VILLANOVA, PA 19085											
4.	MONTGOMERY WILLIAM K & ROBERTA V											
5.	257 HOTHORPE LA VILLANOVA, PA 19085											
6.	WALTER WILLIAM G & MARY ANN 794 NEWTOWN RD VILLANOVA, PA 19085											
7.	KUVAEV ROMAN & IRINA 272 ABRAHAMS LA VILLANOVA, PA 19085											
8.	HUMANN KERSTIN E & FRANCIS J 265 ABRAHAMS LA VILLANOVA, PA 19085											



Total Number of Pieces Listed by Sender: 7  
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POSTNET MAILING SERVICE

*Ranon Township  
301 Ives Avenue  
Wayne, PA 19087*

Check type of mail or service:  
 Certified  
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 Delivery Confirmation  
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 Return Receipt for Merchandise  
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Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	GRIMES KAREN H & JOSEPH P JR 753 HARRISON RD VILLANOVA, PA 19085	.47	.40					Delivery Confirmation	Signature Confirmation	Special Handling	Restricted Delivery	Return Receipt
2.	LICHTENWALNER CHARLES A & MEGAN K 25 MATLACK LANE VILLANOVA, PA 19085											
3.	MCNAMARA WILLIAM B 719 NEWTOWN ROAD VILLANOVA, PA 19085											
4.	DAILY DANIEL J & SUSAN M 724 KNOX ROAD VILLANOVA, PA 19085											
5.	GOLDSTEIN DARA TYE 731 NEWTOWN RD VILLANOVA, PA 19085											
6.	STEWART ANN M 504 ATTERBURY RD VILLANOVA, PA 19085											
7.	HERBERT SCOTT H & MICHELLE C 516 ATTERBURY RD VILLANOVA, PA 19085											
8.												



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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	LO BONNIE 528 ATTERBURY RD VILLANOVA, PA 19085	.47	.40									
2.	ETEMAD BABAK & MANDANA 540 ATTERBURY RD VILLANOVA, PA 19085											
3.	SNYDER JOHN AVERY 452 INVERARY VILLANOVA, PA 19085											
4.	FINLEY JOHN J IV & NANSTEEL JENNIFER LEE											
5.	534 CAMPWOODS CIR VILLANOVA, PA 19085											
6.	BRETHWAITE SANDRA A 533 ATTERBURY RD VILLANOVA, PA 19085											
7.	LEDERMAN MARC R & JENNIFER L 521 ATTERBURY RD VILLANOVA, PA 19085											
8.	GEISE RICHARD W & DEBORAH 725 KNOX RD VILLANOVA, PA 19085											



Total Number of Pieces Listed by Sender: 8 Total Number of Pieces Received at Post Office: \_\_\_\_\_  
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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	ROUSE WILLIAM P & EILISE 507 ATTERBURY RD VILLANOVA, PA 19085	.47	.40									
2.	MARGOLIS MICHAEL & PATRICIA 508 ATTERBURY RD VILLANOVA, PA 19085											
3.	SCHORK STEPHEN & DAWN 520 ATTERBURY RD VILLANOVA, PA 19085											
4.	CRINNION SEAN T 532 ATTERBURY RD VILLANOVA, PA 19085											
5.	MCGINLEY EDWARD F III 741 NEWTOWN RD VILLANOVA, PA 19085											
6.	VAN RODEN JOHN CROSBY III 749 NEWTOWN RD VILLANOVA, PA 19085											
7.	VLOEDMAN PETER H & DEBORAH L 541 ATTERBURY RD VILLANOVA, PA 19085											
8.												



Total Number of Pieces Listed by Sender: *7*

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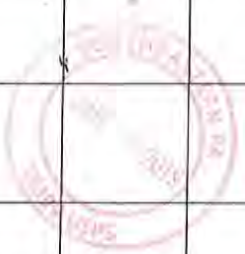
PS Form 3877, February 2002 (Page 1 of 2)

RANOR Township  
301 Ives Avenue  
Wayne, PA 19087

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1.	CHIVINSKI BRANDON 529 ATTERBURY RD VILLANOVA, PA 19085	.47	.40					Delivery Confirmation	Signature Confirmation	Special Handling	Restricted Delivery	Return Receipt
2.	MILHOUS STOWE B & JOAN M 517 ATTERBURY RD VILLANOVA, PA 19085											
3.	VAN HORN GERALD & MARGARET 719 KNOX RD VILLANOVA, PA 19085											
4.	TROSSET SCOTT A & KAREN L 501 ATTERBURY RD VILLANOVA, PA 19085											
5.	AMBROSIO SALVATORE F & SUZANN 512 ATTERBURY RD VILLANOVA, PA 19085											
6.	RILEY OWEN G III 524 ATTERBURY RD VILLANOVA, PA 19085											
7.	PRICE BRIAN & COLLEEN 536 ATTERBURY RD VILLANOVA, PA 19085											
8.												



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PS Form 3877, February 2002 (Page 1 of 2)

**Razor Township**  
 301 Ives Avenue  
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1.	MCGINLEY EDWARD F 741 NEWTOWN RD VILLANOVA, PA 19085	.47	.40									
2.	ELITZKY C/O NATHAN M ELITZKY 538 CAMPWOODS CIRCLE VILLANOVA, PA 19085											
3.	AVART HERBERT N & HELENE B 537 ATTERBURY RD VILLANOVA, PA 19085											
4.	QUIGLEY JARROD R & KATHARINE 525 ATTERBURY RD VILLANOVA, PA 19085											
5.	NEIMAN TIFFANY N & MICHAEL L 513 ATTERBURY RD VILLANOVA, PA 19085											
6.	MARTINO ROCCO L & BARBARA 512 WATCH HILL RD VILLANOVA, PA 19085											
7.	SHEVADE VIKAS A & SHEVADE AARTI L 516 WATCH HILL RD VILLANOVA, PA 19085											
8.												



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PS Form 3877, February 2002 (Page 1 of 2)

*Ransom Township  
301 Iven Avenue  
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1.	COBB JAMES L & PHYLLIS RAY D 545 ATTERBURY DR VILLANOVA, PA 19085	.47	.40									
2.	ROBINSON ARTHUR 538 SPROUL RD VILLANOVA, PA 19085											
3.	BENJAMIN STEVEN & MARISA 524 WATCH HILL RD VILLANOVA, PA 19085											
4.	RORER GERALD 761 NEWTOWN ROAD VILLANOVA, PA 19085											
5.	HOPSON MICHAEL 756 CAMPWOODS RD VILLANOVA, PA 19085											
6.	ARDROSSAN ESTATES TRUST W/MELLON BANK P O BOX 265 VILLANOVA, PA 19085											
7.	SNYDER MARTIN AVERY & ANN C 745 NEWTOWN RD VILLANOVA, PA 19085											
8.												



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Total Number of Pieces Received at Post Office

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Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

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Article Number

Postmaster, Per (Name of receiving employee)

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	BERKOWITZ HENRY D & JULIE S 745 CAMPWOODS RD VILLANOVA, PA 19085	.47	.40									
2.	KUMAR GUNDURAJ JAYASHREE ANIL 741 CAMPWOODS RD VILLANOVA, PA 19085											
3.	TAGUE MICHAEL G & SUSAN P 520 WATCH HILL RD VILLANOVA, PA 19085											
4.	MASSARA VINCENT & LESLIE A 704 CAMPWOODS RD VILLANOVA, PA 19085											
5.	BELL MEIKA & DAVIS JOANNE 3544 PRIMROSE RD PHILADELPHIA, PA 19114											
6.	RADNOR TOWNSHIP 301 IVEN AVENUE RADNOR, PA 19087											
7.	RORER GERALD B & ELIZ K 761 NEWTOWN RD VILLANOVA, PA 19085											
8.												



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Raptor Township  
 301 Ives Avenue  
 Wayne, PA 19087

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 Signature Confirmation

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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	MCKERNAN WILLIAM T & CYNTHIA D 310 TRILLIUM LANE WAYNE, PA 19087	.47	.40									
2.	MONTGOMERY R ALEXANDER c/o MELLON BANK TRUST C/O R UNGER PO BOX 7899 PHILADELPHIA, PA 19101											
3.	DONOHUE CORNELIUS M & ANN B 748 CAMPWOODS RD VILLANOVA, PA 19085											
4.	MORRISSY DANIEL J III & REILLY MARY 744 CAMPWOODS RD VILLANOVA, PA 19085											
5.	MOATZ WILLIAM L & JANET B FOX 736 CAMPWOODS ROAD VILLANOVA, PA 19085											
6.	REDDY PREMKUMAR E & KUSUMA E 20 COLONIAL RD WHITE PLAINS, NY 10605											
7.	KIM SOUNG OK 700 CAMPWOODS CIR VILLANOVA, PA 19085											
8.												



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Postmaster, Per (Name of receiving employee)

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PS Form 3877, February 2002 (Page 1 of 2)

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 Certified  
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Radnor Township  
 301 Iven Avenue  
 Wayne, PA 19087

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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	EAGLE LARRY J & CYNTHIA C 526 SPROUL ROAD VILLANOVA, PA 19085	.47	.40					Delivery Confirmation	Signature Confirmation	Special Handling	Restricted Delivery	Return Receipt
2.	RADNOR TOWNSHIP 301 IVEN AV WAYNE, PA 19087											
3.	RORER GERALD B ETUX 761 NEWTOWN RD VILLANOVA, PA 19085											
4.	CER CONCORD SCOTT LLC c/o TYLER T/a TRESS FI 0135 P O BOX 40062 TAX UNIT JACKSONVILLE, FL 322310062											
5.	MONTGOMERY R ALEXANDER PO BOX 40062 ATT JOA GUTHRIE JACKSONVILLE, FL 32202											
6.	CLANCY EDWARD P & SARA N 749 CAMPWOODS ROAD VILLANOVA, PA 19085											
7.	MOLDOVSKY GREGORY & SOPHIA 740 CAMP WOODS RD VILLANOVA, PA 19085											
8.												



Total Number of Pieces Listed by Sender: 8  
 Total Number of Pieces Received at Post Office: 8

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PS Form 3877, February 2002 (Page 1 of 2) Complete by Typewriter, Ink, or Ball Point Pen

POSTNET

RANDOLPH TOWNSHIP  
301 Ives Avenue  
Wayne, PA 19087

Check type of mail or service:  
 Certified  
 COD  
 Delivery Confirmation  
 Express Mail  
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 Return Receipt for Merchandise  
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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	MCCLOSKEY BRIAN T & MARIA DELLA 737 CAMPWOODS RD VILLANOVA, PA 19085	.47	.40									
2.	SIMON LYNNE S 732 CAMP WOODS RD VILLANOVA, PA 19085											
3.	RUSSELL W RANDALL & DIANE M 729 CAMP WOODS RD VILLANOVA, PA 19085											
4.	PARSONS CHARLES N & MARY M 725 CAMPWOODS RD VILLANOVA, PA 19085											
5.	HIXON KRISTA 716 CAMPWOODS ROAD VILLANOVA, PA 19085											
6.	JOHNSON JOHN & EILEEN M 713 CAMPWOODS RD VILLANOVA, PA 19085											
7.	RAFI FAWAD 701 CAMPWOODS RD VILLANOVA, PA 19085											
8.												



Total Number of Pieces Listed by Sender: 7

Total Number of Pieces Received at Post Office

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**RANDOLPH TOWNSHIP**  
 301 Ives Avenue  
 Wayne, PA 19087

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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	SHAW RICHARD J & SHAW JANE D 710 LARCHWOOD RD VILLANOVA, PA 19085	.47	.40									
2.	VON CZOERNIG FREDERICK H & JILL S 722 LARCHWOOD LANE VILLANOVA, PA 19085											
3.	JAVA DOMINGO J & GALVEZ MARIETTA L 713 LARCHWOOD LN VILLANOVA, PA 19085											
4.	COOK ASHLEY B & FITZGERALD MARK P 701 LARCHWOOD LANE VILLANOVA, PA 19085											
5.	LAU JOHN W 10886 SYMPHONY PARK DR N BETHESDA, MD 20852											
6.	BLAIR DAVID & JEAN REVOCABLE TRUST 724 CAMPWOODS RD VILLANOVA, PA 19085											
7.	ROSATO FRANCIS E 721 CAMPWOODS RD VILLANOVA, PA 19085											
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PS Form 3877, February 2002 (Page 1 of 2)

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1.	DEWEY NELSON G & ANNE M 712 CAMPWOODS ROAD VILLANOVA, PA 19085	.47	.40									
2.	MARTIN ALBERT S JR ETUX 709 CAMPWOODS RD VILLANOVA, PA 19085											
3.	YUDIS STEVEN K & CAROL N 700 LARCHWOOD LN VILLANOVA, PA 19085											
4.	MOLCHAN THOMAS M & DIANE A 714 LARCHWOOD LN VILLANOVA, PA 19085											
5.	EISELE MAUREEN A 725 LARCHWOOD LANE VILLANOVA, PA 19085											
6.	ENDERS GREGORY H & CHRISTINE B 709 LARCHWOOD LN VILLANOVA, PA 19085											
7.	OVERBROOK GOLF CLUB BOX 140 BRYN MAWR, PA 19010											
8.												



Total Number of Pieces Listed by Sender: 7

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PS Form 3877, February 2002 (Page 1 of 2)

**Ransom Township**  
 301 Ives Avenue  
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1.	SALVUCCI DAVID F & JENNIFER 728 CAMPWOODS RD VILLANOVA, PA 19085	.47	.40									
2.	REGAN RAYMOND F & LORA S 720 CAMPWOODS ROAD VILLANOVA, PA 19085											
3.	BLUMMER DAVID & MICHELLE 717 CAMPWOODS RD VILLANOVA, PA 19085											
4.	DEUSCHLE ROGER A & MARJORIE F 708 CAMPWOODS RD VILLANOVA, PA 19085											
5.	KIM STEVEN R 705 CAMPWOODS RD VILLANOVA, PA 19085											
6.	CARLSON ERIC J & SUSAN D 706 LARCHWOOD LANE VILLANOVA, PA 19085							Delivery Confirmation	Signature Confirmation	Special Handling	Restricted Delivery	Return Receipt
7.	CHETTLE MICHAEL J & KRISTIN J 718 LARCHWOOD LA VILLANOVA, PA 19085											
8.												



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PS Form 3877, February 2002 (Page 1 of 2)

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**Raunor Township**  
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1.	RASSAS KEVIN W & SUSAN 717 LARCHWOOD LN VILLANOVA, PA 19085	.47	.40									
2.	ACUFF JOHN A 705 LARCHWOOD AVE VILLANOVA, PA 19085											
3.	ACADEMY OF NOTRE DAME DENAMUR 560 SPROUL ROAD VILLANOVA, PA 19085											
4.	SULLIVAN JAMES J & CATHERINE P TR 650 SAW MILL RD NEWTOWN SQ, PA 19073											
5.	HECKMAN THOMAS S & MARY JO ASHENFELTER 1 1/2 EARLES LA NEWTOWN SQ, PA 19073											
6.	SLACK ANNA C & KIRBY H 2 EARLES LA NEWTOWN SQ, PA 19073											
7.	CROOP ROBERT S 646 LAKEVIEW CIR NEWTOWN SQ, PA 19073											
8.												



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1.	UNDERCOFLER RANDALL T & ANDREA G 647 MALIN RD NEWTOWN SQUARE, PA 19073	.47	.40									
2.	PARK DONALD JOHN 662 MALIN RD NEWTOWN SQUARE, PA 19073											
3.	MANKIN ERIC R & GOLDSTEIN LISA I 670 MALIN RD NEWTOWN SQ, PA 19073											
4.	SUMMIT HILL DEVELOPMENT LLC 319 E CONESTOGA RD WAYNE, PA 19087											
5.	YOUNG JERE A & CONSTANCE W 646 MALIN RD NEWTOWN SQUARE, PA 19073											
6.	FREEDMAN LARRY A & DANSONE DIANE J 638 MALIN RD NEWTOWN SQUARE, PA 19073											
7.	SACKS, STEPHEN E 650 MALIN RD NEWTOWN SQ, PA 19073											
8.												



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PS Form 3877, February 2002 (Page 1 of 2)

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**RANDOLPH TOWNSHIP**  
301 Ives Avenue  
Wayne, PA 19087

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	ANTIK DEWITT HOBART & MEREDITH WALKER 658 MALIN ROAD NEWTOWN SQ, PA 19073	.47	.40									
2.	KING ROBERT W 667 MALIN RD NEWTOWN SQUARE, PA 19073											
3.	FOX JOSEPH L & CHRISTINA O 820 LAWRENCE LN NEWTOWN SQ, PA 19073											
4.	LYONS THOMAS L 1 EARLS LA NEWTOWN SQUARE, PA 19073											
5.	RAFFERTY MICHAEL & JULIA 640 MALIN RD NEWTOWN SQUARE, PA 19073											
6.	OSMAN DOUGLAS F & DAWN S 641 MALIN RD NEWTOWN SQ, PA 19073											
7.	HASTINGS DAVID C 654 MALIN RD NEWTOWN SQUARE, PA 19073											
8.												



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Postmaster, Per (Name of receiving employee)

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- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(If issued as a certificate of mailing, or for additional copies of this bill)  
Postmark and Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	CHINTHAKUNTLA PRAVEEN & TIRUMALA VAISHNAVI 655 MALIN RD NEWTOWN SQUARE, PA 19073	.47	.40									
2.	REYNOLDS JAMES C & C LYNN 664 MALIN RD NEWTOWN SQ, PA 19073											
3.	MULLEN JEFFREY & SUZANNE 681 DARBY PAOLI RD VILLANOVA, PA 19085											
4.												
5.												
6.												
7.												
8.												



Total Number of Pieces Listed by Sender: 3

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

Delivery Confirmation  
Signature Confirmation  
Special Handling  
Restricted Delivery  
Return Receipt

**SAUL EWING**  
**ARNSTEIN**  
**& LEHR** <sup>LLP</sup>

John C. Snyder  
Phone: (610) 251-5079  
Fax: (610) 408-4409  
John.Snyder@saul.com  
www.saul.com

January 17, 2019

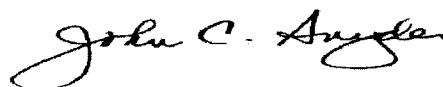
**Re: *Land Development Application #2016-D-11***  
***Ardrossan Farms Lots 3-2, 3-3 and OS-8A – Lot Line Change***

Dear Neighbor:

ES III, LP and Christopher and Kathleen Marr have applied to Radnor Township to shift the lot lines between Ardrossan Farms Lots 3-2 and 3-3, transfer property from OS-8A to Lot 3-3 and to create a new OS-12. These plans are available for public viewing in the Radnor Township Engineering Department. These plans will be reviewed by the Radnor Township Planning Commission at a scheduled meeting on **Monday, February 4, 2019**.

Radnor Township Planning Commission meetings begin at **7:00pm**. The meetings will be held in the Radnor Township Municipal Building located at 301 Iven Avenue, Wayne, PA 19087.

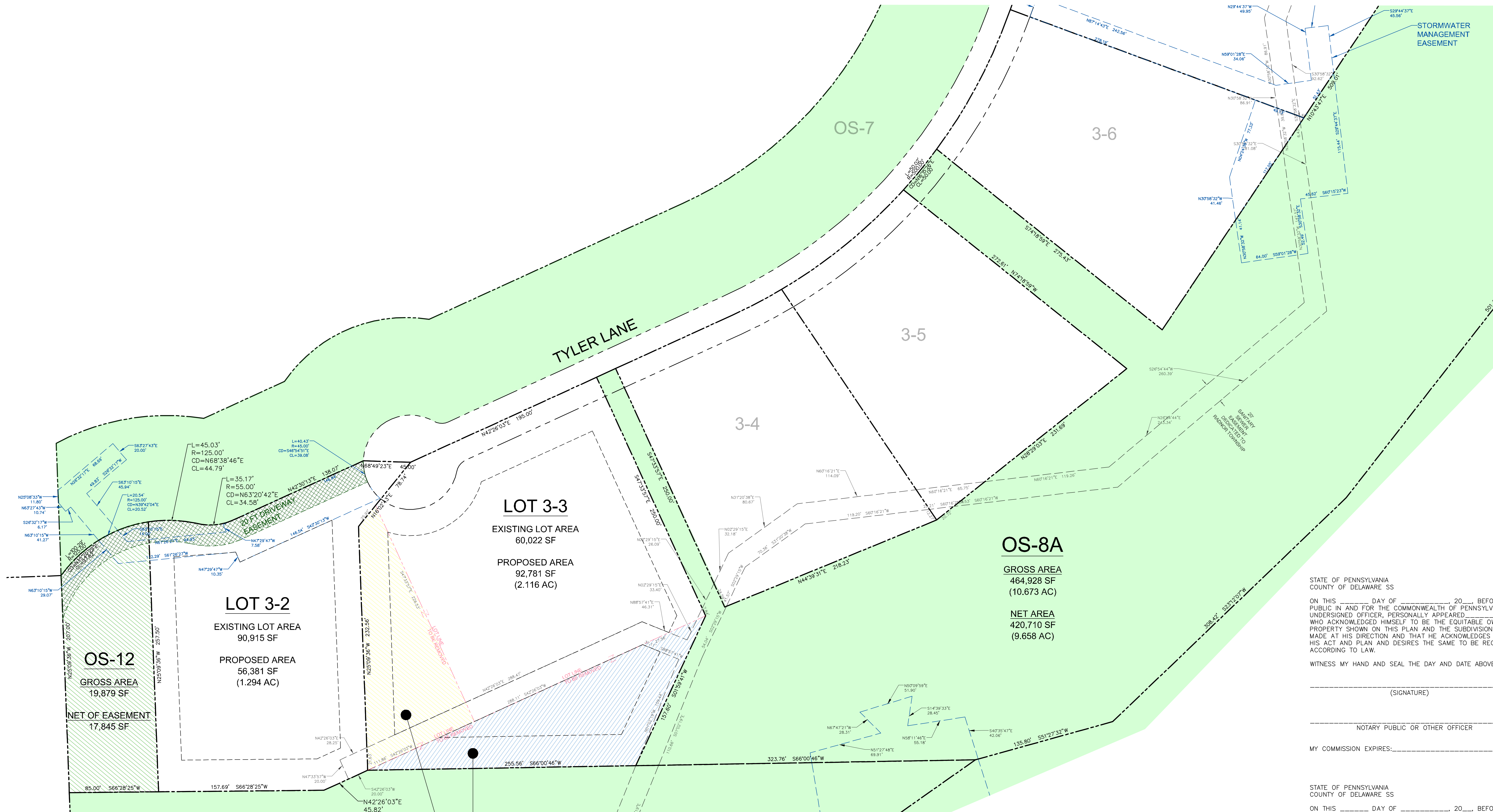
Sincerely,



John C. Snyder  
Attorney for Applicant

# LOTS 3-2, 3-3, OS-8A & OS-12 LOT LINE CHANGE PLAN for THE ARDROSSAN FARM

RADNOR TOWNSHIP \* DELAWARE COUNTY \* PENNSYLVANIA

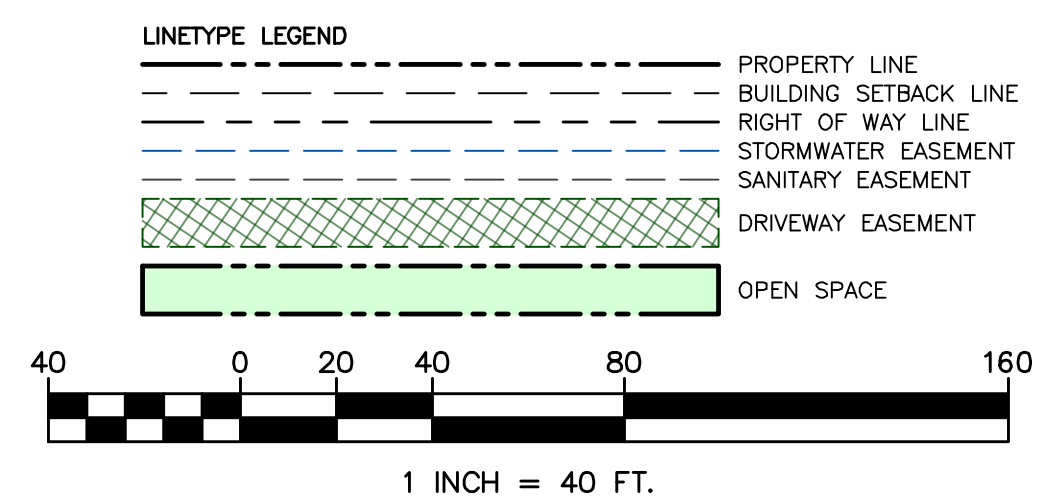


### OPEN SPACE AREA CALCULATION

LESS OPEN SPACE ADDED TO LOT 3-3:	18,103 SF
NEW OPEN SPACE 12:**	18,262 SF**
<b>NET NEW OPEN SPACE</b>	<b>(+)159 SF</b>

\* OS-12 CREATED FROM AREA TAKEN FROM LOT 3-2  
\*\* NET AREA OF OPEN SPACE 12 LESS DRIVEWAY ACCESS EASEMENT

18,103 SF TO BE TRANSFERRED FROM OS-8A TO LOT 3-3  
14,656 SF TO BE TRANSFERRED FROM LOT 3-2 TO LOT 3-3



### ZONING DISTRICT AC RESIDENTIAL DISTRICT

AREA:	2 AC
LOT WIDTH:	80' AT BSBL
BUILDING AREA:	15% MAX
FRONT YARD:	60 FT
SIDE YARD:	50 FT MIN, 40 FT NON-RESIDENTIAL BUILDINGS.
REAR YARD:	60 FT
NOTE: THIS SITE TO BE DEVELOPED UNDER DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.	
MINIMUM TRACT AREA:	20 AC
PERIMETER BUILDING SETBACK:	75 FT FROM RIGHT OF WAY 50 FT FROM ADJACENT PROPERTY 35 FT FROM OUTSIDE EDGE OF CURB
FRONT YARD:	25 FT
SIDE YARD:	25 FT
REAR YARD:	30 FT

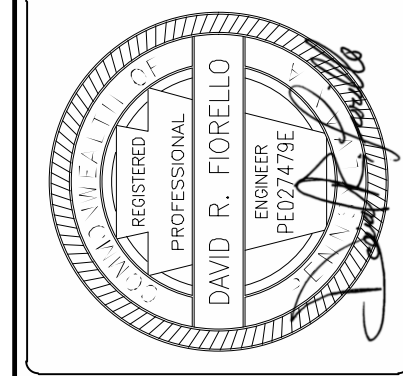
STATE OF PENNSYLVANIA  
COUNTY OF DELAWARE SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS DIRECTION AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.  
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE)  
NOTARY PUBLIC OR OTHER OFFICER  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF DELAWARE SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS DIRECTION AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.  
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE)  
NOTARY PUBLIC OR OTHER OFFICER  
MY COMMISSION EXPIRES: \_\_\_\_\_

**DISCLAIMER:**  
I, THE SURVEYOR, HAVE REVIEWED THIS PLAN AND THE INFORMATION THEREON AND I HAVE NO KNOWLEDGE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THE INFORMATION HEREON. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THIS PLAN. I AM PROVIDING THIS PLAN AS A SERVICE TO MY CLIENTS AND I AM NOT PROVIDING ANY INSURANCE OR GUARANTEE OF ACCURACY OR LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THIS PLAN. I AM PROVIDING THIS PLAN AS A SERVICE TO MY CLIENTS AND I AM NOT PROVIDING ANY INSURANCE OR GUARANTEE OF ACCURACY OR LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THIS PLAN.  
© MOMENEE, INC. 2019

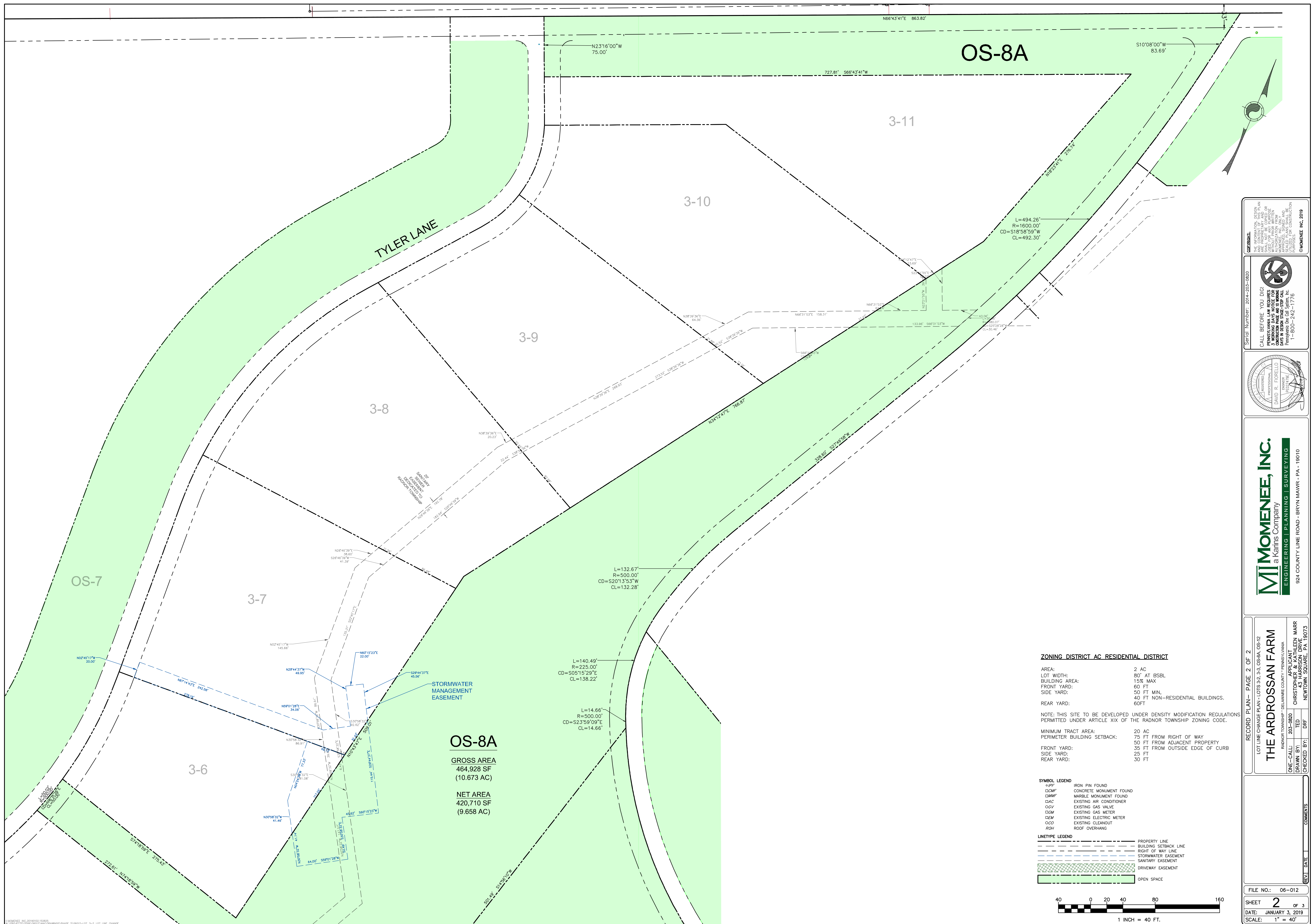


**MOMENEE, INC.**  
a Karmis Company  
ENGINEERING | PLANNING | SURVEYING  
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN - PAGE 1 OF 2  
LOT LINE CHANGE PLAN - LOTS 3-2, 3-3, OS-8A, OS-12  
**THE ARDROSSAN FARM**  
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA  
APPLICANT: CHRISTOPHER & KATHLEEN MARR  
43 HARRISON DRIVE  
NEWTOWN SQUARE, PA 19073  
ONE-CALL: 202-882-0820  
DRAWN BY: TED  
CHECKED BY: DRF

FILE NO.: 06-012  
SHEET 1 of 3  
DATE: JANUARY 3, 2019  
SCALE: 1" = 40'





OS-8A

3-11

3-10

3-9

3-8

3-7

3-6

TYLER LANE

**OS-8A**  
 GROSS AREA  
 464,928 SF  
 (10.673 AC)  
 NET AREA  
 420,710 SF  
 (9.658 AC)

**ZONING DISTRICT AC RESIDENTIAL DISTRICT**

AREA:	2 AC
LOT WIDTH:	80' AT BSBL
BUILDING AREA:	15% MAX
FRONT YARD:	60 FT
SIDE YARD:	50 FT MIN.
REAR YARD:	40 FT NON-RESIDENTIAL BUILDINGS, 60 FT

NOTE: THIS SITE TO BE DEVELOPED UNDER DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.

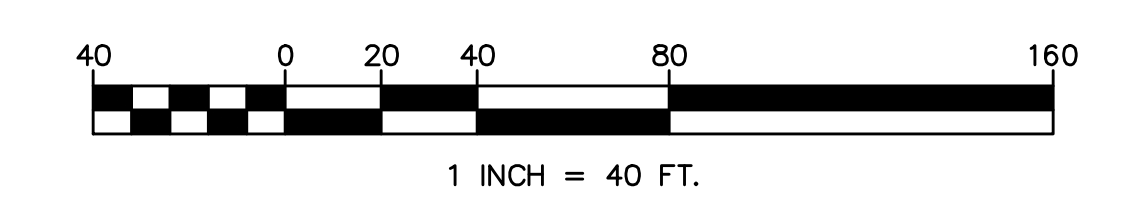
MINIMUM TRACT AREA:	20 AC
PERIMETER BUILDING SETBACK:	75 FT FROM RIGHT OF WAY 50 FT FROM ADJACENT PROPERTY
FRONT YARD:	35 FT FROM OUTSIDE EDGE OF CURB
SIDE YARD:	25 FT
REAR YARD:	30 FT

**SYMBOL LEGEND**

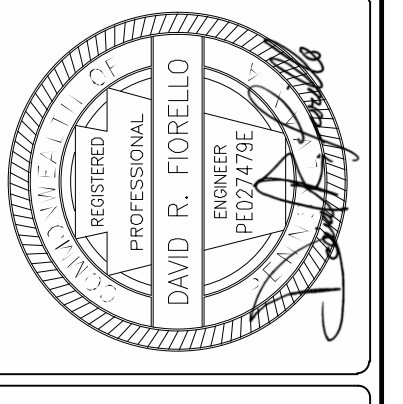
●	IRON PIN FOUND
□	CONCRETE MONUMENT FOUND
○	MARBLE MONUMENT FOUND
—	EXISTING AIR CONDITIONER
—	EXISTING GAS VALVE
—	EXISTING GAS METER
—	EXISTING ELECTRIC METER
—	EXISTING CLEANOUT
—	ROOF OVERHANG

**LINETYPE LEGEND**

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	RIGHT OF WAY LINE
---	STORMWATER EASEMENT
---	SANITARY EASEMENT
---	DRIVEWAY EASEMENT
---	OPEN SPACE



© MOMENEE, INC. 2019  
 1-800-242-1776  
 Pennsylvania One Call System, Inc.  
 3 HARRISON DRIVE  
 NEWTOWN SQUARE, PA 19073

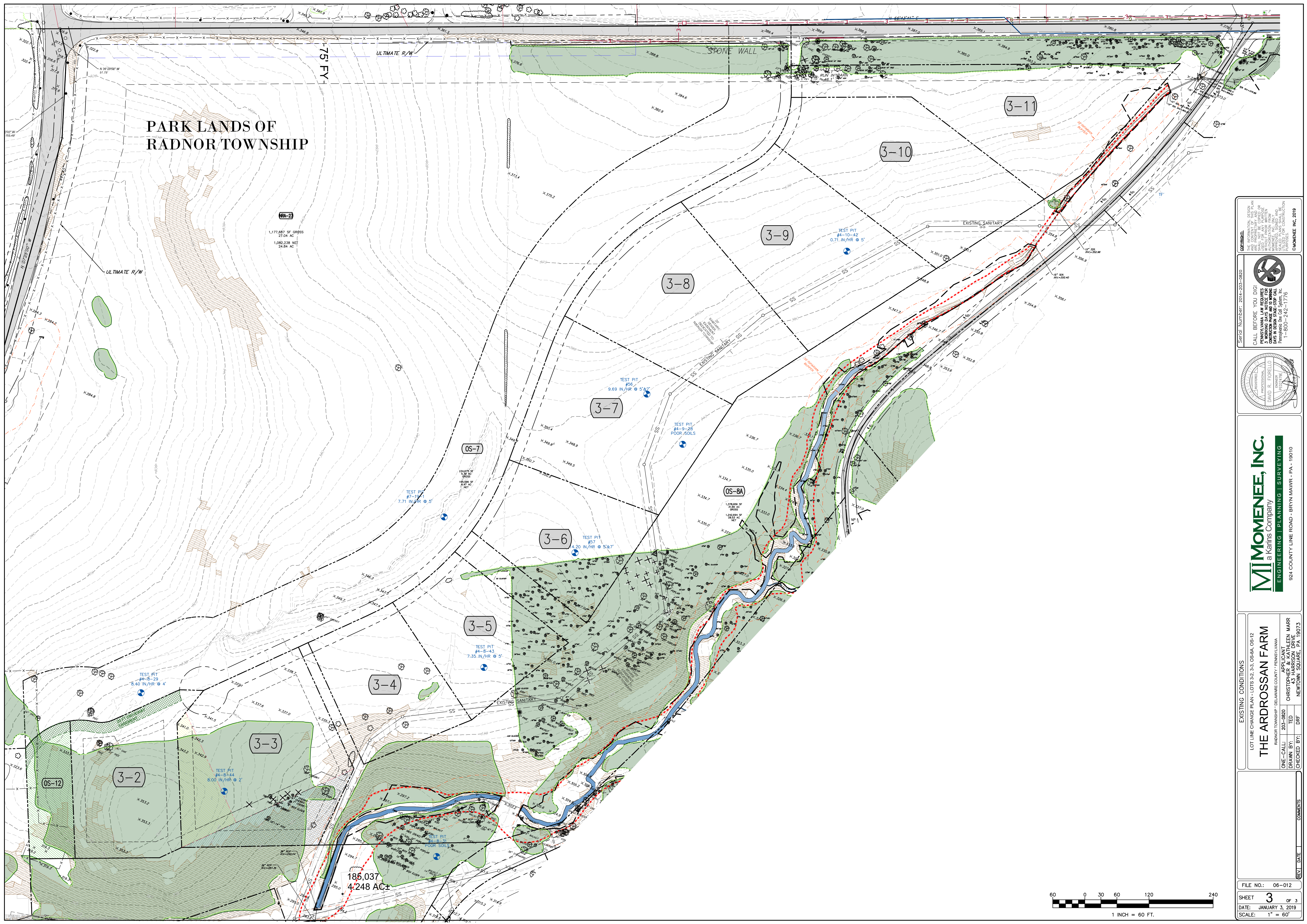


**MOMENEE, INC.**  
 a Kohns Company  
 ENGINEERING | PLANNING | SURVEYING  
 824 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN - PAGE 2 OF 2  
 LOT LINE CHANGE PLAN - LOTS 3-2, 3-3, OS-8A, OS-12  
**THE ARROSSAN FARM**  
 RANDOLPH TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA  
 APPLICANT: CHRISTOPHER & KATHLEEN MARR  
 43 HARRISON DRIVE  
 NEWTOWN SQUARE, PA 19073  
 ONE-CALL: 202-880-1776  
 DRAWN BY: TED  
 CHECKED BY: DRF

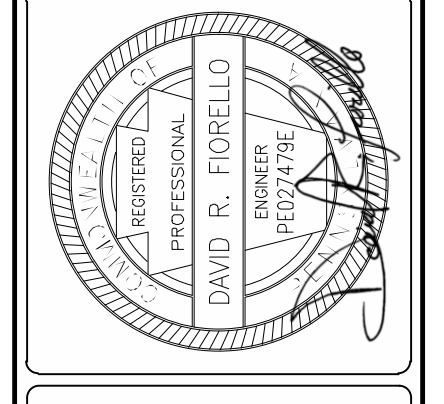
FILE NO.: 06-012  
 SHEET 2 of 3  
 DATE: JANUARY 3, 2019  
 SCALE: 1" = 40'

**PARK LANDS OF  
RADNOR TOWNSHIP**



**DISCLAIMER:**  
THE USER OF THIS PLAN AND ANY PART THEREOF SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO MOMENEE, INC. AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. MOMENEE, INC. AND ITS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN OR ANY PART THEREOF.

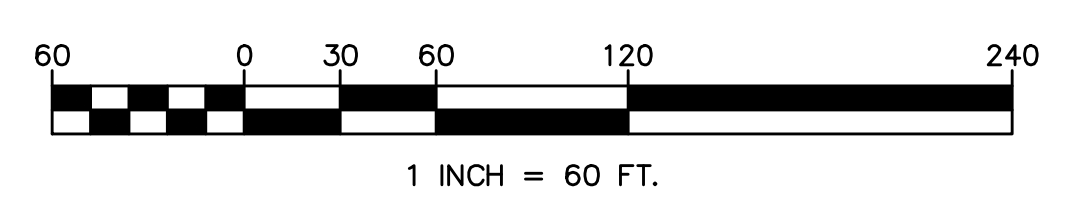
CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR ALL UTILITY LOCATIONS. CALL 800-488-7827 FOR MORE INFORMATION. PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776



**MOMENEE, INC.**  
a Karmis Company  
ENGINEERING | PLANNING | SURVEYING  
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

**EXISTING CONDITIONS**  
LOT LINE CHANGE PLAN - LOTS 3-2, 3-3, OS-8A, OS-12  
**THE ARDROSSAN FARM**  
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA  
APPLICANT: CHRISTOPHER & KATHLEEN MARR  
ONE-CALL: 203-0820  
DRAWN BY: TED  
CHECKED BY: DRF

FILE NO.: 06-012  
SHEET **3** of 3  
DATE: JANUARY 3, 2019  
SCALE: 1" = 60'  
REVISIONS: [None listed]



---

# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



---

### Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer 

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

Date: March 19, 2019

---

**Re: 237 Bryn Mawr Avenue - Waiver of §245 Article III Drainage Plan Requirements and §245 Article IV Stormwater Management**

---

The applicant is proposing to expand the driveway by 991.5 square feet and replace 215 square feet of existing walkway. Infiltration testing at one location at the above site, and the infiltration rate was zero inches per hour. Due to the lack of infiltration, the applicant is required to request a waiver from §245 Article III Drainage Plan Requirements and §245 Article IV Stormwater Management.

The applicant is proposing to use permeable material for the driveway addition and walkway replacement.

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



# Gannett Fleming

Excellence Delivered *As Promised*

**Date:** March 12, 2019

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

**From:** Roger Phillips, PE

**RE:** 237 S. Bryn Mawr Avenue – Stormwater Waiver Request

---

The applicant has submitted a waiver request for construction of a 991.5 SF driveway expansion and replacement of 215 SF of existing walkway. The applicant is requesting a waiver of §245 Article III Drainage Plan Requirements and §245 Article IV Stormwater Management of the Township's Stormwater Management Ordinance.

The applicant has performed infiltration testing at one (1) location on the site. The required infiltration is not feasible due to the infiltration testing results of zero inches per hour. In addition, no public storm sewers exist in the surrounding right-of-way to accept runoff discharge. The applicant is proposing that all new and replacement construction be a 100% permeable paver system with a detention system. The applicant also proposes two (2) 65-gallon rain barrels at the roof downspouts.

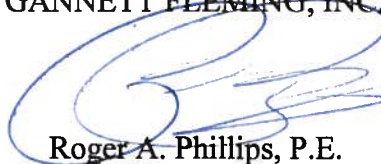
The applicant has requested to appear before the Board of Commissioners to request a waiver from the above-mentioned section of the Ordinance and the implementation of the above mentioned stormwater system.

In addition to the waiver request, the applicant must submit a grading permit application to be reviewed by the Township.

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



LAMB | McERLANE PC

ATTORNEYS AT LAW

Roman J. Koropey  
rkoropey@lambmcerlane.com

February 28, 2019

*Via Hand Delivery*

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


Re: 237 S. Bryn Mawr Avenue

Dear Mr. Norcini,

Following up on our recent discussions, I am submitting five copies of the attached waiver request prepared by Momenee, Inc. with regard to the property referenced above. Upon review, please let me know if anything else should be included. Otherwise, I understand that you shall seek to have this request placed on the Board's April agenda.

Thank you.

Very truly yours,



ROMAN J. KOROPEY

RJK/jkm  
Enclosure

RECEIVED

MAR 01 2019

RADNOR TOWNSHIP  
ENGINEERING DEPARTMENT

February 28, 2019

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

**RE: 237 S. Bryn Mawr Avenue  
Radnor Township, Delaware County  
Owner: Lark Properties LLC**

**MI File #18-224**

At the suggestion of the Township Engineer, we are writing to request a waiver from Radnor Township Article III - Drainage Plan and Article IV - Stormwater Management, due to poor soils and the inability to infiltrate stormwater for the property located at 237 South Bryn Mawr Avenue in Radnor Township, Delaware County. The property is at the corner of S. Bryn Mawr Avenue and Moore Ave. and consists of 0.16 acres.

The property has had a variance for professional office use in addition to apartment house since 1994. A condition of the variance provided for 6 parking spaces, but the existing area is inadequate. The owner will be leasing part of the property to a law firm and wishes to provide adequate parking while improving the stormwater issue discussed below.

In connection with improvements being undertaken by the new owner, a percolation test was conducted by Del-Val Septic on February 1, 2019 to determine the infiltration rate of the on-site soils. The test results were reported as zero (0) inches per hour. Accordingly, the Township requirements for groundwater recharge are not possible due to the poor soil properties. Stormwater rate control was also investigated as an option, but no public storm sewers exist in the surrounding right-of-way. Further, the size and location of the property limit what can be offered for stormwater management.

The only feasible option for stormwater management is to maintain or decrease impervious coverage and implement rain barrels to collect runoff for the building's downspouts in the areas at issue. Rain barrels approximately 65-gallon in capacity would be added to each such downspout. A 100% permeable paver system (TRUEGRID) would be installed with a detention system with storage volume. This would reduce the existing amount of surface stormwater runoff. Additionally, existing impervious coverage of 215 square feet would be replaced with the permeable paver system. The calculations below show the proposed detention can detain the 1-year, 24-hour design storm:

1 year, 24-hour design storm precipitation depth = 2.64 inches or 0.22 feet  
TRUEGRID Paver Area = 991.5 square feet (proposed new)  
Stormwater Volume Required = 991.5 sq. ft. x 0.22 ft. = 218.13 cu.ft.  
TRUEGRID Paver design → AASHTO #4 sub-base = 8 inches or 0.667 feet  
AASHTO #4 has 40% void space  
TRUEGRID Paver Detention Volume = 991.5 sq. ft x 0.667 ft x 0.40 = 264.53 cu.ft.

In conclusion, the owner is limited by poor soils and physical limitations and will be improving the existing situation at the property if the requested waiver is granted.

Very truly yours,  
**MOMENEE, INC.**

William Daggett, EIT  
Staff Engineer

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

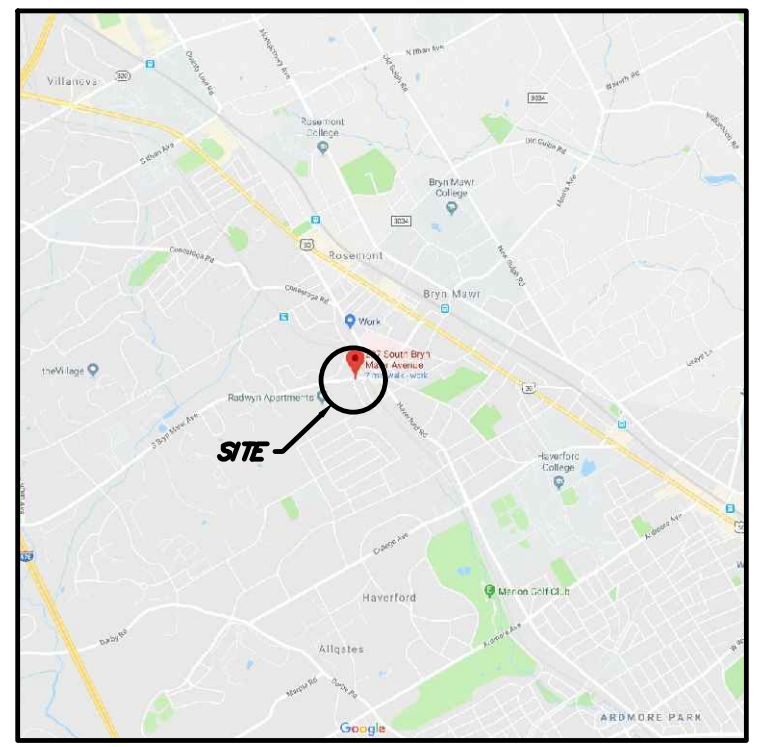




ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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

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



LOCATION MAP  
SCALE 1" = 200'

**GENERAL NOTES:**

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON SEPTEMBER 28, 2018 AND DEPICTS CONDITIONS ON THAT DATE.
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS NAVD 1988 OBTAINED VIA GPS.
- THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
- IN ACCORDANCE WITH FEMA PANEL NUMBER 420045C0039F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

**LOT DATA:**  
LOT AREA = 8,201 S.F. OR 0.188 ACRES (GROSS)  
MINUS R.O.W. (1,199 S.F.) = 7,002 S.F. OR 0.161 ACRES (NET)

**ZONING DISTRICT R-5 (RESIDENCE DISTRICT)**

LOT AREA	5,500 S.F. MIN.
LOT WIDTH	55 FEET MIN.
BLDG. AREA	35% MAX.
FRONT YARD	25 FEET MIN.
SIDE YARD	10 FEET MIN.
REAR YARD	20 FEET MIN.
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	40% MAX.

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

**EXISTING IMPERVIOUS COVERAGE:**

HOUSE & PORCHES	1,192 S.F. (17.02%)
GARAGE	493 S.F.
ASPHALT	1,284 S.F.
PAVERS	164 S.F.
DECK	36 S.F.
CONC.	86 S.F.
BRICK	13 S.F.
WALLS	31 S.F.

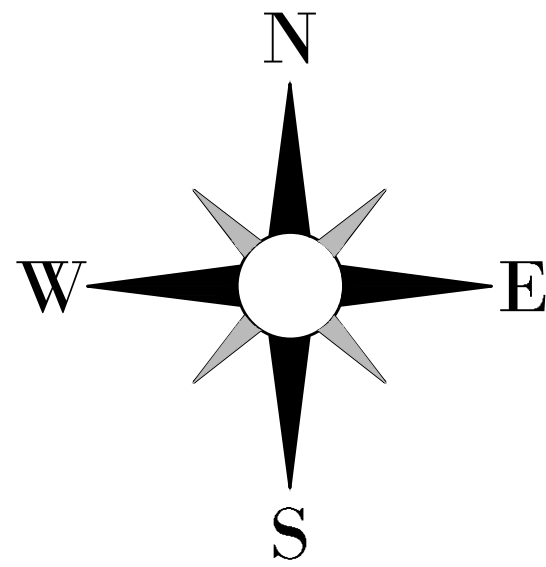
TOTAL IMPERVIOUS COVERAGE 3,299 S.F.  
% IMPERVIOUS COVERAGE 47.12%

**SOURCE OF TITLE:**

LARK PROPERTIES, LLC  
DEED BOOK 6188 PAGE 167  
237 S. BRYN MAWR AVENUE  
BRYN MAWR, PA 19010  
FOLIO NO. 36-05-02828-00

**PLAN MADE AT THE REQUEST OF:**

MR. ROMAN KOROPEY



**SYMBOL LEGEND**

○	IRON PIN
□	CONCRETE MONUMENT
⊞	HANDICAP PARKING SPACE
☆	LIGHT POLE
⊕	SANITARY MANHOLE
⊕	WATER VALVE
○	BOLLARD
○	CLEANOUT
⊕	STORM MANHOLE
⊕	AC UNIT
⊕	ELECTRIC BOX
⊕	FIRE HYDRANT
⊕	FIRE VALVE
⊕	GAS VALVE
⊕	EVERGREEN TREE
⊕	STORM INLET
⊕	TELEPHONE BOX
⊕	GAS METER
⊕	ELECTRIC MANHOLE
⊕	POSTED SIGN
⊕	PARKING SPACE COUNT

**LINETYPE LEGEND**

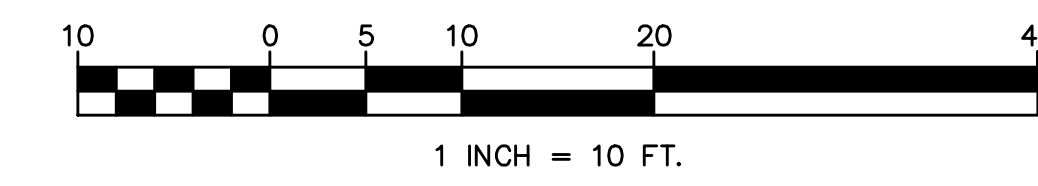
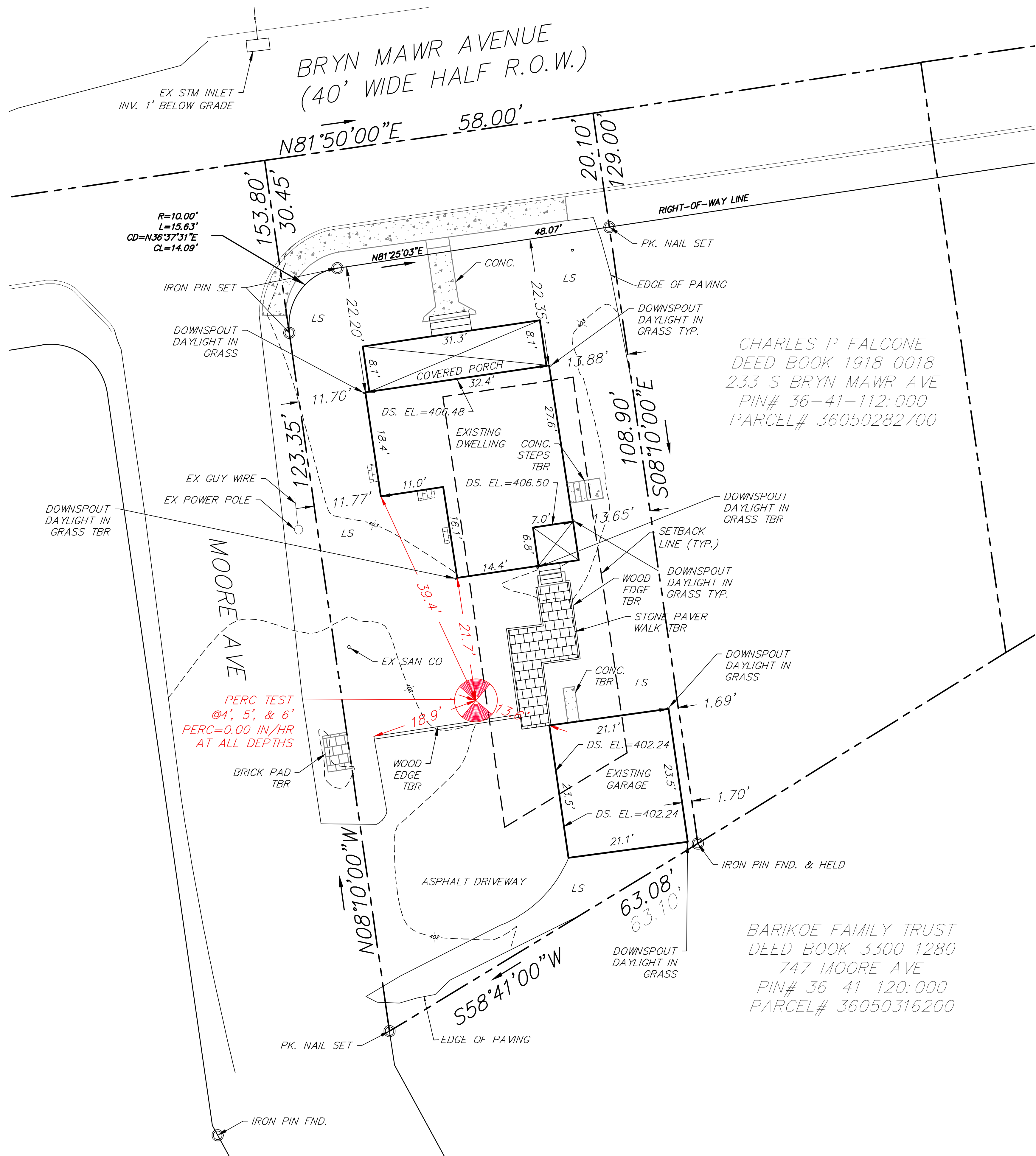
---	PROPERTY LINE
---	ROW LINE
---	BUILDING SETBACK
-x-x-	FENCE LINE
///	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	TELECOM LINE
---	WATER LINE
---	SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	PROPOSED PERC TEST

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

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE--STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

CONSENT: THE INFORMATION DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT WRITTEN AUTHORIZATION FROM MOMENEE, INC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE USED FOR CONSTRUCTION PURPOSES.  
©MOMENEE, INC. 2019

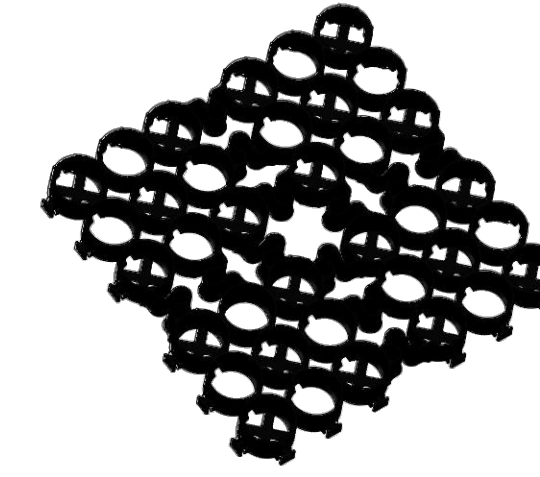


PERC TEST		FILE NO.:	18-224	
<p>ENGINEERING   PLANNING   SURVEYING</p> <p>924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030</p>				
				BOUNDARY AND TOPOGRAPHIC SURVEY OF
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA				
ONE-CALL:	P.C.C.	OWNER/APPLICANT:	LARK PROPERTIES, LLC	
DRAWN BY:	JCM		237 S. BRYN MAWR AVENUE	
CHECKED BY:	JCM		BRYN MAWR, PA. 19010	
SHEET	2	OF	4	
DATE:	FEBRUARY 22, 2019		SCALE:	1" = 10'

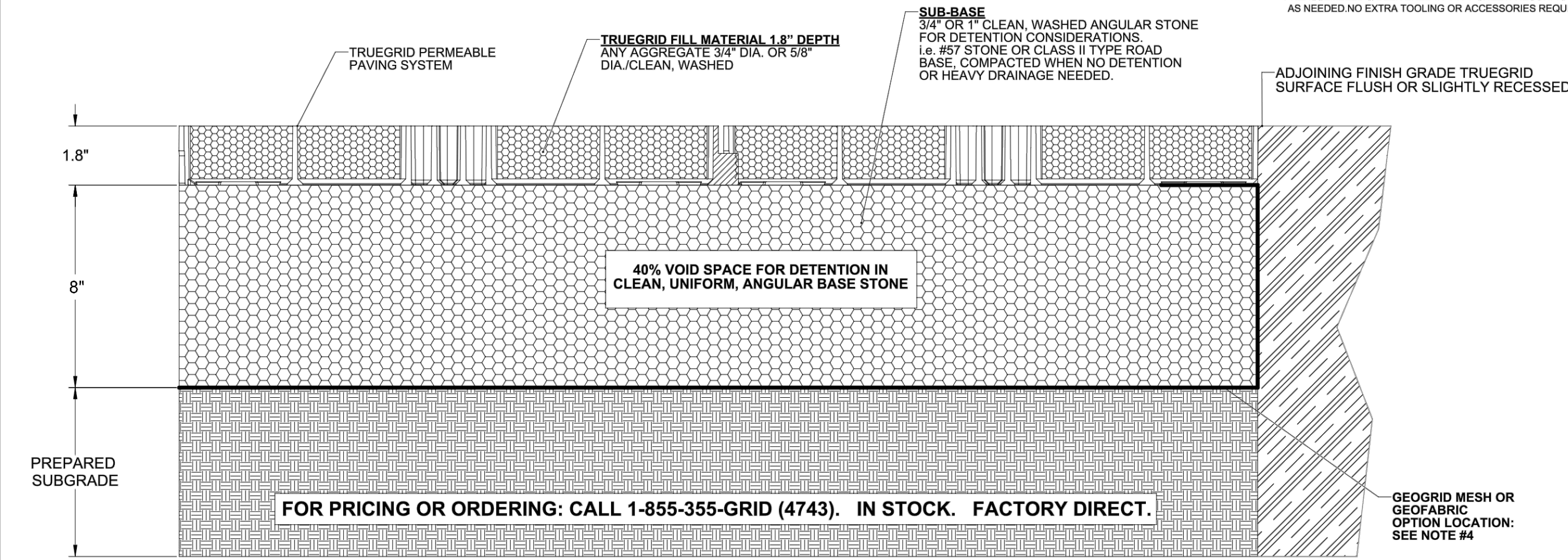


**NOTES:**

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



**TRUEGRID BLOCK REFERENCE VIEW**  
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED. NO EXTRA TOOLING OR ACCESSORIES REQUIRED.



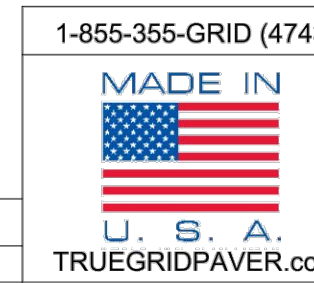
FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

**GRAVEL FILL MEDIUM LOAD TRUEGRID PRO PLUS**

**APPLICATION:**

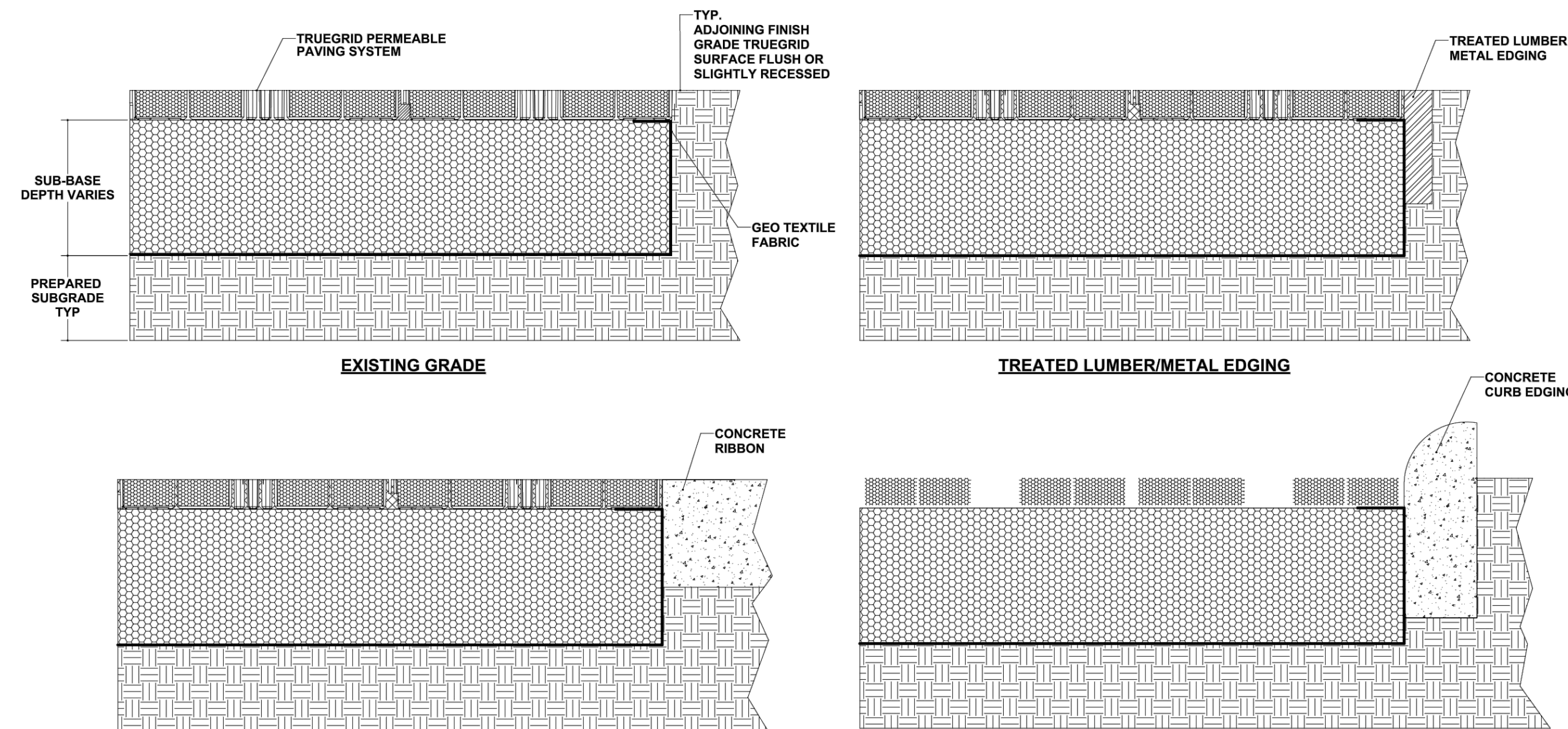
PARKING LOT, RV PARKING,  
PARKING PADS, DRIVEWAYS

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03	UPDATED TRUEGRID STANDARDS	JT	JT	CW	9/20/2017
REV		DRAWN	CHECKED	APPROVED	DATE



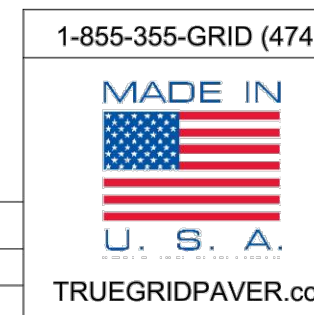
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UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.	PREPARED BY: J. Thelby	DATE: 1/18/2019	TRUEGRID GRAVEL FILL INSTALLATION MEDIUM LOAD
PROPRIETARY DESIGN RIGHTS NOTICE: THIS DESIGN WAS ORIGINATED BY AND IS THE EXCLUSIVE PROPERTY OF TRUEGRID. IT IS DISCLOSED IN CONFIDENCE AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF TRUEGRID.	DRAWN BY: J. Thelby	DATE: 1/18/2019	TG-GRV-MIL
DO NOT SCALE DRAWING	CHECKED BY: C. White	DATE: 1/18/2019	REV 03
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**NOTES:**



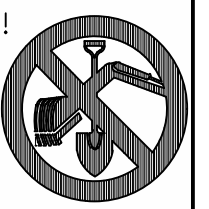
FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

03	UPDATED CONCRETE RIBBON	JT	JT	CW	6/20/2018
REV		DRAWN	CHECKED	APPROVED	DATE




1-855-355-GRID (4743)	CLIENT / PROJECT	APPROVAL INFORMATION	TRUEGRID
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.	PREPARED BY: J. Thelby	DATE: 8/22/2017	TRUEGRID EDGING OPTIONS
PROPRIETARY DESIGN RIGHTS NOTICE: THIS DESIGN WAS ORIGINATED BY AND IS THE EXCLUSIVE PROPERTY OF TRUEGRID. IT IS DISCLOSED IN CONFIDENCE AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF TRUEGRID.	DRAWN BY: J. Thelby	DATE: 8/22/2017	TG-EDGE-OPTS
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		SCALE: 1/4\"/>	

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



CONSENT: THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT WRITTEN AUTHORIZATION FROM MOMENEE, INC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.  
©MOMENEE, INC. 2019

CONSTRUCTION DETAILS		FILE NO.: 18-224
 <b>MOMENEE, INC.</b> a Karins Company ENGINEERING   PLANNING   SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030		
BOUNDARY AND TOPOGRAPHIC SURVEY OF		
<b>237 S. BRYN MAWR AVENUE</b>		
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA		
ONE-CALL:	P.C.C.	OWNER/APPLICANT
DRAWN BY:	JCM	LARK PROPERTIES, LLC.
CHECKED BY:	JCM	237 S. BRYN MAWR AVENUE
		BRYN MAWR, PA. 19010
SHEET 4 OF 4	DATE: FEBRUARY 22, 2019	SCALE: 1" =

**RESOLUTION NO. 2019-19**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, APPOINTING QCI,  
INCORPORATED, AS THE TOWNSHIP'S SITEWORK &  
CAPITAL PROJECT INSPECTION FIRM**

*WHEREAS*, Radnor Township solicited Requests for Proposals for Sitework and Capital Project Site Inspection firms

*WHEREAS*, six cost proposals where received

*WHEREAS*, Quality Control Inspections has been chosen to provide these services for a tow year period starting on the date of this Resolution

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Appoint QCI, Incorporated, as the Township's Sitework & Capital Project Inspection Firm

*SO RESOLVED* this 25<sup>th</sup> day of March, A.D., 2019

**RADNOR TOWNSHIP**


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

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

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

DATE: March 19, 2019

TO: Radnor Township Board of Commissioners

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

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

**LEGISLATION: Resolution #2019-19: Appointing QCI, Incorporated, as the Township's Sitework & Capital Project Inspection Firm**

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**LEGISLATIVE HISTORY:** Quality Control Inspections (QCI) was appointed by the Board of Commissioners in this capacity approximately 2 years ago.

**PURPOSE AND EXPLANATION:** After issuing an RFP for a Sitework & Capital Project Inspection Firm, staff is respectfully requesting that QCI be appointed for a two-year term, which can be terminated by the Township Manager at any time during that term, if so needed.

Please find attached the recommendation memorandum and scoring sheet. The proposals were provided to the Commissioners in the spring of last year.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, the service contract will be executed.

**FISCAL IMPACT:** Inspections on sites that fall under a Grading Permit or Land Development are reimbursable, i.e. a pass-through cost. Inspections for Township Capital projects are based on the hourly rate and are included in the total project cost.

**RECOMMENDED ACTION:** *Staff respectfully requests the Board of Commissioners of Radnor Township appoint QCI, Incorporated, as the Township's Sitework & Capital Project Inspection Firm*

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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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### Memorandum

To: Robert A. Zienkowski, Township Manager

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

Date: August 7, 2018

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**Re: Recommendation for: Construction Inspection & Contract Administration Services**

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The Township received six proposals (please see attached scoring sheet) for Construction Inspection & Contract Administration Services. Of the six proposals received, three firms were short-listed for interviews:

- Quality Control Inspections (QCI), Incorporated
- T&M Associates, Incorporated
- Remington, Vernick, Engineering, Incorporated

After interviewing the firms, the short-list was reduced to two firms; QCI and T&M Associates, understanding that all the firms are of quality in their own right. Based on additional interviews, QCI had two very good attributes; their inspection services and contract administration services. QCI provides very strong contract administration services, and the current inspectors provide proper inspections and communications with applicants and the Township. QCI has the ability to increase staffing as needed during peak periods, when several Township projects are being constructed. QCI's fee (as noted on the scoring sheet) is equal to two of the other firms at \$80/hour, with an average of all six firms at \$77.97. QCI provides strong value to the Township based on their hourly rate, knowledge, and ability.

Quality Control Inspections (QCI), Incorporated is recommended for the Construction Inspection & Contract Administration Services contract.

Enclosure: Scoring sheet

Construction Inspection & Contract Administration Services Scoring Sheet								
Scoring Category	Brief Description of Scoring Category	Max. Points/ Category	Dumack Eng.	Geo - Structures, Inc.	QCI, Inc.	Remington, Vernick Eng.	Temple Group	T&M Assoc.
Strength of Proposal	Was the proposal germane to the RFP? Were the requirements of the formatting and information of the proposal adhered to? Was the proposal of quality? Did the project references apply to past, current, or future projects of similar types in the Township?	20	17	10	18	18	16	18
Relevance to Radnor Township	Does the firm have knowledge of the general area? Have they inspected/administrated contractors, as well as various Township Capital Projects? Commercial, institutional, residential, Capital ? Can they provide the services we need (special inspections, if req'd)?	20	17	10	15	18	16	17
Personnel	Do the inspectors proposed have NICET II registration? Does the firm have personnel who will represent the Township in a well informed, positive, and professional manner? (pre-interview score, based on RFP resumes).	20	10	12	17	16	17	17
Depth of Firm	Does the firm have the depth of personnel to provide the Township's inspections, during peak times? Do they have PM/PA background?	20	10	12	18	17	16	16
Value	Not based solely on hourly rates; performance (and the categories above) & experience/ hourly rate = value	20	10	12	17	15	16	16
<b>TOTALS</b>		<b>100</b>	<b>64</b>	<b>56</b>	<b>85</b>	<b>84</b>	<b>81</b>	<b>84</b>
Hourly Rate	Inspector		\$ 80.00	\$ 70.00	\$ 80.00	\$ 80.00	\$ 70.84	\$ 87.00

**RESOLUTION NO. 2019-20**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, APPOINTING GANNETT  
FLEMING, INCORPORATED, AS THE TOWNSHIP'S  
SUBDIVISION AND LAND DEVELOPMENT REVIEW  
FIRM**

*WHEREAS*, Radnor Township solicited Requests for Proposals for Subdivision and Land Development Review

*WHEREAS*, nine cost proposals where received

*WHEREAS*, Gannett Fleming, Incorporated has been chosen to provide these services for a two-year period starting on the date of this Resolution

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby appoint Gannett Fleming, Incorporated, as the Township's Subdivision and Land Development Review Firm

*SO RESOLVED* this 25<sup>th</sup> day of March, A.D., 2019

**RADNOR TOWNSHIP**

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

Name: Lisa Borowski

Title: President

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


Robert A. Zienkowski  
Manager/Secretary



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

DATE: March 19, 2019

TO: Radnor Township Board of Commissioners

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

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

**LEGISLATION: Resolution #2019-20: Appointing Gannett Fleming, Incorporated, as the Township's Subdivision and Land Development Review Firm**

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**LEGISLATIVE HISTORY:** Gannett Fleming, Incorporated was appointed by the Board of Commissioners in this capacity approximately 2 years ago.

**PURPOSE AND EXPLANATION:** After issuing an RFP for a Subdivision and Land Development Review firm, interviews were staff is respectfully requesting that Gannett Fleming, Incorporated be appointed for a two-year term, which can be terminated by the Township Manager at any time during that term, if so needed.

Please find attached the recommendation memorandum and scoring sheet. The proposals were provided to the Commissioners in the spring of last year.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, the service contract will be executed.

**FISCAL IMPACT:** Project reviews on sites that fall under a Grading Permit or Land Development are reimbursable, i.e. a pass-through cost. Design or permitting work done outside of these reviews is done a cost proposal, case by case basis.

**RECOMMENDED ACTION:** *Staff respectfully requests the Board of Commissioners of Radnor Township Appoint Gannett Fleming, Incorporated, as the Township's Subdivision and Land Development Review Firm*

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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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### Memorandum

To: Robert A. Zienkowski, Township Manager

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

Date: July 23<sup>rd</sup>, 2018

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**Re: Recommendation for: Land Development Review and Associated Engineering Services Firm**

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A total of nine proposals (please see attached scoring sheet) were received for the above referenced professional services. Of those nine, a short list of four firms was determined:

- Gannett Fleming, Incorporated
- Bergman Associates, Incorporated
- McCormick Taylor, Incorporated
- T&M Associates, Incorporated (this firm was brought forth based on an interview for a different RFP)

After reviewing the above short-listed firms, Bergman Associated was eliminated from the mix. The remaining three firms were interviewed once again. While all the above firms are very capable, Gannett Fleming, Incorporated, was the choice for recommendation. Based on the interviews and past performance, Gannett Fleming provides the best service in the SALDO and GP processes. The SALDO reviews are pass through costs incurred by the Township; based on performance, Gannett Fleming provides substantial value. The SALDO projects can be large and complex, with many outside agencies and firms as part of the mix, and Gannett Fleming has done, and should continue to perform at a high level.

Gannett Fleming, Incorporated is the firm being recommended to the Township Manager for Land Development Review and Associated Engineering Services.

Enclosure: Scoring Sheet

Engineering Firms- Land Development Proposals Scoring Sheet											
Scoring Category	Brief Description of Scoring Category	Allowable Points	Bergmann Assoc.	Carroll Eng. Corp.	Cedarville Eng.	Dumack Eng.	Gannett Fleming, Inc.	Hanover Eng.	LTL Consultants	McCormick Taylor, Inc.	T&M Assoc.
Strength of Proposal	Was the proposal germane to the RFP? Were the requirements of the formatting and information required of the proposal adhered to? Was the proposal of quality? Did the project references apply to past, current, or future projects of similar types in the Township?	20	18	16	17	12	15	14	15	18	17
Relevance to Radnor Township	Does the firm have knowledge of the general area? Do they work for local governments of comparable size, urbanization, and proximity to Philadelphia? Can they provide the services we need (engineering disciplines)?	20	17	14	14	10	18	12	12	18	13
Personnel	Does the firm have personnel who will represent the Township in a well-informed, positive, and professional manner? (pre-interview score, based on RFP resumes).	20	16	15	15	15	17	15	15	16	16
Depth of Firm	Does the firm provide various engineering disciplines, or have a sub-consultant to step in, if needed? Do they offer other services, e.g. planning, architectural, landscape architecture, etc. which may be of use to the Township?	20	16	16	12	14	18	15	14	16	15
Value	Not based solely on hourly rates; performance (and the categories above) & experience/ hourly rate = value	20	15	17	14	15	14	14	13	15	17
<b>TOTALS</b>		<b>100</b>	<b>82</b>	<b>78</b>	<b>72</b>	<b>66</b>	<b>82</b>	<b>70</b>	<b>69</b>	<b>83</b>	<b>78</b>
Hourly Rate			\$145	\$144	\$110	\$145	\$175	\$130	\$132	\$155	\$120
Minor and Grading Permit Flat Fees			\$450	\$180	\$495 \$1,500					\$1,500	\$1,000

**RESOLUTION NO. 2019-21**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPOINTING GILMORE & ASSOCIATES, INCORPORATED, AS THE TOWNSHIP'S TRAFFIC AND TRANSPORTATION ENGINEERING FIRM**

*WHEREAS*, Radnor Township solicited Requests for Proposals for Traffic and Transportation Engineering Firm

*WHEREAS*, Gilmore & Associates has been chosen to provide these services for a two year period starting on the date of this Resolution

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Appointing Gilmore & Associates, Incorporated, as the Township's Traffic and Transportation Engineering Firm

*SO RESOLVED* this 25<sup>th</sup> day of March, A.D., 2019

**RADNOR TOWNSHIP**


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

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

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

DATE: March 19, 2019

TO: Radnor Township Board of Commissioners

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

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

**LEGISLATION: Resolution #2019-21: Appointing Gilmore & Associates, Incorporated, as the Township's Traffic and Transportation Engineering Firm**

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**LEGISLATIVE HISTORY:** Gilmore & Associates, Incorporated was appointed by the Board of Commissioners in this capacity approximately 2 years ago.

**PURPOSE AND EXPLANATION:** After issuing an RFP for a Traffic and Transportation Engineering Firm, Staff respectfully request that the Board of Commissioners appoint Gilmore & Associates to this position, for a two-year term. The contract can be terminated by the Township Manager at any time during that term, if so needed.

Please find attached the recommendation memorandum and scoring sheet. The proposal was provided to the Commissioners in the spring of last year.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, the service contract will be executed.

**FISCAL IMPACT:** Project reviews on sites that fall under a Land Development are reimbursable, i.e. a pass-through cost. Design or permitting work done outside of these reviews is done a cost proposal, case by case basis.

**RECOMMENDED ACTION:** *Staff respectfully requests the Board of Commissioners of Radnor Township Appoint Gilmore & Associates, Incorporated, as the Township's Traffic and Transportation Engineering Firm*

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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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### Memorandum

To: Robert A. Zienkowski, Township Manager

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

Date: July 23<sup>rd</sup>, 2018

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**Re: Recommendation for: Professional Traffic & Transportation  
Engineering Services**

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One firm provided a proposal for traffic engineering services; Gilmore & Associates. Amy Kaminski, PE, PTOE was appointed as the Township's Traffic Engineer to a two-year contract approximately one and one quarter years ago. Amy has provided meticulous traffic reviews for SALDO projects, provides substantial value in her work for Radnor Township, is very responsive to issues that arise, and has proven herself very capable in traffic signal design. Gilmore & Associates is proposing to keep the rates the same as their previous contract.

The recommendation for Professional Traffic & Transportation Engineering Services is Amy Kaminski, PE, PTOE, Gilmore & Associates.

**RESOLUTION NO. 2019-24  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE EXECUTION OF GRANT APPLICATIONS, TO THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES FOR THE C2P2 GRANT AND TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR GREENWAY'S, TRAILS, AND RECREATION PROGRAM GRANT, FOR THE RADNOR TRAIL EXTENSION**

*WHEREAS*, Radnor Township anticipates improvements at The Radnor Trail Extension;  
and

*WHEREAS*, Radnor Township desires to apply to the Department of Conservation and Natural Resources for a C2P2 grant and to the Department of Community and Economic Development for a Greenways, Trails, and Recreation Program grant for the purposes of carrying out this project; the Department of Community and Economic Development and Department of Conservation and Natural Resources, both agencies referred to as the "Departments"

*WHEREAS*, Campbell, Thomas, & Company, Incorporated has submitted a cost proposal to prepare, submit, and manage the Departments' grant applications at the estimated amount of \$7,250.00; and

*WHEREAS*, the applications packages include documents entitled "Terms and Conditions of Grant" and a document entitled "Grant Agreement Signature Page"; and

*WHEREAS*, Radnor Township understands that the contents of the documents entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreements between Radnor Township and the Departments if the applicant is awarded the grant; and

*WHEREAS*, Radnor Township understands, that by signing the "Grant Agreement Signature Pages" and submitting it to the Departments as part of the grant applications, the applicant agrees to the terms and conditions of the grants and will be bound by the Grant Agreements if the Departments awards a grant and the Township accepts.

*NOW THEREFORE, BE IT RESOLVED* by the Board of Commissioners of Radnor Township does hereby award the Professional Services Contract for the Preparation, Submission, and Management of the Departments grant application for the Radnor Trail Extension Project to Campbell, Thomas & Company, Incorporated in the amount of \$7,250

*BE IT FURTHER RESOLVED* by the Board of Commissioners of Radnor Township, as follows:

1. The "Grant Agreement Signature Pages" may be signed on behalf of the applicant by the official who, at the time of signing, has the title of "Township Manager".
2. If this official signed the "Grant Agreement Signature Pages" prior to the passage of this Resolution, this grant of authority applies retroactively to the date of the signing.
3. If Radnor Township is awarded either grant and the Township accepts, the "Grant Agreement Signature Pages," signed by the above official, will become the applicant/grantee's executed signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any Amendment to the Grant Agreements may be signed on behalf of the grantee by the official who, at the time of the signing of the amendment, has the title specified in paragraph 1 and the grantee will be bound by the amendment.

**SO RESOLVED** this 25<sup>th</sup> day of March, 2019.

RADNOR TOWNSHIP

By:

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


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



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

DATE: March 19, 2019

TO: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager  
William M. White, Assistant Township Manager/Finance Director  
Melissa Conn, Grant Coordinator

**LEGISLATION: Resolution #2019-24: Authorizing Campbell Thomas & Company to Complete a DCNR, C2P2 Grant Application and DCED Greenways, Trails, and Recreation Program Grants for the Radnor trail Extension in the Amount of \$7,250**

**LEGISLATIVE HISTORY:** These grant applications, specific to the Radnor Trail Extension, have not been before the Board of Commissioners previously.

**PURPOSE AND EXPLANATION:** Staff has received a cost proposal from Campbell Thomas and Company, to prepare two grant applications: (1) Department of Conservation and Natural Resources for a C2P2 grant and (2) to the Department of Community and Economic Development for a Greenways, Trails, and Recreation Program grant for funds for the Radnor Trail Extension. Resolution #2019-24 serves three purposes: (1) it authorizes Campbell Thomas and Company to apply for the grants (2) provides the necessary resolution for the C2P2 grant, and (3) provides the necessary resolution for the Greenways, Trails, and Recreation Program Grant. The maximum award of the C2P2 grant is \$300,000, and the maximum amount for the Greenways, Trails, and Recreation Program Grant is \$250,000. The timeline for submitting the grant applications requires staff to have all included in the Resolution.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, the professional services contract will be executed immediately.

**FISCAL IMPACT:** The cost to prepare the grant applications is \$7,250. Should we be awarded the C2P2 Grant and/or the Greenways, Trails, and Recreation Program Grant, the Township's match will be \$150,000 (50% match, cash and non-cash values) and \$37,500 (15% cash match) respectively.

**RECOMMENDED ACTION:** *Staff respectfully requests the Board of Commissioners of Radnor Township Authorize Campbell Thomas & Company to Complete a DCNR, C2P2 Grant Application and DCED Greenways, Trails, and Recreation Program Grants for the Radnor trail Extension in the Amount of \$7,250*

Radnor Township  
Robert Zienkowski, Township Manager  
301 Iven Avenue, Wayne PA 19087



*Re: Proposal for Professional Services for Radnor Trail Extension Grant Applications*

March 1, 2019

Dear Mr. Zienkowski:

Thank you for the request and opportunity to submit this proposal to assist in applications for two upcoming grant applications that may be of interest to Radnor Township. Funding being pursued will be for the modified design and construction of the Radnor Trail Extension.

The grants, for which Campbell Thomas & Co. (CT&C) will examine in detail for appropriateness, and then, if found so, will take the lead in preparing and submitting, are:

1) **DCNR's Community Conservation Partnerships Program (C2P2):**

- **Application Deadline:** Electronic submittal by April 10, 2019 at 4:00pm
- **Typical Grant Amount:** No max funding limit: Generally, less than \$300,000
- **Common Uses:** Trail planning, land acquisition, and development; trail equipment purchase; and trail educational programs.
- **Match Requirements:** 50% match, can include a combination of cash and/or non-cash values.

**Note:**

*- This is the same grant application made by Radnor Township in 2017 and 2018 for which funds were not granted. CT&C will meet with the DCNR Southeast PA Representative Jean Lynch to discuss a modified application and confirm that a resubmission with updates will be welcome by DCNR.*

*- CT&C will begin work with a copy of the 2018 DCNR C2P2 application provided electronically by the Township. CT&C will update necessary technical design and budgetary information and will request from the Township the necessary updated letters of support, resolutions, and other necessary information normally provided by the Township.*

2) **DCED's Greenways, Trails and Recreation Program Grant:**

- **Application Deadline:** Electronic submittal and 1 hard copy postmarked by May 31<sup>st</sup>, 2019
- **Typical Grant Amount:** Not to exceed \$250,000
- **Common Uses:** Planning, Acquisition, Rehabilitation and Development of public park and recreation areas, greenways and trails, & river conservation areas.
- **Match Requirements:** 15% match

The following grants, sometimes used for trails as part of economic development projects, will be reviewed, but based upon our experience, they do not appear to be appropriate for this phase of the Radnor Trail project:

3) **DCED's Multimodal Transportation Fund Grant:**

- **Application Deadline:** Electronic submittal and 1 hard copy postmarked by July 31<sup>st</sup>, 2019
- **Typical Grant Amount:** \$100,000 to \$3,000,000
- **Common Uses:** Development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development.
- **Match Requirements:** 30% local match

4) **PennDOT Multimodal Transportation Fund (MTF) Grant:**

- **Application Deadline:** Electronic submittal and 1 hard copy – no submission date yet known
- **Typical Grant Amount:** \$100,000 to \$3,000,000
- **Common Uses:** Projects that coordinate local land use with transportation: bus stops, park and ride, sidewalk/crosswalk safety, bicycle lanes, in-fill development, bridges, greenways. Projects improving

connectivity or utilizing existing transportation assets: signage, access roads, development, bicycle/shared lane markings, pike parking at transit stops.

- **Match Requirements:** 30% local cash match

**Details for CT&C Work to be Completed:**

CT&C will take the lead responsibility for the preparation and timely submission of each grant application. Before preparing any of the grant applications CT&C will determine the appropriateness of the application with Radnor Township. When the Township and CT&C agree a grant is appropriate, CT&C will prepare and upload all technical info., such as project descriptions, costs, and drawings for the application. The Township shall furnish all supporting documents, such as signed board of resolutions, letters of support, and any licenses and deeds, for CT&C to upload to the grant application. Where possible, CT&C will prepare a model draft of letters of support for Radnor Township to use.

The Township shall be responsible for any grant application fees, which CT&C will invoice to the Township as an additional expense.

The Township will provide CT&C with key dates for submitting any required resolutions needing Township approval.

Should CT&C prepare any grant application for the Township and should Radnor Township elect not to submit the application, the Township will still pay CT&C for CT&C's work in preparing the applications.

Where appropriate, CT&C will meet with the representatives of the grant agencies and attend pre-application meetings as required. CT&C will advise the Township where a full-time Township representative may also be required to attend.

CT&C's final work product will be the electronic submission of the grant and furnishing agency receipts to the Township.

**Compensation Details:**

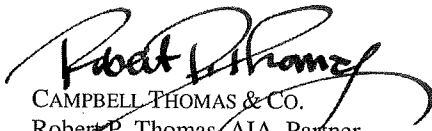
CT&C will be compensated on the actual hours worked at the previous 2018 hourly rates, shown below, and actual reimbursable expenses for a total amount not to exceed \$7,250.00 (Seven Thousand Two Hundred Fifty Dollars). Invoices from CT&C shall be submitted no more than on a monthly basis.

Payment will be made by Radnor Township to CT&C within 30 days after receipt of a properly prepared invoice for work satisfactorily performed.

**Contact Person for this Project:**

We hope to have the opportunity to discuss this work further with you. Please feel free to call on me with any questions at my direct line, 215-985-4354, or at [rthomas@campbellthomas.com](mailto:rthomas@campbellthomas.com)

Very truly yours,



CAMPBELL THOMAS & CO.

Robert P. Thomas, AIA, Partner

Direct Line 215-985-4354 / Direct Email: <[rthomas@campbellthomas.com](mailto:rthomas@campbellthomas.com)>

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**2018 Hourly Rate Schedule**

*Compensation for preparation of hourly work will be billed based on the following hourly rates:*

Partners	\$160.
Project Managers	\$105.
Project Architects	\$95.
Designers / Drafters	\$85.
Surveyors / Data Entry	\$65.
Architects Consultants	1.15 times actual cost
Reimbursable Expenses	1.2 times actual cost

**Cc:**

**Lisa Borwoski** - Township Commissioner

**John Nagle** - Township Commissioner

**Steve Norcini** – Director of Public Works

**Melissa Conn** – Purchasing and Contracts Coordinator

Motion to Authorize the  
Township Solicitor to  
Attend the Newtown  
Zoning Hearing Board  
on April 18 regarding the  
Delaware County  
Christian School Turf  
Field Project to  
Represent Township  
Interests