

BOARD OF COMMISSIONERS

Revised AGENDA

Monday, September 23, 2019 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of September 23, 2019

1. Community Recognition – Kimberley Donches

2. Consent Agenda

- a) Disbursement Review & Approval
- b) Acceptance of Department Monthly Reports
- c) Approval of minutes of the Board of Commissioner meeting of September 9, 2019
- d) Staff Traffic Committee Meeting Minutes – August 21, 2019
- e) Resolution #2019-94 - Adopting the 2020 Minimum Municipal Obligation (“MMO”)
- f) Motion to Authorize the Police Department to receive bids for two (2) 2020 Harley Davidson Police Motorcycles
- g) Motion to Authorize the Police Department to receive bids for the purchase of eighteen (18) new Sig Sauer Semi-Automatic Rifles
- h) Resolution #2019-95 – Authorization to Purchase new Records Management System for the Police Department
- i) Resolution #2019-96 - Authorizing Horn Plumbing and Heating to Televis, and Install Two Cleanouts, for the Willows Mansion Lateral, as Part of the Township’s Requirements Under the Willows Park Preserve Lease Agreement, in the Amount of \$11,125
- j) Motion to Authorize the receipt of sealed bids for the Gasoline and Diesel Fuel Contract

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

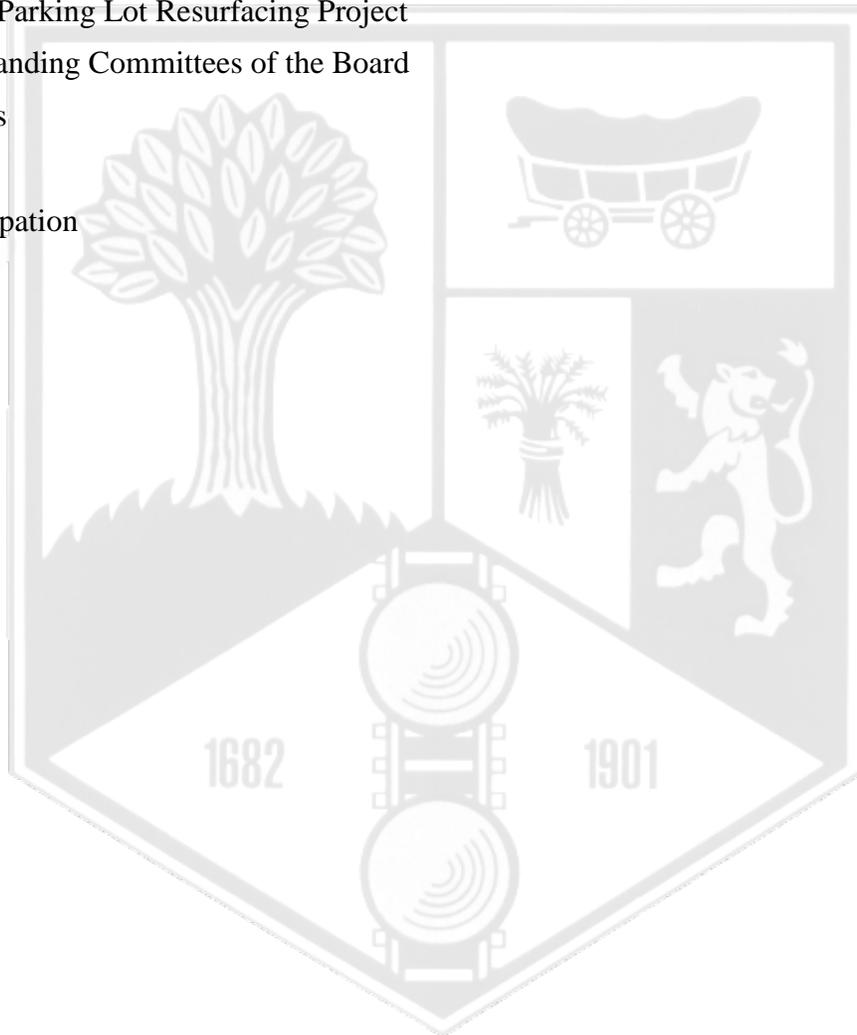
4. Announcement of Boards and Commission Vacancies

5. Possible Appointments to Various Boards and Commissions

6. Committee Reports

- A. Authorization to send a letter to Senator Casey, Senator Toomey and Congresswoman Scanlon requesting them to contact the Army Corp of Engineers pertaining to Ithan Valley Bank Stream rehabilitation for Evaluation and Recommendation
- B. Ordinance #2019-10 - Medical Office Parking (**Introduction**) - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by amending regulations to provide minimum standards for off street parking for General, Processional, and Medical Office Uses
- ~~C. Recap of the 2019 Special BOC Meeting Topics and Next Steps~~
- D. Resolution #2019-97 - Authorizing the Payment of Change Orders 7, 8, 9 & 10 for the Park Improvements Project for Bo Connor and Warren Filipone Parks (Contract # B-19-003), to Gessler Construction, in the amount of \$78,860
- E. Resolution #2019-98 - Authorizing the Planting Contract for Bo Connor and Warren Filipone Park to All Seasons Landscaping in the Amount of \$18,210

- F. Ordinance #2019-09 – (**Adoption**) - Amending The Code Of The Township Of Radnor, Chapter 270, Vehicles And Traffic, Section 270-16, Stop Intersections Concerning The Intersections Of Saw Mill Road And Earles Lane
 - G. Ordinance #2019-11 - Roof Top Dining (**Introduction**) - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for allowing rooftop dining within the Wayne Business Overlay District (WBOD)
 - H. Ardrossan Farms Lot Consolidation/Subdivision – **Caucus** – Minor Subdivision Plan
 - I. Resolution #2019-99 - 733-741 Harrison Road- **Final** - Minor Subdivision Plan
 - J. 155 King of Prussia Road – **Caucus** - Financial Subdivision Plan *Packet enclosures updated*
 - K. Resolution #2019-100 - Authorizing Payment of Change Order #1, to Gessler Construction, for ADA Ramps in Connection with the Wayne Business Overlay District Tree Planting and Street Adjacent Parking Lot Resurfacing Project
- 7. Reports of Standing Committees of the Board
 - 8. New Business
 - 9. Old Business
 - 10. Public Participation
 - 11. Adjournment



Community Recognition –
Kimberley Donches

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
September 23, 2019

The table below summarizes the amount of disbursements made since the last public meeting held on September 9, 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. Also, please visit the [Open Finance](#) program to view the Township's [Checkbook](#), where all vendor payments are available.

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

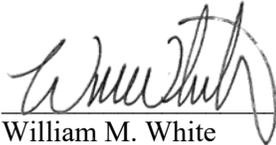
Fund (Fund Number)	2019-9A September 6, 2019	2019-9B September 13, 2019	Total
General Fund (01)	\$107,123.51	\$232,049.41	\$339,172.92
Sewer Fund (02)	1,099,104.53	16,462.64	1,115,567.17
Liquid Fuels Fund (03)	0.00	443,136.35	443,136.35
Storm Sewer Management (04)	0.00	3,756.34	3,756.34
Capital Improvement Fund (05)	1,832.50	18,099.98	19,932.48
Police Pension Fund (07)	5,729.50	0.00	5,729.50
OPEB Fund (08)	980.56	0.00	980.56
Escrow Fund (10)	0.00	300.00	300.00
Civilian Pension Fund (11)	5,108.68	0.00	5,108.68
Investigation Fund (12)	0.00	86.61	86.61
Comm. Shade Tree Fund (15)	200.00	7,400.00	7,600.00
\$8 Million Settlement Fund (18)	0.00	573.75	573.75
The Willows Fund (23)	57.26	0.00	57.26
Park & Trail Improvement Fund (501)	0.00	118.50	118.50
Total Accounts Payable Disbursements	\$1,220,136.54	\$721,983.58	\$1,942,120.12
<i>Electronic Disbursements</i>	n/a	n/a	1,392,054.46
Grand Total	\$1,220,136.54	\$721,983.58	\$3,334,174.58

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

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

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

Respectfully Submitted,



 William M. White
 Finance Director

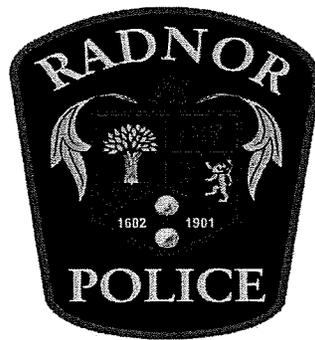
ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through October 7, 2019

Description	Account No.	Date	Purpose	Amount
Payroll [Pension] Transaction - Estimated	07-492-4980	10/1/2019	9/19 Police Pension Payments	\$229,521.65
Payroll [Pension] Transaction - Estimated	11-495-4980	10/1/2019	9/19 Civilian Pension Payments	\$157,532.81
Payroll [Bi-Weekly] Transaction - Estimated	01-various	9/19/2019	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	9/19/2019	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	10/3/2019	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	10/3/2019	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Period Total				\$1,392,054.46

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report



September 2019

**Christopher B. Flanagan
Police Superintendent**

AUGUST 2019



Description Primary Count

Parking Tickets

Month of August 2019	775
January 1, 2019 – August 31, 2019	5,773

Residential and Commercial False Alarm Violations

Month of August 2019	115
January 1, 2019 – August 31, 2019	720

Moving Violations

Month of August 2019	717
January 1, 2019 – August 31, 2019	6,381

Radnor Police Training – August 2019

Sgt Chris Gluck attended – Public Information Officer Awareness Training

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 08/01/2019 and 08/31/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
1465	INSTITUTIONAL VANDALISM	1			
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	9			
3520	DOMESTIC PROBLEM (NO ARREST)	18			
3650	PECO-ENEGY NOTIFICATION/POWER OUTAGES	1			
4000	JUVENILE PROBLEMS (NO ARREST)	3			
4200	MISSING PERSONS(EXCEPT JUVENILES)	1			
4301	MENTAL HEALTH-ALL OTHERS	5			
4500	OPEN DOORS/WINDOWS	3	1		
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	1			
4650	POLICE INFORMATION	60			
4655	CID/DTF INVESTIGATION	1			
4660	911 HANG UP CALL	21			
4700	ADDED PATROL-REQUEST FOR	64			
4701	ADDED PATROL - BUSINESS CHECKS	100	3		
4702	ADDED PATROL - SCHOOL CHECKS	3			
4801	SOLICITING-COMPLAINTS	5			
4900	SUSPICIOUS PERSON	20	1		
4901	SUSPICIOUS CIRCUMSTANCE	39	2		
4902	SUSPICIOUS VEHICLES	18			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	2			
5200	TRAFFIC HAZARD-POTHOLES/OBSTRUCTIONS/ICE	1			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	3			
5400	VEHICLES-ABANDONED	1	1		
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	21			
5402	VEHICLES-DISABLED	12			
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	30	5		
5404	VEHICLES-PARKING COMPLAINTS	17			
5405	VEHICLES-TOWED	11	1		
5406	VEHICLES-REGISTRATION/LOST OR STOLEN	1			
5501	WIRES DOWN - NO HAZARD	4	1		
6001	ACCIDENT - WITH INJURIES	6			
6003	ACCIDENT - NON REPORTABLE	40	3		
6005	ACCIDENT - NO REPORT DONE	4			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	1			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	130			
8003	FIRE/MEDICAL ALARM - NO CITATION	31			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	1			
9001	ANIMALS-RABID/SICK	1			
9005	ANIMALS - ALL INVOLVING DEER	4			
9038	K-9 ASSIST	0	1		
9050	ASSIST SICK/INJURED	85			
9051	ASSIST AMBULANCE	3			
9052	ASSIST OTHER POLICE DEPARTMENT	1			
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	194			
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	87			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	82	1		
9972	MOTOR OFFICER ACTIVITY	0	22		
9990	ELECTRONIC ASSISTANCE	1			
		<u>1,147</u>			

ACCIDENT

3200	CHECK ON WELFARE	5			
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Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 08/01/2019 and 08/31/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
ADMIN					
9000	ANIMALS - DOG COMPLAINTS	3			
9002	ANIMALS - ALL OTHER	1			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	3			
		<u>7</u>			
ALL OTHER					
2626	ALL OTHER OFFENSES - FALSE FIRE ALARM	1			
2640	ALL OTHER ORDINANCE VIOLATIONS	5			
2650	ALL OTHERS - PUBLIC NUISANCE	1			
2660	TRESPASSING OF REAL PROPERTY	1			
2664	ALL OTHER OFFENSES - ALL OTHER (MISC.)	1			
		<u>9</u>			
ANIMAL					
5502	ANIMAL COMPLAINTS - BARKING DOGS	2			
5504	ANIMAL COMPLAINTS - DOG BITES	1			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	4			
5510	ANIMAL COMPLAINTS - OTHER	7			
5590	ANIMAL COMPLAINTS - REPORTS	8			
		<u>22</u>			
ASSAULT					
0490	ASSAULT - REPORTS	1			
ASSIST					
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	5			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	3			
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	1			
		<u>9</u>			
BURGLARY					
0502	B&E - FALSE ALARM-RESIDENCE-DAY	1			
0512	BURGLARY-FORCED ENTRY-RESIDENCE-DAY	1			
0520	BURGLARY-NON FORCED ENTRY	1			
		<u>3</u>			
CIVIL					
3300	CIVIL DISPUTES	13			
COMPLAINT					
8590	CITIZEN COMPLAINT REPORT	2			
CONTACT					
4016	NON-CRIMINAL - PEDESTRIAN CONTACTS	1			
CRIM MISCH					
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	3			
1490	CRIMINAL MISCHIEF - REPORTS	1			
		<u>4</u>	2		
DISORDERLY					

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 08/01/2019 and 08/31/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
DISORDERLY					
2410	HARASSMENT BY COMMUNICATION	2			
DISTURBANC					
3610	DISTURBANCES-JUVENILE	1			
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	3	1		
		<u>4</u>			
DOA					
3320	DOA	1			
DRUG					
1810	DRUG VIOLATIONS	0	1		
1812	NARCOTICS-SALE-MARIJUANA, HASHISH, ETC.	3			
1831	NARCOTICS-POSSESSION-MORPHINE, HEROIN, ETC	0	1		
1832	NARCOTICS-POSSESSION-MARIJUANA, ETC.	6	1		
1834	NARCOTICS-POSSESSION-OTHER DANGEROUS	1			
1890	NARCOTICS - REPORTS	1			
		<u>11</u>			
DUI					
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	2			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	2			
2121	DRIVE UNDER INFLUENCE - DRUGS	2			
2122	DRIVE UNDER INFLUENCE - DRUGS-IMPAIRED	2			
		<u>8</u>			
EVIDENCE					
9093	EVIDENCE ROOM	1			
FIRE					
3701	FIRE-COMMERCIAL	1			
3702	FIRE-VEHICLE	1			
3703	FIRE-ALL OTHERS	3			
3706	FIRE - LEAVES, BRUSH, ETC.	3	1		
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	8			
		<u>16</u>			
FRAUD					
1100	FRAUD	3			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	1			
1150	FRAUD - CREDIT CARDS	1			
1191	FRAUD - REPORTS	10			
		<u>15</u>			
HVERFORD					
9041	ASSIST HVERFORD PD	5			
LMPD					
9040	ASSIST LOWER MERION PD	3			
LOCKOUT					

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 08/01/2019 and 08/31/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
LOCKOUT					
3860	SERVICE CALL-LOCKOUTS (VEHICLE/BLDG)	2			
LOST/FOUND					
5002	LOST & FOUND - FOUND ANIMAL	3			
5004	LOST & FOUND - FOUND ARTICLES	7			
5006	LOST & FOUND - LOST ANIMAL	1			
5008	LOST & FOUND - LOST ARTICLES	1			
		12			
MISSING PE					
2900	JUVENILE RUNAWAYS	1			
5012	LOST & FOUND - MISSING JUVENILE MALE	2			
		3			
MV ACCIDEN					
6002	ACCIDENT - NO INJURIES (REPORTABLE)	7	1		
6004	ACCIDENT - HIT & RUN	8			
		15			
N-TRAF CIT					
CITN	NON-TRAFFIC CITATION	12			
NEWTOWN					
9043	ASSIST NEWTOWN PD	1			
OTHER					
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	5			
PFA					
2647	ALL OTHERS - PROTECTIVE ORDERS	3			
PROPERTY					
2910	LOST/MISSING PROPERTY	2			
PSP					
9047	ASSIST PSP	1	2		
PUBL DRUNK					
2300	PUBLIC DRUNKENESS	3			
RECOV PROP					
3000	LOST/RECOVERED PROPERTY	3			
SERVICE					
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	0		1	
7006	NOTIFICATION - HIGHWAY DEPT.	1	1		
7008	NOTIFICATION - SEWER DEPT.	1			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	15			

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 08/01/2019 and 08/31/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
SERVICE					
7090	PUBLIC SERVICES - REPORTS	2			
8521	DEPT SERVICES - SCHOOL SEC & EMG PREP	2			
		<u>21</u>			
SEXUAL					
1720	SEX OFFENSES - INDECENT EXPOSURE	1			
SOLICITING					
2800	TWP ORD-SOLICITING	1			
SUICIDE					
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	2			
SUSPICIOUS					
3500	DISTURBANCE - DISORDERLY PERSONS	5			
SVC CALL					
3810	SERVICE CALL-ALARMS-UNFOUNDED-EXCPT FIRE	1			
3850	HAZARDOUS CONDITIONS	22			
3880	OPEN DOORS/WINDOWS - DISCOVERED	3	1		
3900	GAS LEAKS (NATURAL GAS)	2			
		<u>28</u>			
THEFT					
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	3			
0616	THEFT-\$200 & OVER-BICYCLES	2			
0619	THEFT-\$200 & OVER-ALL OTHER	2			
0624	THEFT-\$50 TO \$200-FROM AUTO (EXCPT 0625)	1			
0633	THEFT-UNDER \$50-RETAIL THEFT	1			
0637	THEFT - UNDER \$50 - FROM BUILDINGS	2			
0644	THEFT-ATTEMPTED-FROM AUTO (EXCEPT 0645)	1			
0690	THEFT - REPORTS	5			
		<u>17</u>			
TRAF CIT					
CITT	TRAFFIC CITATION	64			
TRAFFIC					
6610	TRAFFIC RELATED - MOTORIST AID	2			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	7			
6614	TRAFFIC RELATED - OTHER TRAFFIC	3			
		<u>12</u>			
TREDYFFRIN					
9045	ASSIST TREDYFFRIN PD	2			
VILLANOVA					
4651	REFERRED TO VILLANOVA PD	8			
VUPD					

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 08/01/2019 and 08/31/2019



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
VUPD					
9049	ASSIST VUPD	5			
WARRANT					
8014	WARRANTS - LOCAL - OTHER WARRANTS	1			
8110	WARRANTS - OTHER AUTHORITY - CRIMINAL	0	1		
		<u>1</u>			
WEAPONS					
1542	WEAPONS - MANUFACTURE - KNIFE	0	1		
	Total Calls	<u>1,518</u>			

August 2019
CRIME ALERTS

A resident of Gallagher Rd. reports packages that have been delivered to their home have gone missing. Beginning since 7/28/2019 and continuing up to 8/2/2019 several packages that have been delivered to home on Gallagher Road have gone missing. If any one may have seen anything in regards to the theft of these packages or may have been a victim of this type of crime, they are asked to call the Radnor Police at 911.

On Wednesday, 8/7/2019, two vehicles had items stolen from inside while parked at 200 W. Lancaster Av. Both vehicles were parked at approximately 6:30 pm and the theft was discovered at approximately 8:30 pm. Both vehicles had a passenger side window smashed out to gain access to items that were in the cars. If anyone may have seen anything regarding these thefts or may have been the victim of a similar crime, they are asked to call the Radnor police at 911.

In the early morning hours of Wednesday, 8/7/2019, a suspicious person was seen on video walking on the property of a residence on S. Lowrys Ln. A white female wearing a white or tan sweatshirt and white pants was captured on surveillance video walking up the front door of a house on S. Lowrys Ln. The female looks at the front door of the residence than walks away. If anyone may have seen any suspicious during this time or may have similar video footage they are asked to call the Radnor Police at 911.

The Radnor Township Police Department has issued a crime alert for a theft that was reported on August 9th. The victim reported a package that had been delivered to an address in the 100 block of Gallagher Rd., had been stolen. Please call 9-1-1 with any information about this incident or when reporting suspicious activities.

On Friday, 8/9/2019, at approximately 4 pm, the victim had items stolen from their vehicle while parked in the lot of the Philadelphia Sports Club. The vehicle, a black Kia Sportage was locked, however a passenger side window was left open. The items stolen were within easy reach of the open window. If anyone may have seen anything at this time or may have been the victim of a similar crime they are asked to call the Radnor Police at 911.

Sometime between Friday 8/16/2019 and Sunday 8/18/2019 the Radnor High School garage mural was vandalized. The garage mural on the Radnor Chester Rd. side of the school had several images painted on it. If anyone may have seen anything in regards to this crime they are asked to call the Radnor Police at 911.

On Monday, 8/19/2019, at approximately 7:75 am, a vehicle had its rear window smashed out while parked in the lot of the N. Wayne Train Station. At this time it is still unclear what was stolen from the car. If anyone may have seen anything suspicious at this time, or was the victim of a similar crime, they are asked to call the Radnor police at 911.

On Monday, 8/19/2019, a resident received a "scam" phone call attempting to elicit social security numbers and other personal information. The caller referred to himself as an officer employed by the federal government. The caller alleged that the resident owed the government a non-specific amount of money. Residents are reminded that there are a large number of phone scams that occur on a daily basis and they should be very cautious in providing any personal information over the phone. If anyone believes they have been a victim of this type of scam they are asked to call the Radnor Police at 911.

On Tuesday, 8/20/2019, a vehicle parked in the lot of 250 King of Prussia Rd. was vandalized. The vehicle was parked at approximately 9:30 am and the damaged was discovered at 10:30 am. The entire passenger side of the car was scratched. If anyone may have seen anything in regards to this crime or was the victim of a similar crime, they are asked to call the Radnor Police at 911.

On Monday, 8/19/2019, the victim had her wallet stolen from the Giant food store. At approximately 1:00 pm the victim believes she left her wallet on a counter in the store and when she realized it and returned to get it, the wallet was gone. If anyone may have seen anything in regards to this theft or may have been the victim of a similar theft, they are asked to call the Radnor Police at 911.

Sometime between 8/18/2019 and 8/20/2019 three bicycles were stolen from the rear of 108 Windermere Av. Police report that one of the bicycles has been recovered but the remaining two are still missing. If anyone has any information in regards to these thefts or may have been the victim of a similar crime, they are asked to call the Radnor Police at 911.

A resident of Earles La. was tricked into given personal banking information over the phone which caused her personal accounts to be fraudulently used. The victim received a text message and subsequent phone calls in regards to possible fraudulent activity on her debit card. The caller was able to provide the victim specific information about them, including the last four digits of their social security number. After completing what the victim believed was the process for obtaining a new debit card, she began to receive notices of several fraudulent transactions on her account. If you think you may have been the victim of a similar scam, you are asked to call the Radnor Police at 911.

On Friday, 8/23/2019, a resident of the 800 block of Countyline Rd. discovered a piece of porch furniture was taken from the front of their home. Taken was a brown couch. If anyone else was the victim of a similar type of theft, they are asked to call the Radnor Police at 911.

On Saturday, 8/24/2019, a resident of Meredith Av. discovered two bicycles stolen from the rear of their garage. The bicycles were taken sometime overnight. One of the bicycles was recovered by Police in the area of Eachus Av. The other bike is still missing. If anyone may have seen anything in regards to this theft or may have been the victim of a similar crime, they are asked to call the Radnor Police at 911.

On Sunday, 8/25/2019, at approximately 12:05 AM, there was a burglary of an apartment in the Villas of Bryn Mawr. The female victim reports to Police that while she was in bed sleeping, she was awakened when she heard an unknown person enter her bedroom and begin going through her belongings. The female victim stated when she looked out from underneath her covers she observed an older black male, wearing a maroon shirt and tan shorts looking through her backpack. The female screamed and the black male ran from the residence. If anyone may have seen anything in regards to this incident they are asked to call the Radnor Police at 911.

Victim reports that sometime approximately two weeks ago his bicycle was stolen from outside his family's apartment. Victim stated to Police that the actor looked to be a heavy set black male, approximately 4'10" tall, with short black hair. If any other residents were the victim of a similar theft, or may have information in regards to this theft, they are asked to call the Radnor Police at 911.

On Tuesday, 8/27/2019, a vehicle parked on Highland Av. had a large amount of barbeque sauce smeared on its front passenger door. If anyone may have seen anything in regards to this crime or may have been the victim of a similar crime, they are asked to call the Radnor Police at 911.

RADNOR TOWNSHIP POLICE DEPARTMENT
THANK YOU LETTERS

844 County Line Rd.
Bryn Mawr, PA 19010
September 11, 2019

Dear Chief Christopher Flanagan;

Once again, we would like to remember all the heroes and citizens who make America great. On this anniversary of the most tragic and devastating day of 9/11, we would like to help wipe out some of the evil by honoring a deserving person while continuing to support the K-9 dog program of the Radnor Police department. It is our honor and privilege to dedicate this gift of \$1,000 to all the fallen heroes of 9/11, and to William Francis Zimmermann who left to be with our Lord when he was 19 years old. According to his younger brother Shawn, "He lived each day to the fullest, enjoying every minute of the day, always smiling and making friends." Villanova today has a scholarship in Billy's name that is awarded to a student that best embodies what it means to "Live Like Billy." The most recent recipient of the scholarship described Billy as an unselfish and kind-hearted young man who had one goal in life, to make others happy. We know that he would have liked the K-9 dog program in Radnor which was created to protect the citizens of our community and his beloved Villanova University. Thank you and may we all continue to network against evil and make each day a blessed day.

Sincerely,

Nora & Ed Liu, Citizen Police Academy Class '02



CC copies to commissioners:

- Lisa Borowski, President, Ward 4
- Jack Larkin, Vice-President, Ward 1
- Jake Abel, Ward 6
- Richard F. Booker, Esq., Ward 2
- Lucas A. Clark IV, Esq., Ward 3
- Sean Farhy, Ward 7
- John C. Nagle, P.E., Ward 5
- Manager Bob Zienkowski
- Fr. Peter Donahue

H. EDWARD LIU, D.M.D.
844 COUNTY LINE ROAD
BRVN MAWR, PENNSYLVANIA 19010

EXPLANATION	AMOUNT
Donation for R-9 Dog of Radnor	1,000.-

4821

60-912/313

PAY AMOUNT OF One thousand dollars

CHECK AMOUNT

DATE	TO THE ORDER OF	GROSS	DESCRIPTION	CHECK NUMBER
9/11/19	Radnor Township Police Dept		Donation for R-9 dog	4821

\$ 1,000.00

in honor of
William Frances Zimmerman

H. Edward Liu, D.M.D.

⑈004821⑈ ⑆031309123⑆ 1390000406682⑈



Chief Flanagan received a very nice phone call from Ms. Hayes of Morris Road who placed a service call to the Police Department for locking her keys in her home. She was thanking Officers Cook and McCann for the very professional work.

Designed in USA by T&M Quality Designs

Thank you



you ever need anything, my Twitter account is @arcia1701 and our address is in the envelope.

We're always here for you!

#BlueFamily ♡

superintendent Flanagan and to all our amazing Law
enforcement Officers from the Radnor PD:

Just wanted to take a moment and say thank
you for serving your communities and beyond. For
protecting your lives every day while on uniform and
even when you're off duty. For all sacrifices made
for each of you and your loved ones.

Please know you're appreciated and loved!

We support you and your fellow brothers and
sisters in Blue from Wayne.

Once again, thank you for everything you do!
We're all Blue, you're in our thoughts and
prayers.

Sincerely,
Margie, Rafael, Nicole & Stephanie

LAWRENCE A. KATZ

GLLENDALE ROAD, UNIT
HAVERTOWN, PA 19083

HOME

OFFICE

CELL

September 13, 2019

Chief John J. Viola
Haverford Township Police Department
1010 Darby Rd.
Havertown, PA 19083
Via fax to 610-853-3481

✓ Superintendent Christopher Flanagan
Radnor Township Police Department
301 Iven Avenue
Wayne, PA 19087
Via fax to 610-688-1279

Dear Chief Viola and Superintendent Flanagan:

I am writing to express my enthusiastic appreciation and commendation for your Departments and its officers. Yesterday, working together, your Departments accomplished what I believed would have been impossible.

Yesterday afternoon, I took an Uber from my office in Bala Cynwyd to the WSFS (old Beneficial) bank at 1200 W. Township Line Road. I had arranged for the driver to wait for me for a few minutes while I went into the bank. He was then going to drive me home; an approximately 5-minute drive. I foolishly left my briefcase in the back of his car. (I do this every week, and have done so without problems, but will not do so again.)

After spending about 5 minutes in the bank, I came out and the driver was gone. He had not waited for me but left with my briefcase. It contained my computer, iPad, a substantial amount of cash, and other items. I called Uber who called the driver and the driver told him that I had not left anything in his car.

When I got home I called 911 to report the theft. Haverford Officer Villeneuve responded. I cannot say enough about the incredible service that he provided. He obtained the basic information and then asked what my briefcase contained. When I mentioned there was an iPad in it he asked me whether we had tried to "Find Your iPad" feature. I did not know that such a feature existed, let alone how to use it. Officer Villeneuve then walked my wife (she had her computer) through the program and the location of the iPad appeared on a map. He followed its movement for a while and realized it was in Radnor. He then arranged

for the Radnor police to locate the Uber vehicle, updating them on its location in real-time as it appeared on the computer.

Even though the theft did not occur in Radnor, the Radnor police were extremely cooperative. They located the vehicle, learned that my property was in its trunk, and held the driver until Officer Villeneuve and another officer went to Radnor. They retrieved my briefcase and returned it to my home. Fortunately, all of the items were still in the case.

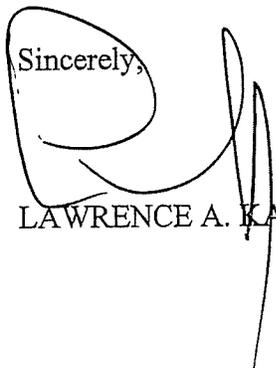
The Uber driver said that it was a misunderstanding and therefore no arrest was made. This was fine with me; I was simply happy to have all of my property returned.

I honestly believed that I would never see my belongings again. Both of your Departments took my problem seriously, apprehended the driver in real time, and returned my belongings. They did this in only 60-90 minutes.

I am deeply grateful. Without Officer Villeneuve's familiarity with the Apple program, and his willingness to take the time and personal interest to solve my problem, I do not know whether I would have ever gotten my property back; I certainly would not have gotten it back so quickly.

Please share my appreciation with all of the officers involved. I hope Officer Villeneuve will receive some commendation for his excellent service.

Sincerely,



LAWRENCE A. KATZ

Dear Mr. Zienkowski,

Thank you very much for opening the building after closing on Wednesday and getting the help of the police so I could buy parking cards. That was above and beyond the call of duty by all of you! It certainly was a big help to me, as I don't frequently have the opportunity to get to the municipal building. Next time I will check the hours.

Thank you so very much for your kindness.

Kathy Wynn

Kathy Wynn, Esq.
Law Offices of Matthew S. Wynn LLC
114 N. Wayne Avenue, Suite 4
Wayne, PA 19087

Dear Sergeant Stiansen,

I just wanted to extend our neighborhood's thanks to you and your officers for the continued support as we once again start a new school year. We appreciate the speed sign and your presence throughout the neighborhood. It definitely makes a difference!

Hope that you and the other officers enjoyed some much-deserved time off during the summer.

Sincerely,
Don Park

Chief,

We received this nice Thank You on Facebook from Anne Coskey, who recently had Cpl. Sherman and Kevin Gallagher assist her with a car seat install. Her children sent an adorable thank you card and cookies, too.

“Just want to say thank you to Corporal Sherman and Kevin (who we are not sure of his title) but they spent almost an hour with me in the rain the other day helping me to re-install three car seats across my backseat. They were so patient, great with my kids, taught me how to install the seats properly in future and even let my kids sit on the motorcycles with the lights on while they were all done. I am so appreciative of what great guys we have keeping us all safe and proud to be part of of Radnor Township.”

Dear Corporal Snerman,

Thank you so much for putting
our car seats in our car and
keeping us safe. You are our hero
and the best police man.

Love, KFFJCB

Cecce + Charlie
Duskay



Hey Officer Brady and Chief Flanagan,

Hope you both are doing well this evening. I just wanted to reach out and thank you both for being nothing but kind and accepting of me. I never would have known that a department as big as Radnor would welcome an Autistic, Law Enforcement enthusiast, almost as one of their own. It means a ton to me and I hope you guys know that. I never thought in a million years I'd become friends with you guys. I hope we can call that statement true? I also hope I can myself part of the RPD family?

I want to hear from both of you on this...

Talk to you soon, have a good weekend.

-Alex Mann

Aug 14, 2015
Dear Superintendent Remagen,

I wanted you to know how
wonderful three of your police officers
are! I don't know their names but
they came to my apartment building
last Thursday morning and helped
me to get my daughter to the
Bryn Mawr Emergency Room. (I live
in the Rednor House).

All of them were great but one
officer in particular is the one that
convinced my daughter to voluntarily
sign in to see a doctor at Bryn Mawr.
My daughter was in psychosis,
my Dad was an FBI cop and
I know law enforcement is a tough job
but even more so in Today's climate.

Mejer
Ryan
Collins

MONUMENTAL

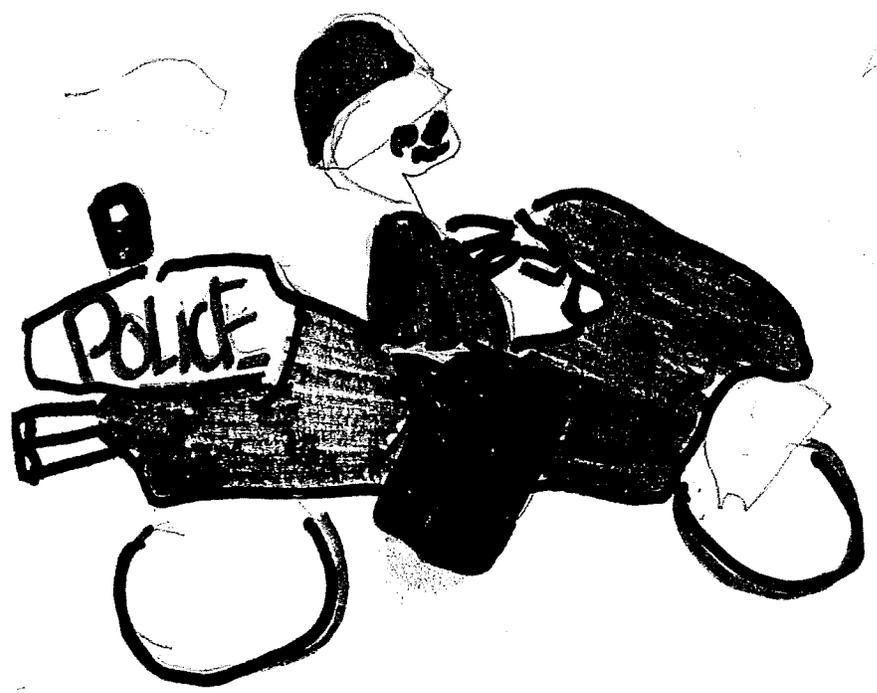
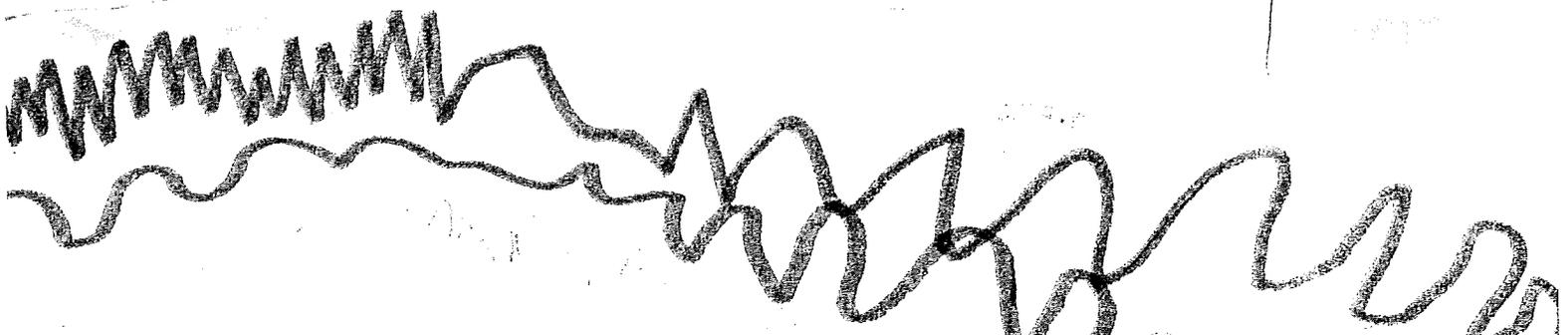
WHAT YOU DID WAS

So, THANK YOU!
For having such great officers
on your force.

I am very very grateful.

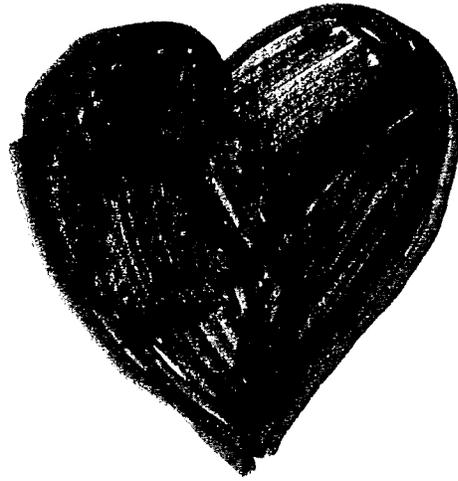
Sincerely,
Barbara Lang's

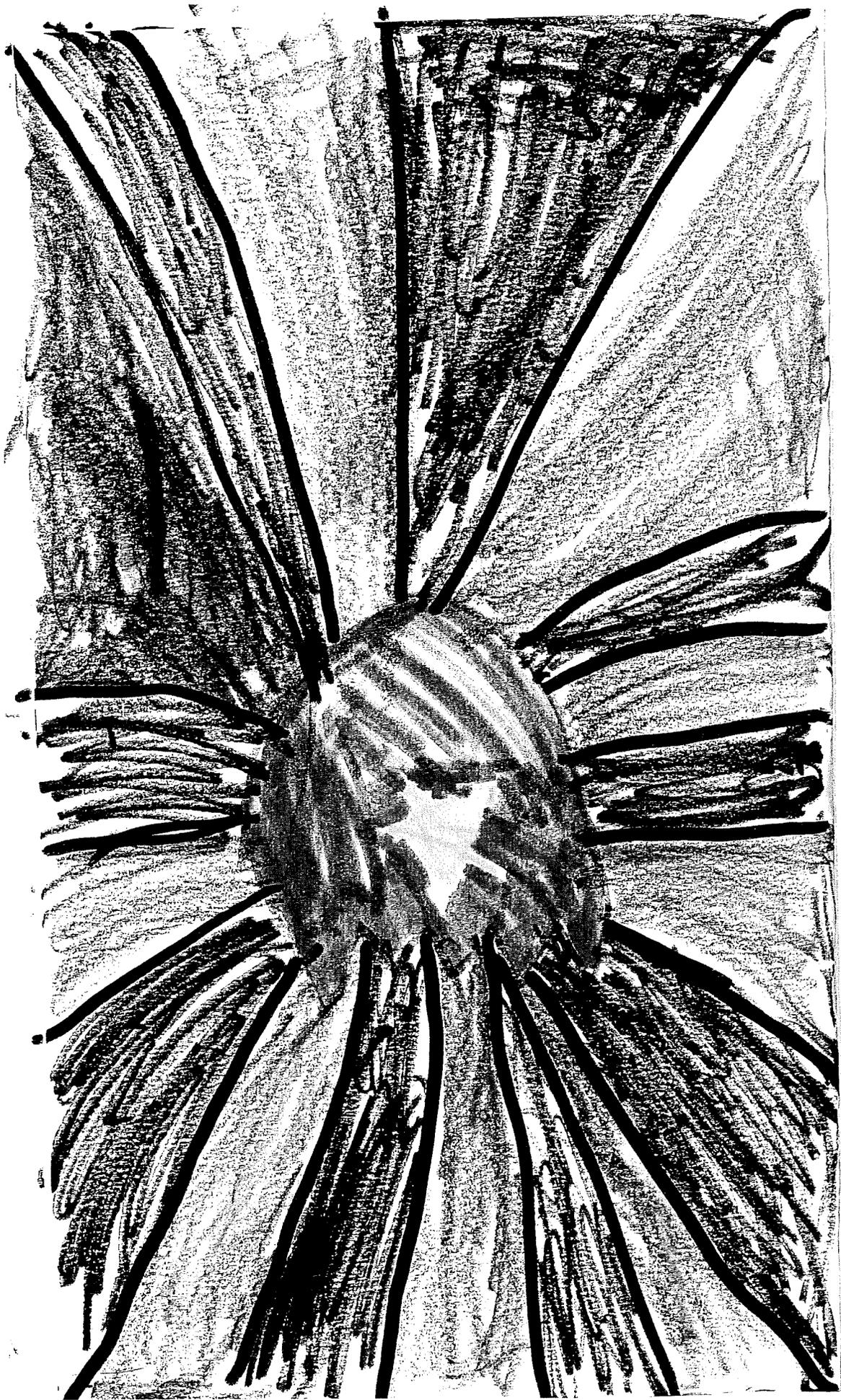
(I wanted to send ^{Hoppers} cookies but my friend
who was a District Justice for years said
they wouldn't get eaten because you never
know what might be in the cookies... state
of the world I guess)

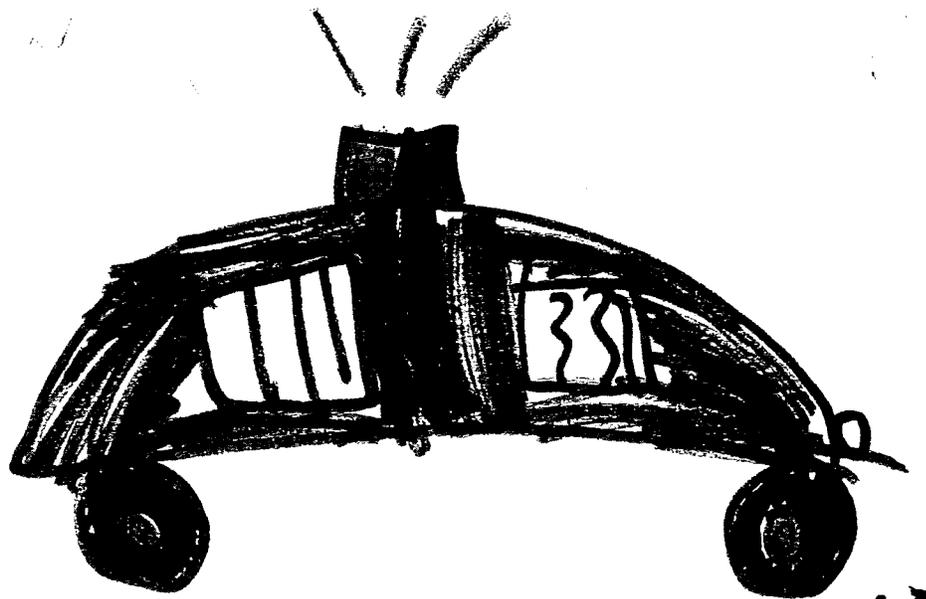
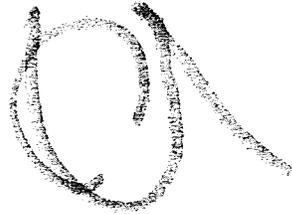
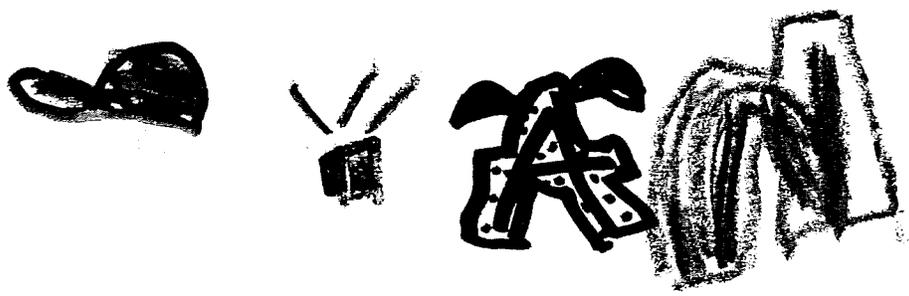


thank for everything you
do love

GiGi

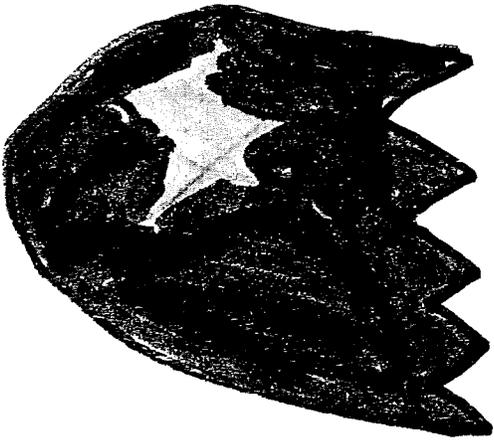




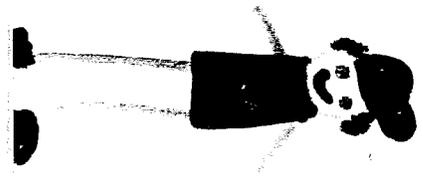
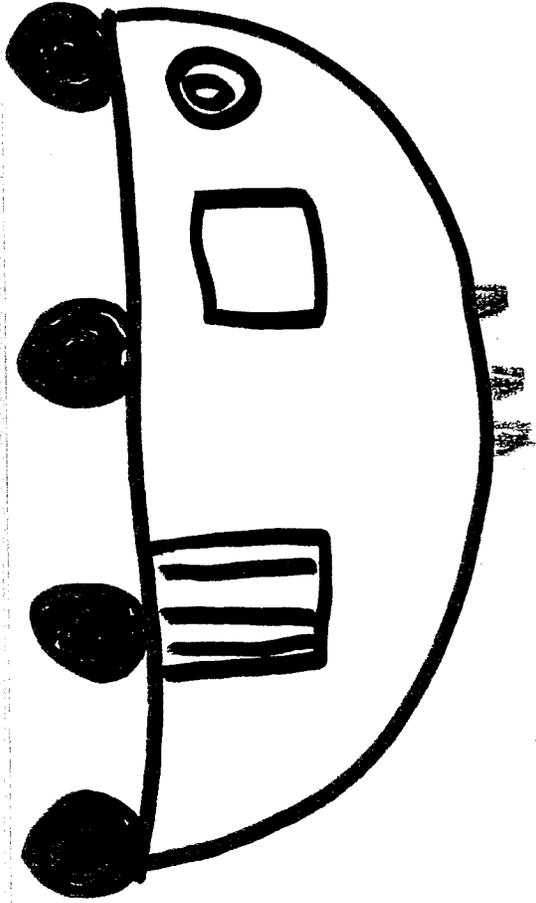
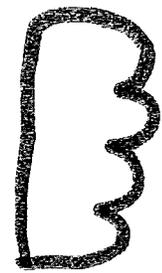
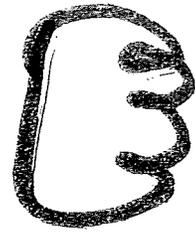


THANK YOU FOR YOUR POLICE

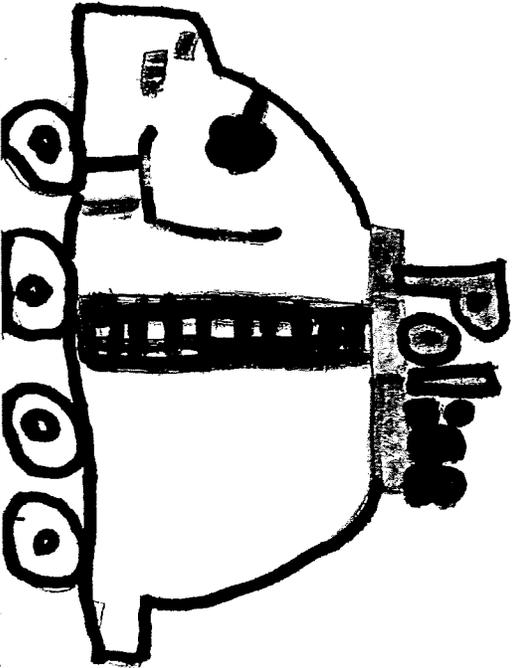
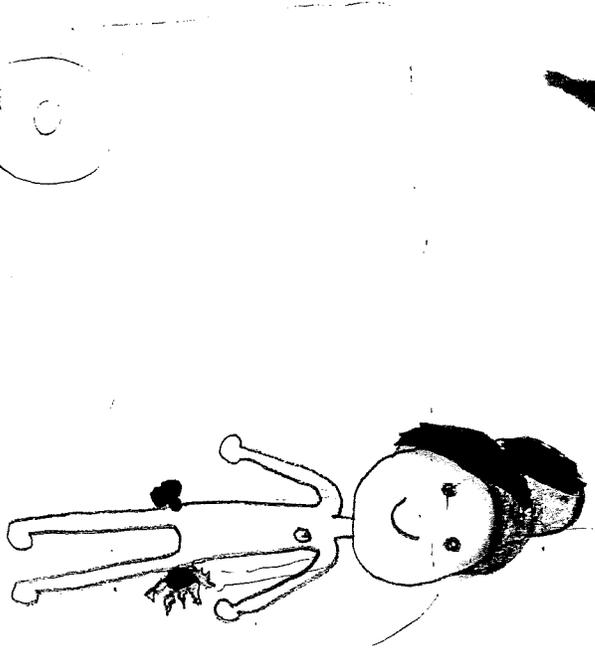
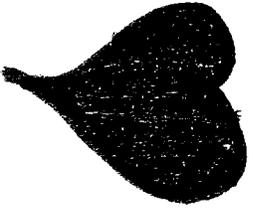
THANK YOU FOR YOUR
SERVICE



THANK YOU



Thank you for your
Service.



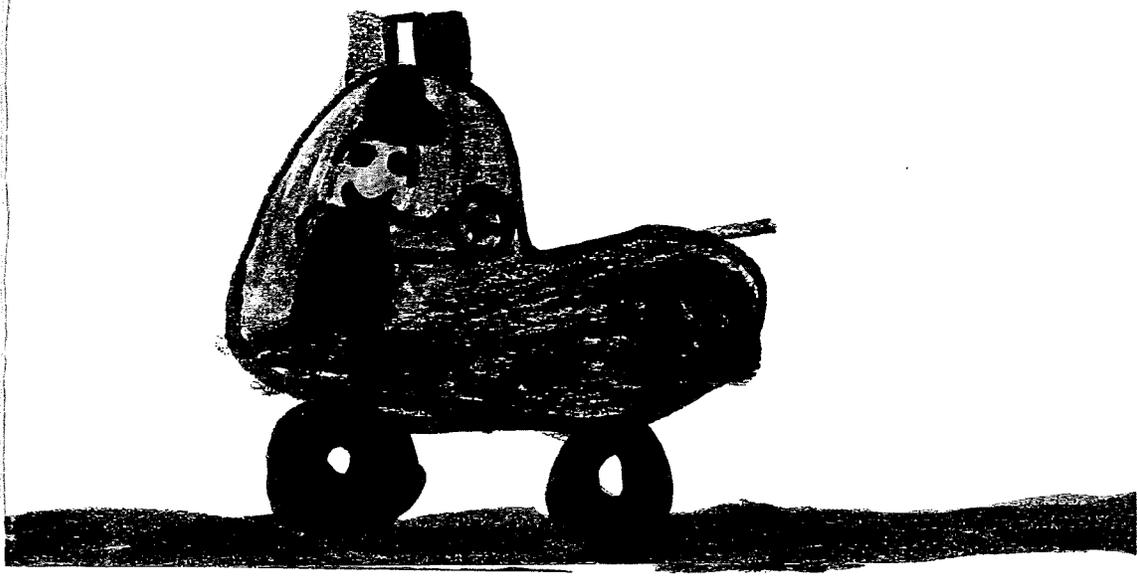
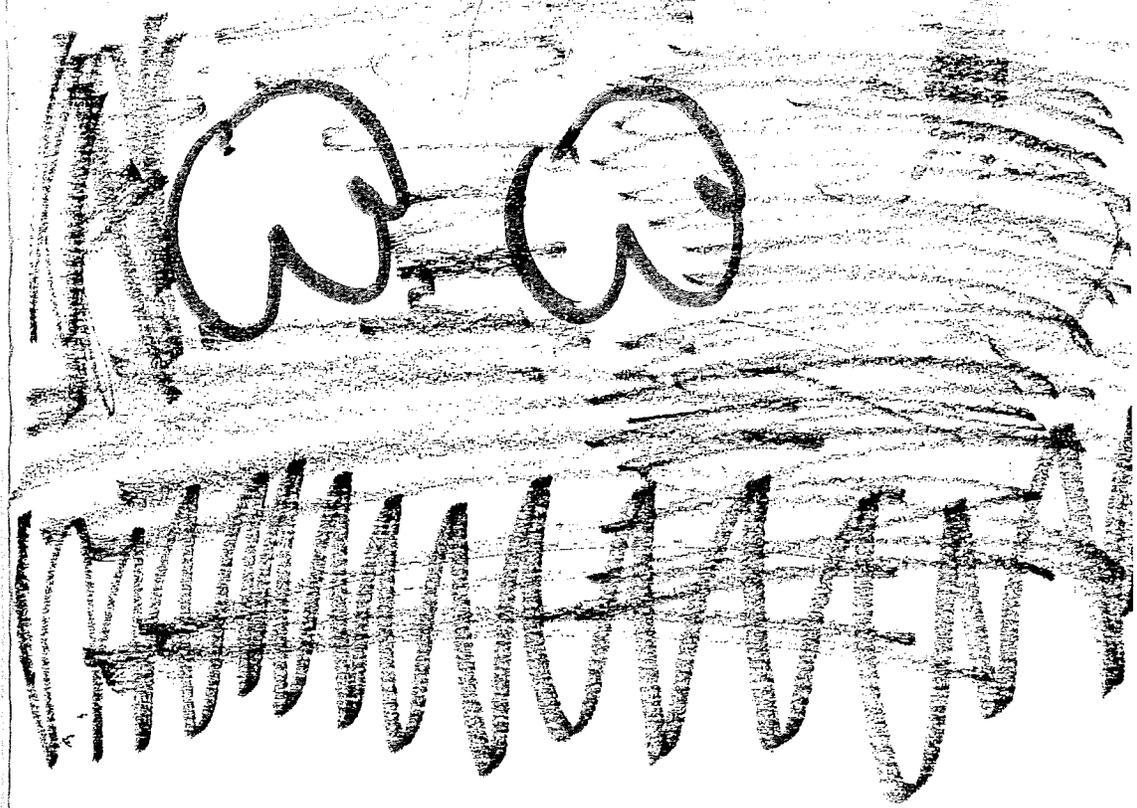
Dear Police officers,

Thank you for keeping us safe.

I am very glad we have police in our world. Thank you for letting us visit.

Your friend,

Kendrea



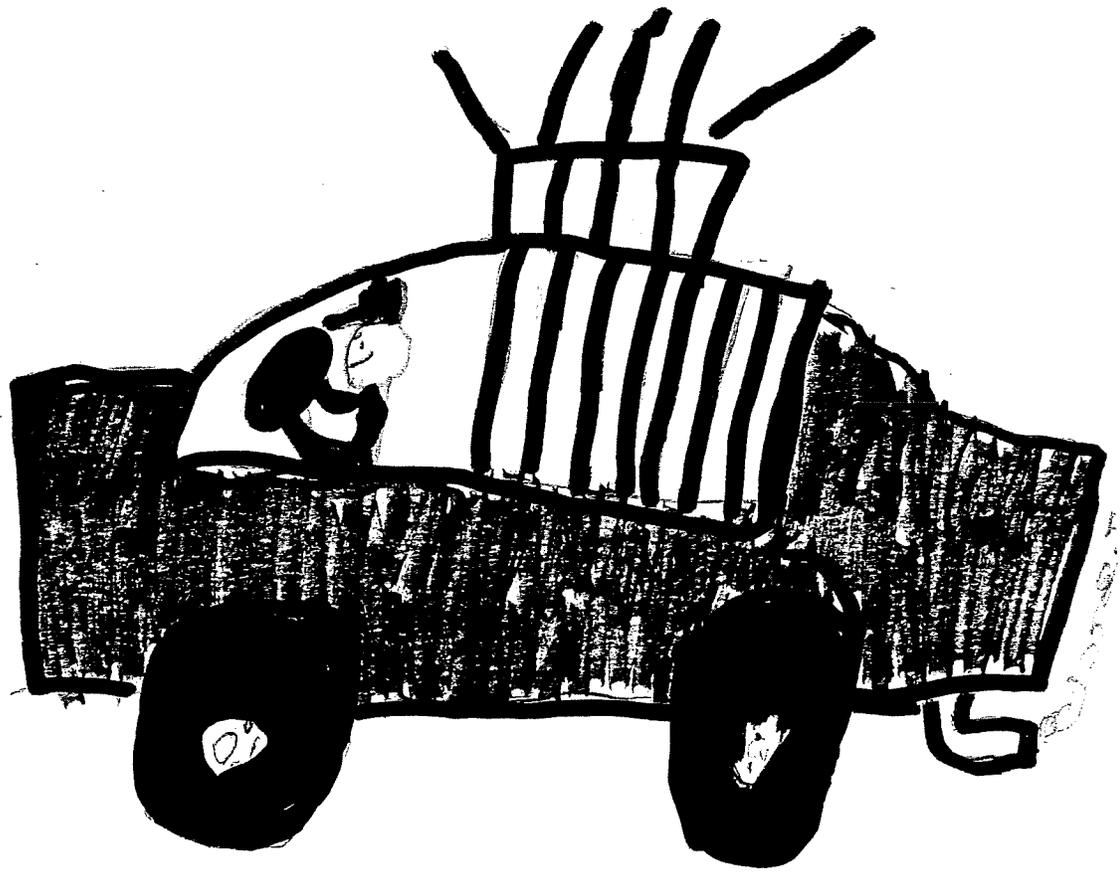
~~Thank you
for helping~~

Thank you
for helping
us safe.

~~for~~

thank you

P O I N C E



TRADER JOE'S®



Inside Greeting

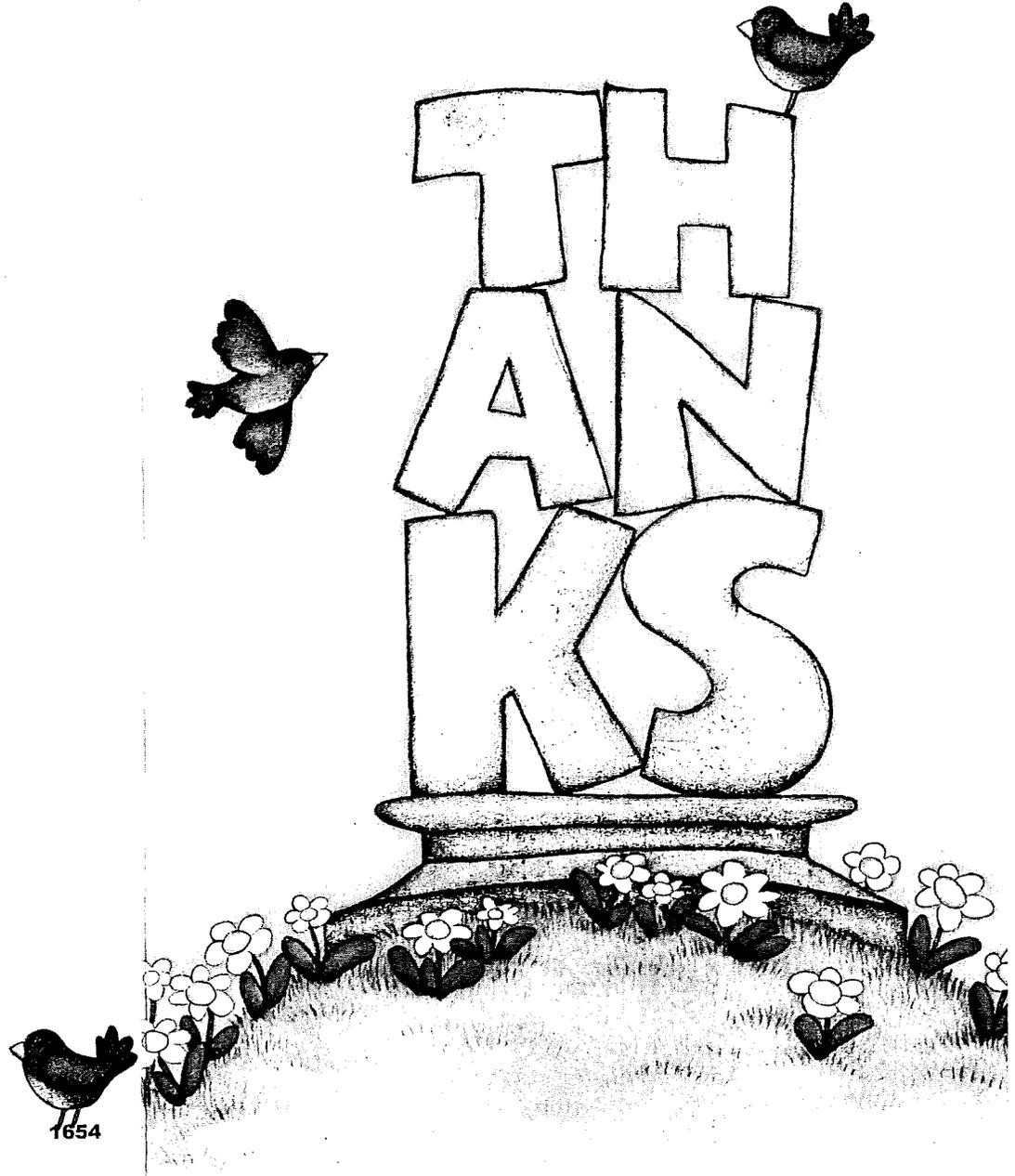
WHAT YOU DID WAS
MONUMENTAL

© BETH LOGAN

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1654

RADNOR TOWNSHIP POLICE DEPARTMENT
COMMUNITY EVENTS

Greetings to all! What an amazing day we had at the Unity at the Unity in Our Community Block Party! On behalf of Rev. Dr. Howard I want to thank everyone for contributing to such a wonderful block party, but it's much more than that - together we shared In strengthening the foundation of unity that will enable us to continue nurturing the Radnor community. I too am honored to serve altogether. Our reward is knowing that in caring for our Radnor neighbors - we build up our community and it will set an example to other communities so that we become a stronger, better United States of America.

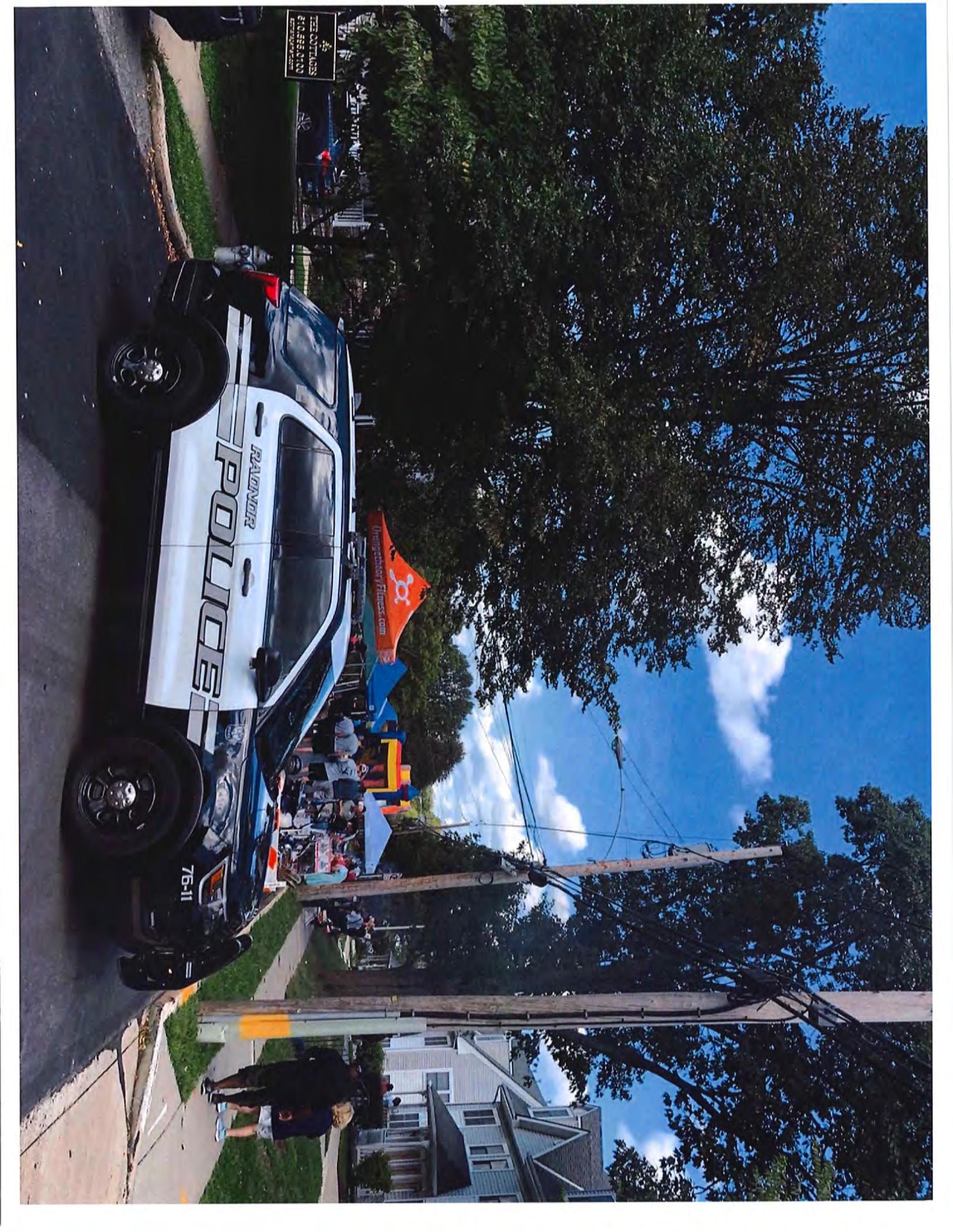
Next week I will send out a request for you to attend a committee September follow up event!

Blessings to all.

Gloria J Erb
Community Liaison
610) 416-9372 (C)

3rd Annual Unity in Our Community Block Party

August 24, 2019

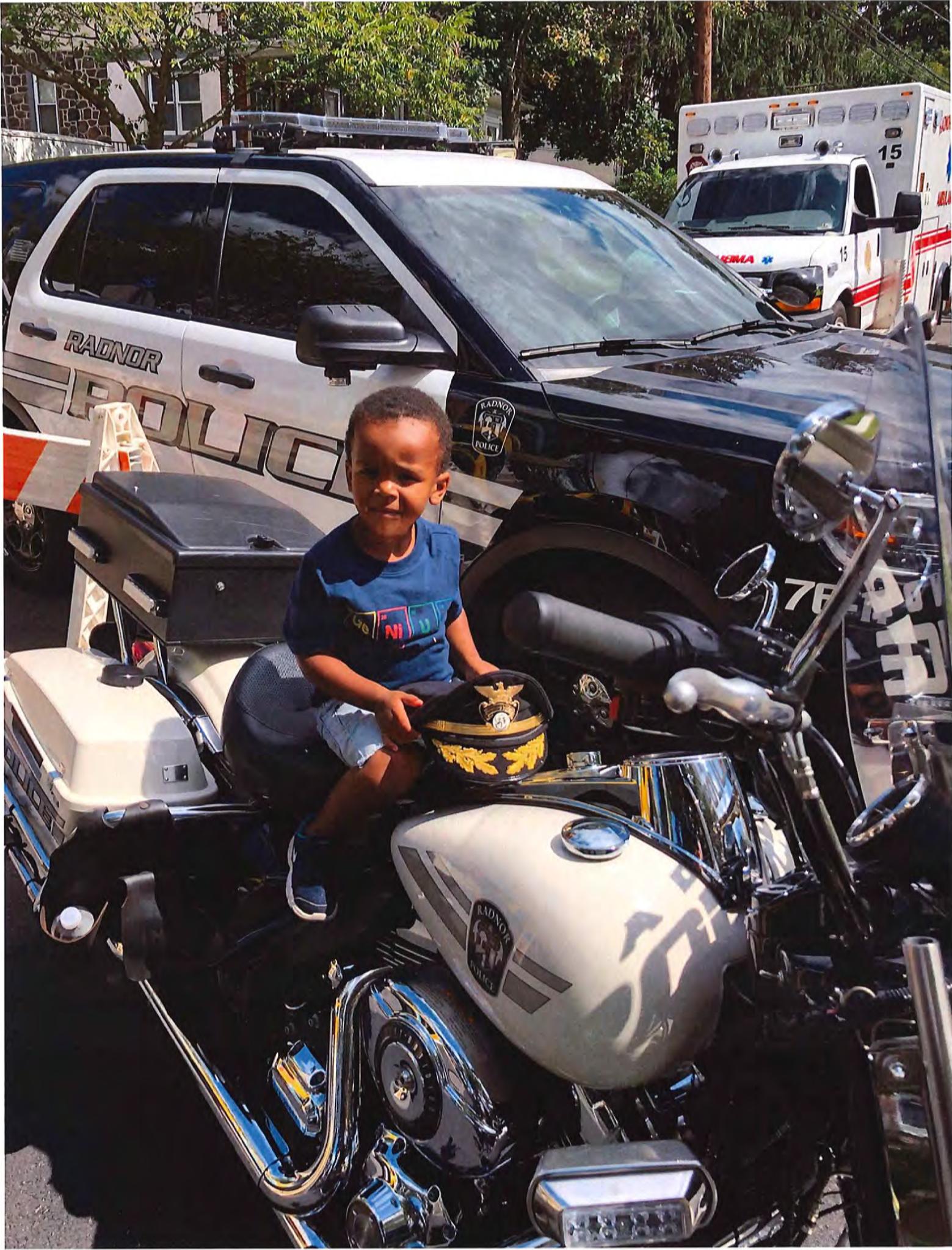


THE COTTAGES
810 EEE ST SW
ANN ARBOR MI 48106

Uppeschooty Fitness.com

75-11









Officers Ken Piree and Nick Laffredo attended the Hogs and Honeys Foundation for Kids event.



www.hogshoneys.org

August 2, 2019

Radnor Police Department
301 Iven Avenue
Radnor, PA 19087

Reference: Thank you for your Contribution

Dear To Whom it May Concern:

On behalf of Hogs & Honeys Foundation for Kids, please accept our gratitude and sincere thank you for your donation to our 4th Annual Christmas in July Motorcycle Run to benefit both Silver Springs School in Plymouth Meeting and The Variety Club in Worcester. Your help with traffic control, along with the beautiful weather, helped to make this year's ride a complete success. If it weren't for people like you, we would not be able to hold such a successful event.

Please visit our website www.HogsnHoneys.org for additional information about our organization, and again thank you so much for your support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dawn Leedom", is written over a light blue horizontal line.

Dawn Leedom,
Secretary

del

Hogs and Honeys is a 501(c)(3) nonprofit organization – donations to which are tax deductible to the fullest extent permitted by law. Hogs and Honeys is registered as a charitable organization by the Commonwealth of Pennsylvania. The official registration statement and financial information of Hogs and Honeys may be obtained from the Pennsylvania Department of State by calling 1-800-732-0999. Registration does not imply endorsement. Unless otherwise notes, no goods or services were provided in exchange for this contribution.

Here are some photos from Tuesday's career fair at Cabrini and National Night Out in Haverford.

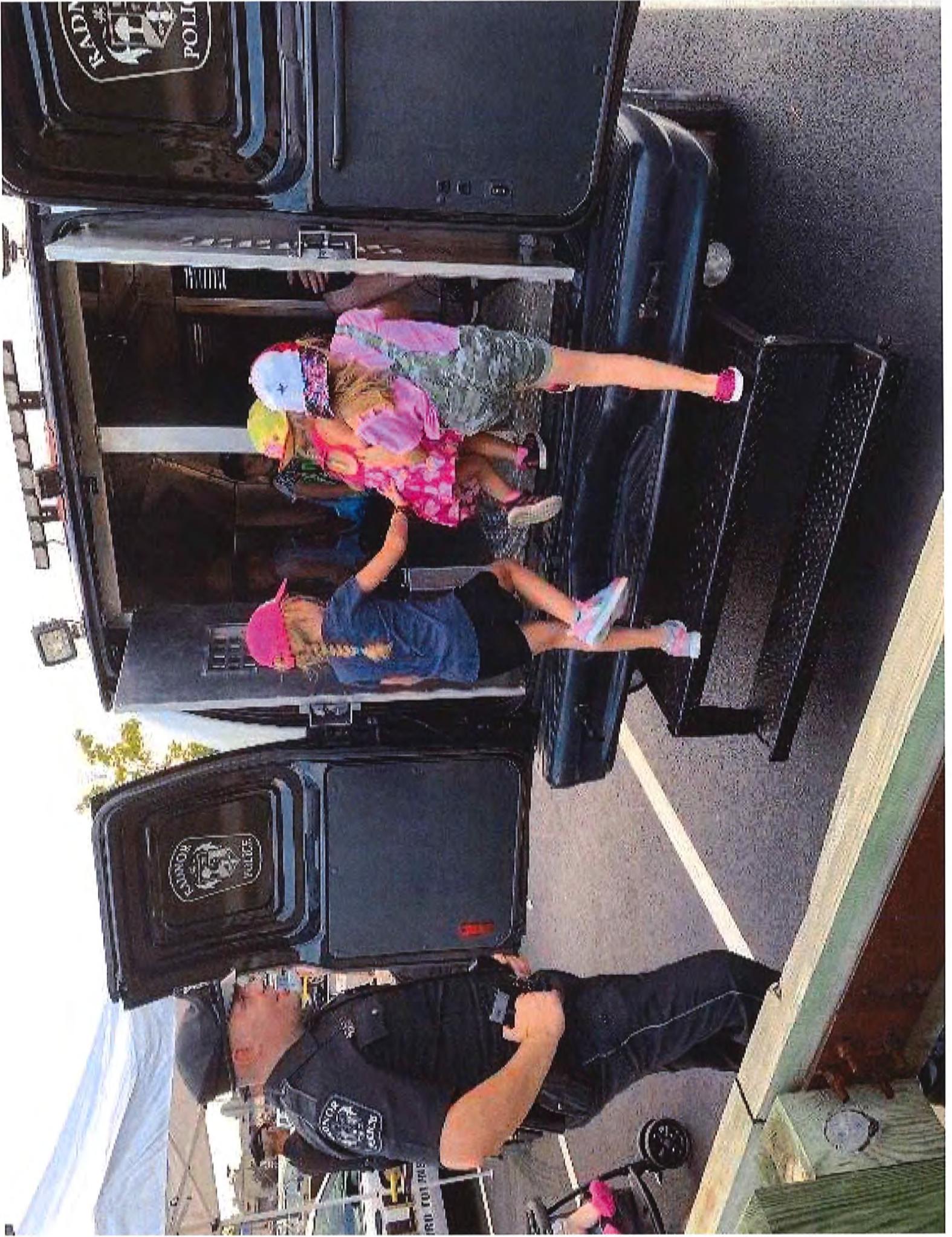
*Officer Meyer showcasing some of RPD's equipment at National Night Out with Haverford Township Police Department!

*National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live.

*On Tuesday morning, Officer Karmilowicz attended the Chester County Futures career fair at Cabrini University.

*Students from the area discussed law enforcement training, education requirements and donned the officers gear!







Villanova University's Inaugural Caritas Town Gown Award Ceremony

August 26, 2019



MAY THIS CENTER SERVE AS A CONSTANT TRIBUTE TO JOSEPHINE AND JOHN CONNELLY WHOSE YOUTH SPIRIT AND CONCERN HAVE ENABLED THEM TO ENRICH THE LIVES OF MANY MARCH 1950

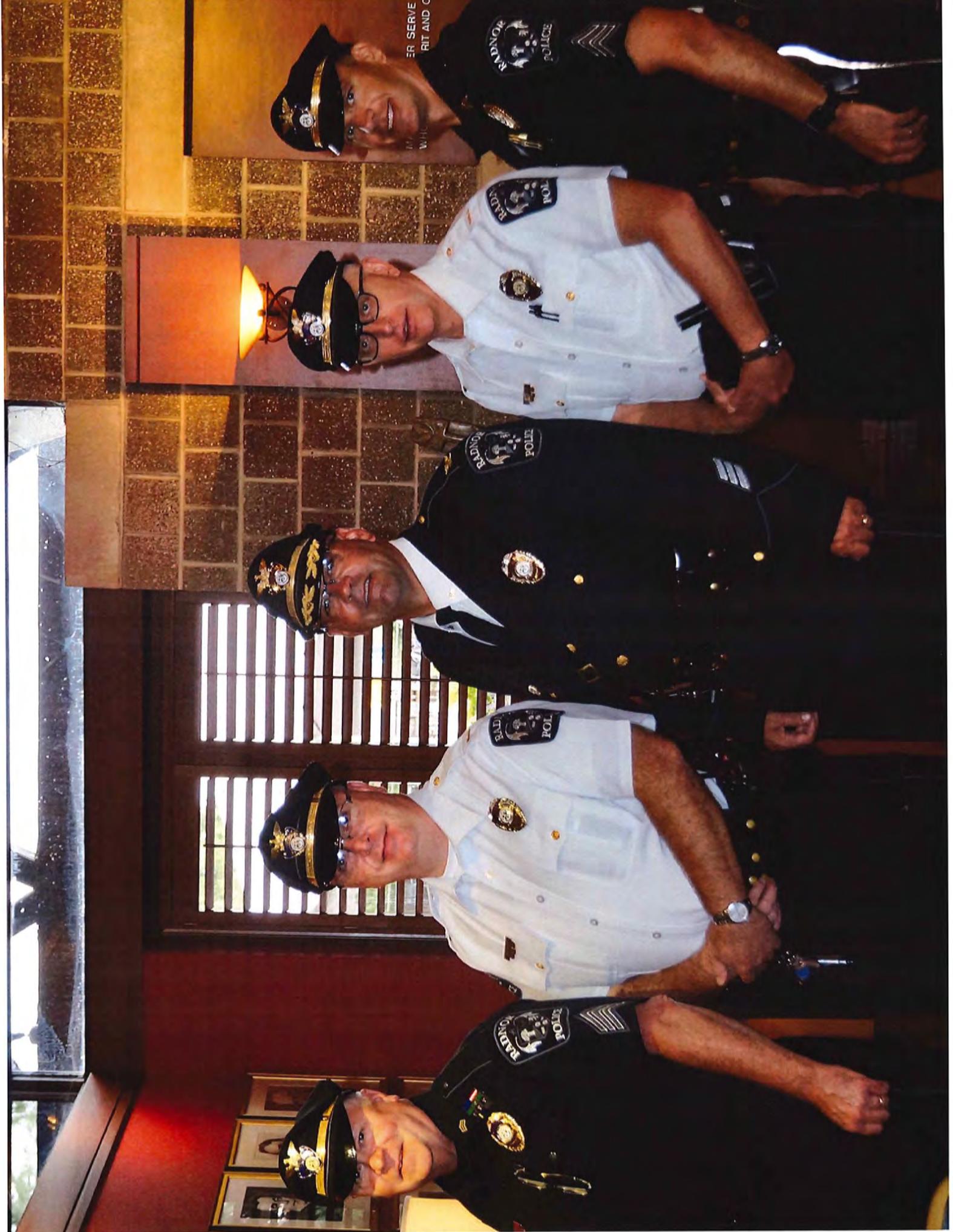






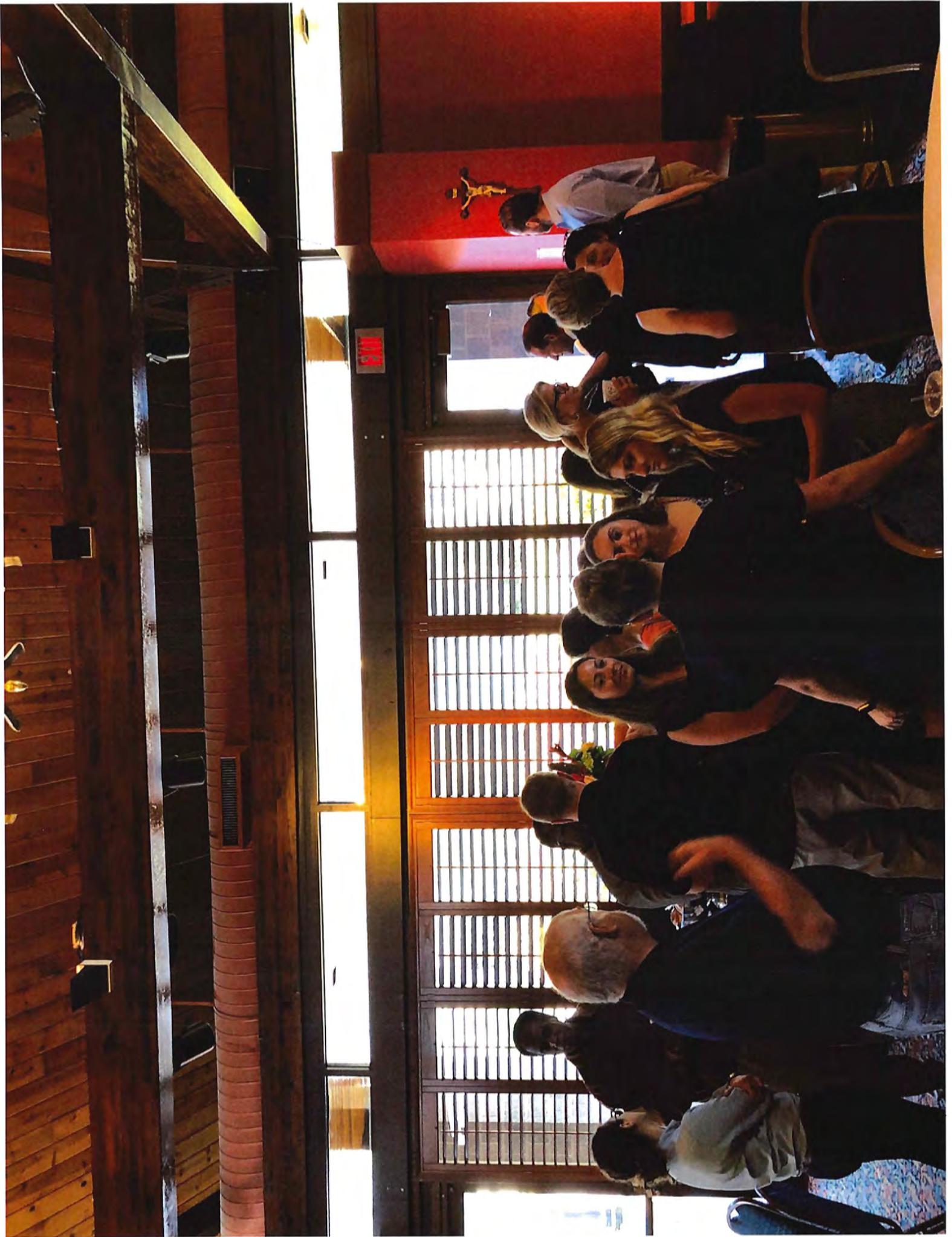
MAY THIS CENTER BE A CONSTANT TRIBUTE TO THE MEN WHOSE VISION, SPIRIT AND JOHN CONNOR HAVE ENABLED THE MARCH OF THE LIVES OF SO MANY.

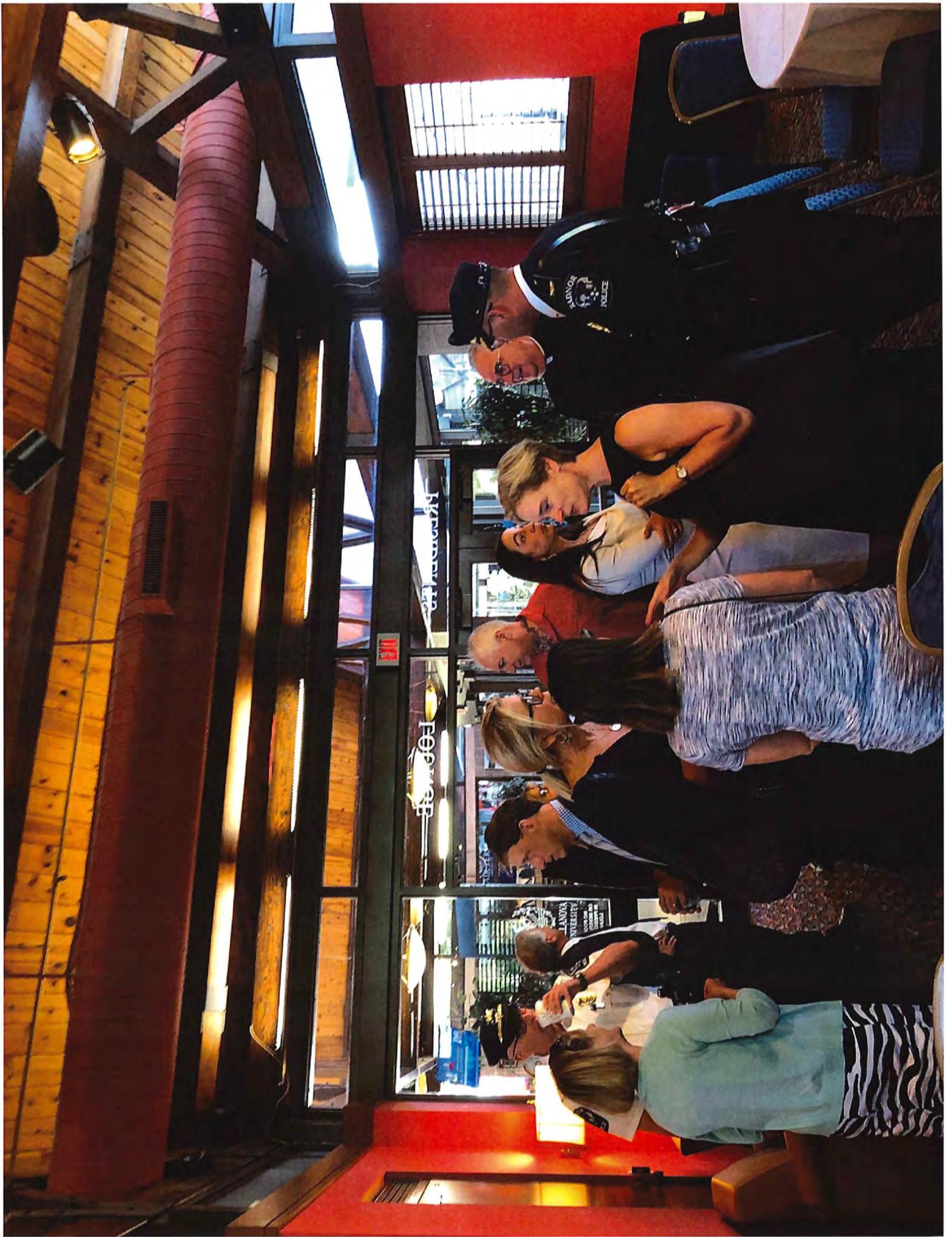
MAY THIS CENTER BE A CONSTANT TRIBUTE TO THE MEN WHOSE VISION, SPIRIT AND JOHN CONNOR HAVE ENABLED THE MARCH OF THE LIVES OF SO MANY.













RECREATION & COMMUNITY PROGRAMMING DEPARTMENT JUNE – JULY – AUGUST 2019 REPORT

Programs/Excursions/Community Events

Programs Underway/Registration Open:

- Radnor Day Camp at Radnor Elementary School (189 participants)
- Radnor Township Summer Wizarding Camp (27 participants)
- Shining Knights Chess Camp at Christ Church Ithan (11 participants)
- Field Hockey Camp with Shock Field Hockey at Radnor Memorial Park (23 participants)
- All Star Sports Camp with World Cup Sports Academy at Radnor Middle School
 - Week 1 – 15 participants
 - Week 2 - 11 participants
 - Week 3 - Canceled due to low enrollment
 - Week 4 – 7 participants
- All Star Juniors Camp with World Cup Sports Academy at Radnor Middle School (2 participants)
- Soccer Camps with World Cup Sports Academy at Radnor Memorial Park:
 - World Cup Soccer – Week 1 (canceled due to low enrollment)
 - World Cup Soccer – Week 2 (34 participants)
 - Juniors Soccer (canceled due to low enrollment)
 - Soccer Preseason Bootcamp - Week 1 (18 participants)
 - Soccer Preseason Bootcamp - Week 2 (34 participants)
- Survivor Nature Camp with World Cup Sports Academy at The Willows:
 - Week 1 - 43 participants
 - Week 2 – 43 participants
 - Week 3 – 46 participants
 - Week 4 – 40 participants
 - Week 5 – 38 participants
 - Week 6 – 61 participants
- Junior All Stars with Jump Start Sports at Odorisio Park – Canceled due to low enrollment
- Theatre Camp at Christ Church Ithan (canceled due to low enrollment)
- T-Ball with Jump Start Sports at Clem Macrone Park (19 participants)
- Soccer Shots Summer Program at Clem Macrone Park (37 participants/4 sessions)
- Junior/Adult Summer Tennis Lessons with Pam Rende at Warren Filipone Park (24 participants/3 sessions)
- Men's Pickup Basketball at Radnor Middle School (9 participants)
- Radnor Steps Community Walking Program along the Trail – (participation varies each week)
- LL Bean Hike (June 1st, July 6th, Aug 3rd) - (participation varies session)
- US Open Trip to the US Tennis Center in Flushing Meadows, New York took place on Friday, August 30 (Sold Out/47 participants)

PRPS Discount Ticket Program:

- Regal Movie Discount Ticket Program (187 sold to date 2019)
- Amusement Park Tickets (91 sold to date 2019)

Community Events:

- **Great American Backyard Campout** took place on Saturday, June 15 at the Willows Park (212 participants were registered + 6 Radnor Scout Troops/Cub Packs)
- **Summer Concert with Legacy** took place on Wednesday, July 10 at Bo Connor Park (approximately 300 in attendance)

- **Summer Children’s Concert with “Pete Moses” / Reading with the Radnor Police / Berenstain Bears Character Visit** took place on Wednesday, July 17 at Clem Macrone Park (approximately 300 in attendance)
- **Night at the Ball Park/Wiffleball Classic & Fireworks Event** took place on Wednesday, July 24 at Encke Park (approximately 1,000 in attendance; \$4,000 fundraised for Delaware County Special Olympics)
- **Unity In Our Community Event** took place successfully on Saturday, August 24 on Highland Avenue.

Additional Programming Activity:

- Produced Fall 2019 Recreation Activities Brochure and conducted promotions for upcoming seasonal programming and events.
- Met with summer programming and event instructors/vendors to plan and wrap up applicable seasonal programs; worked through 2019 programming goals, coordinated contractual agreements, facility schedules, program logistics, participant communications, and emergency/safety procedures.
- Met with fall and winter programming instructors/vendors to plan for upcoming seasons.
- **Radnor Day Camp*** – comprehensive program planning and implementation - planned and held Back to Camp Night Event/Leadership In Training Seminar on Tuesday, June 11th for camp families (50 in attendance); met with staff internally to review and align goals; conducted weekly camp staff meetings; continued staff recruitment and hiring process including payroll development and management; developed training curriculum and implementation - led 3-day Summer Camp Staff Training Thursday, June 20 to Saturday, June 22; coordinated ongoing online registration and website updates, parent communications and weekly newsletter development; reviewed incoming scholarship applications and worked with camp families/RTSD Social Worker; reviewed inventories, developed supply needs and procurement; prepared camp daily structure, activities, trips, and special events; coordinated major camp events including Olympics; Performance & Art Show, and Camp Carnival; worked with RTSD personnel on facility usage and logistics for Radnor Elementary School, Radnor High School Pool, and Radnor Middle School; worked with the Transportation Department on daily/weekly transportation schedules; worked with the Special Education Department on ESY/ELL/LIT campers and various camper needs; conducted staff performance evaluations and met with each staff member; held Staff Appreciation Event on July 25; developed and distributed camp performance survey to families; ***see attached summary report of RDC information**
- Coordinated with Recreation/Public Works/Police/Fire Departments along with partners to prepare and plan for upcoming 2019 events including Great American Backyard Campout, Summer Concert at Bo Connor Park, Summer Concert/Book Reading at Clem Macrone Park; Night at the Ball Park/Wiffleball Classic Event, Unity in Our Community Event, Fall Harvest, and Radnor Run; discussed logistics, set up, activities and entertainment, supplies, staffing, registration, and promotions.
- Met with Township Manager and Superintendent of Police to discuss emergency planning strategies for Township community events.
- Met with venues to discuss and plan for 2020 Daddy Daughter Valentine’s Dance.
- Continued sponsorship and partnership development by working with local businesses and organizations; solicited sponsorship proceeds for 2019 events and programs and met with several sponsors/potential sponsors.
- Coordinated employee health and wellness programming; continued working on 2019-2020 grant.
- Continued working with the PA Recreation and Parks Society (PRPS) regarding the child care licensing requirements for preschool-age programming under the PA Department of Human Services - a waiver request was submitted to the DHS under which public recreation providers would operate, consideration was denied by DHS; worked with PRPS on an amendment and testimony that will go to the PA Public Welfare Code to exclude public municipal recreation programs from the certification requirements for day care center facilities - a hearing will take place by the PA House Child & Youth Services Committee regarding consideration of PRPS’s recommendations.

Administrative

- Processed daily phone and email communications in order to provide information on community sports, recreational activities, and events; coordinated registrations for programs; prepared purchase orders/invoices, deposited income; prepared program financial reports that include participation reconciliation, instructor payments, and performance analyses; distributed program evaluations to participants; coordinated locations and logistics for programming, scheduled facility reservations/submitted applications, maintained Outlook event calendars, met with instructors and vendors to develop program agreements and process background checks; continued utilization of PEN (Programmer's Exchange Network) listserv to obtain and share information to evaluate operations; updated all Department areas of the Township website and social media page and distributed seasonal e-newsletters; filmed monthly segment for the *Radnor 411* television show and prepared slides for the Radnor Cable Channel; coordinated marketing efforts; managed inventories and distributed supplies to programs; worked with Township solicitor on various Department items.
- Prepared season-end financial reporting and evaluation of programming, discount ticket program, community events, and projects.
- Continued to work with and meet with Program Supervisor, Program Coordinator, and Recreation Assistant on daily planning, programming, events, operations, and projects.
- Conducted Employee Performance Evaluation with Recreation Assistant.
- Continued evaluation of Tyler Parks and Recreation (TPAR) online registration system and shortcomings - met with alternative online registration system vendors and attended final evaluation demo – began working to develop an agreement with MyRec.com.
- Attended weekly staff meetings with the Township Manager and Department Heads.
- Attended monthly Board of Commissioners and Parks Board Meetings and prepared reports.
- Met with Township Parks & Recreation Board Members to prepare for upcoming meetings.
- Met with new Township Public Information Officer to discuss projects.
- Attended monthly Staff Safety Committee Meeting.
- Attended monthly Sports Legends of Delaware County Museum Board Meeting.

Parks & Recreation Facilities Usage & Projects

- **Athletic Fields:** Coordinated field and light schedules with users for several park locations and Radnor Memorial Park for the summer and fall seasons.
- **Park Areas/Picnic Rentals:** Coordinated seasonal reservations to date:
 - Bo Connor Park (1 rental)
 - Clem Macrone Park (15 rentals)
 - Cowan Park (1 rental)
 - Fenimore Woods (18 rentals)
 - Odorisio Park (1 rental)
 - Willows Park (3 rentals)
- **Radnor Activity Center:** Facility remained closed throughout August due to the corrections that are needed as part of floor replacement (facility closed October 10 to December 8 for floor replacement; facility closed again January 14 to present due to the continued presence of issues with the floor); assessment reports were conducted in February and prepared and a plan was developed to test the floor and its conditions/moisture composition which took place through summer along with additional conditions assessments to the subfloor and subsurface concrete.
- **Eagle Scout Projects:**
 - Trail Walkway Extension/Restoration at the Willows Park – project currently underway.

- **Park Signage Replacement:**
 - Saw Mill Park sign has been put on hold as we evaluate the park traffic flow and logistics.
 - Ithan Valley Park, Bo Connor Park, and Fenimore Woods are under development.
- **Park and Trail Improvements** – a bond ordinance was voted at the October 26, 2015 Board of Commissioners Meeting for the following parks and trails (\$5.75M - \$4.3M Parks/\$1.45M Trails); met with staff and continued working towards completion of the various park projects that have been outlined – see update provided to the Parks & Recreation Board at the June meeting.

Bo Connor Park (in progress)
Cappelli Golf Range (in progress)
Clem Macrone Park (complete)
Emlen Tunnel Park (in progress)
Encke Park (complete)
Fenimore Woods (in progress)
Ithan Valley Park (in progress)
Petrie Park (complete)
Radnor Trail (in progress)
Skunk Hollow Park (complete)
Warren Filipone Park (in progress)
Ardrossan Trail
West Wayne Segment (8A-E, 1C, 1D)
Marth Brown Segment
Villanova – Chew Segment (16A, 9C, ½) - omitted
Radnor Station to Harford Park (9F)

- **Bo Connor Park Improvements:** park improvement project underway that includes rehabilitation to the basketball court, installation of pickleball court, new park perimeter and ballfield fencing, sidewalk repairs, site grading, and accessibility.
- **Emlen Tunnell Park:** Lease addendum approved by both RTSD and Radnor Township BOC relative to the comfort station project; purchase of the comfort station was awarded in April by the BOC and steps to develop final building design, engineering, and site development are underway - project will be bid in the fall for construction.
- **Ithan Valley Park Improvements:** working on anticipated park improvements that includes signage, bridge installation, fencing with the Friends of Ithan Valley Park.
- **Fenimore Woods Rehabilitation Project:** Comprehensive park renovation project planning is underway – the project has been presented to the BOC and they have authorized bid; project design and specifications development is currently underway; park was closed for infiltration testing relative to anticipated stormwater management plan.
- **Radnor Trail - Brookside Parking Lot Restroom:** worked on restroom design options with various vendors; coordinated site layout with Gannett Fleming and preliminary bid documentation.
- **Warren Filipone Park Improvement:** park improvement project underway that includes rehabilitation to the tennis courts and parking lot, ball field fencing, dugouts, and accessibility; met with residents on pickleball court layout.
- **Young Lungs at Play Program:** program approved by the Board of Commissioners in July; worked with state department to procure signage that is currently being incorporated into Township parks.

- **Various Park and Facility-Related Meetings:**

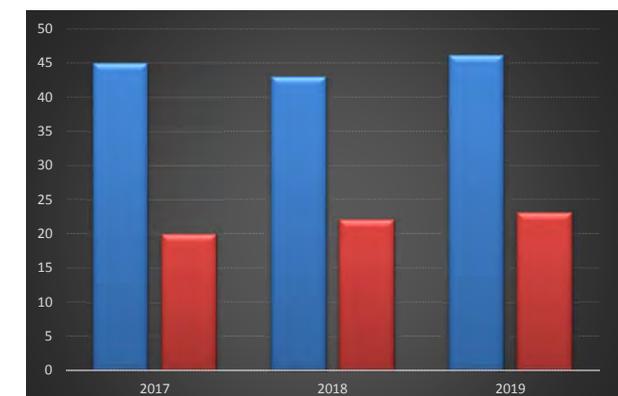
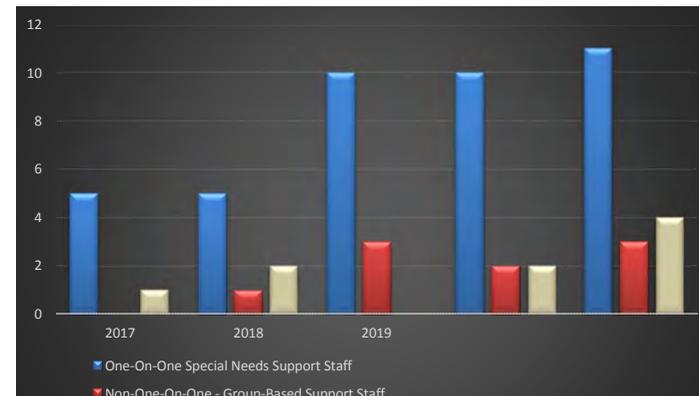
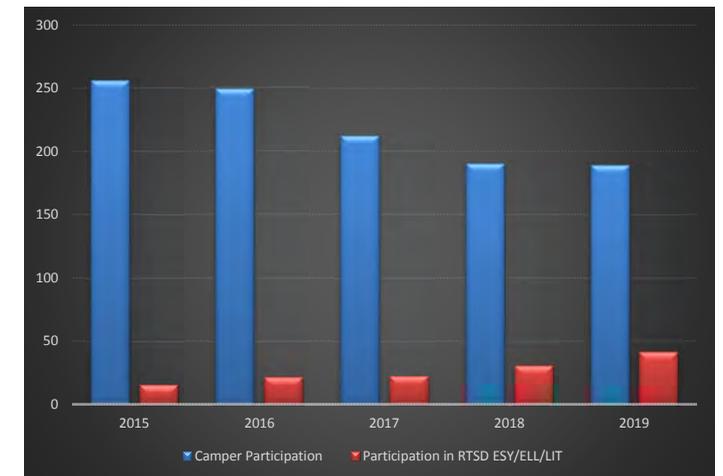
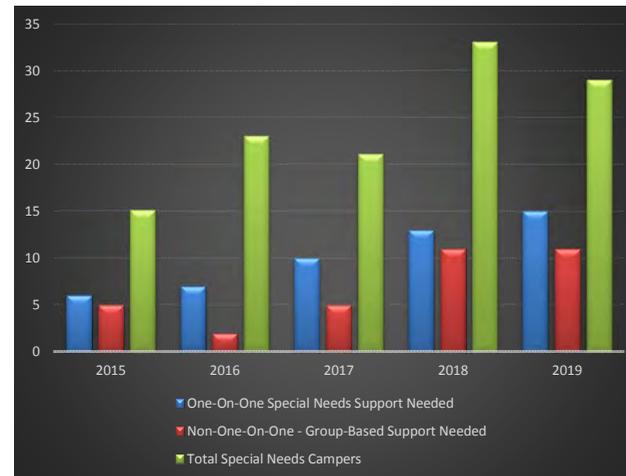
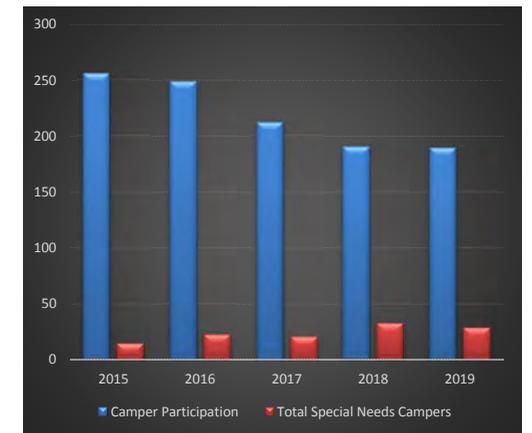
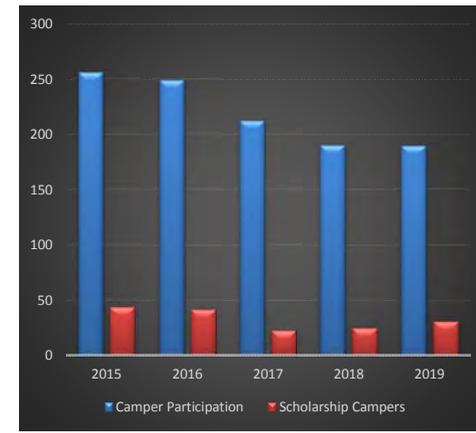
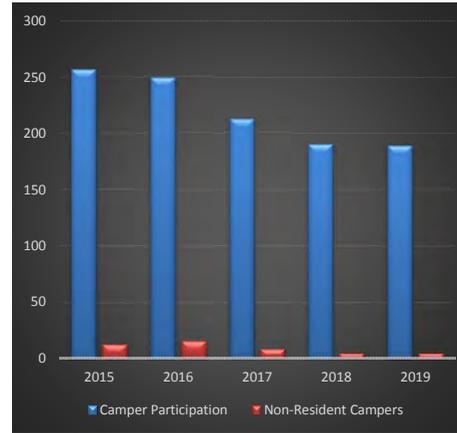
- Met with Township Manager and Department Heads to review Willows Park Preserve lease revision – voted and approved in July.
- Met with Township Manager and Department Heads to review bond projects and statuses.
- Met with Public Works Parks Field Leader on various park projects and maintenance.
- Met with RWLL President to discuss projects.
- Met with Agnes Irwin School to review projects and repairs at Radnor Memorial Park.
- Met with resident at Odoriso Park to discuss park improvements at the basketball court.
- Met with owner of Radnor Preserve to discuss public connection to Radnor Trail.

Respectfully Submitted,



Tammy S. Cohen
Director of Recreation & Community Programming

Radnor Day Camp	2015	2016	2017	2018	2019
Camper Participation	256	249	212	190	189
Non-Resident Campers	13	16	9	5	5
Total % of Non-Resident Campers	5%	6%	4%	3%	3%
Half Day Campers	0	1	0	0	1
Half Day Campers with Trips & Lunches	16	8	8	5	0
Full Day Campers	6	6	0	2	4
Full Day Campers with Trips & Lunches	234	234	204	183	184
Female Campers	113	115	92	95	101
Male Campers	143	134	120	95	88
Scholarship Campers	44	42	23	25	31
Total % of Scholarship Campers	17%	17%	11%	13%	16%
Registration					
Early Bird Half Day	6	4	5	2	0
Early Bird Half Day (% of total)	2%	2%	2%	1%	0%
Early Bird Full Day	100	134	108	92	101
Early Bird Full Day (% of total)	39%	54%	51%	48%	53%
Total Early Bird Campers	106	138	113	94	101
Total % of Early Bird Campers	41%	55%	53%	49%	53%
Camper Support					
Total Special Needs Campers	15	23	21	33	29
One-On-One Special Needs Support Needed	6	7	10	13	15
Non-One-On-One - Group-Based Support Needed	5	2	5	11	11
Autism Spectrum	4	9	10	15	18
ADHD	8	10	5	13	7
Anxiety	1	2	3	3	0
Down Syndrome	4	2	3	6	6
Cerebral Palsy	0	1	1	1	
Other (behavioral, emotion, speech, developmental)	0	3	3	4	5
Total Other/Allergies:					
Peanut/Tree Nut Allergies	9	11	13	6	9
Asthma	7	8	7	8	6
General Allergies (grass, pollen, animals)	8	7	8	14	20
Penicillin	0	4	3	3	4
Participation in RTSD ESY/ELL/LIT	16	22	23	31	42
Staffing					
Total Staff Members	38	41	45	43	46
Returning Staff Members			20	22	23
Radnor High School Current/Past	18	23	12	23	29
Radnor Township Residents	23	26	29	27	30
Certified Teachers	2	1	5	4	4
Pursuing/Obtained Degree in Education/Related Field			11	9	22
Support Aides/Paraprofessionals Working in Schools	2	2	4	3	6
One-On-One Special Needs Support Staff	5	5	10	10	11
Non-One-On-One - Group-Based Support Staff	0	1	3	2	3
Township Contractual Staffing (e.g., Staffing Plus)	1	2	1	0	0
Total Special Needs Support Staff	6	8	14	12	14
Non-Township Special Needs Support Staff (TSS/Staff provided by campers' families, etc.)	1	2	0	2	4



Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: AUGUST MONTHLY REPORT
DATE: SEPTEMBER 10, 2019
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

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

- Building Permit Fee Revenue totaled \$100,150.50 with 77 permits issued
 - Electric Permit Fee Revenue totaled \$48,200.00 with 60 permits issued
 - Fire Permit Fee Revenue totaled \$100.00 with 1 permit issued
 - Mechanical Permit Fee Revenue totaled \$4,452.00 with 31 permits issued
 - Plumbing Permit Fee Revenue totaled \$4,668.50 with 39 permits issued
 - Zoning Permit Fee Revenue totaled \$900.00 with 12 permits issued
 - Design Review Board Application Fee Revenue totaled \$1,400.00 with 4 applications received
 - Historic and Architectural Review Board Application Fee Revenue totaled \$200.00 with 4 application received
 - Zoning Hearing Board Application Fee Revenue totaled \$900.00 with 1 application received
-
- Permit and application revenue for August 2019: \$ 160,971.00
 - Permit and application revenue year to date: \$ 3,185,737.50
-
- Permits and applications for August 2019: 229
 - Permits and applications year to date: 1,795
-
- Inspections conducted for August 2019: 604
 - Inspections conducted year to date: 3,020

TOWNSHIP OF RADNOR
Minutes of the Meeting of September 9, 2019

The Radnor Township Board of Commissioners met at approximately 6:50 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Lisa Borowski, President Jack Larkin, Vice-President John Nagle Luke Clark
Sean Farhy Richard Booker

Commissioner Absent: Jake Abel

Staff Present: Robert A. Zienkowski, Township Manager/Township Secretary; Kathryn Gartland, Township Treasurer; John Rice, Township Solicitor; Shawn Dietrich, Lieutenant of Police; Joe Pint, Lieutenant of Police; Steve Norcini, Township Engineer; Kevin Kochanski, Director of Community Development; Steve McNelis, Director of Public Works; 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 on preceding the Board of Commissioners meeting of
September 9, 2019

There was an Executive Session on September 9, 2019 preceding the Board of Commissioners meeting, where matters of personnel and litigation were discussed. All Commissioners were in attendance with the exception of Commissioner Abel.

1. Presentation to Radnor Police Department by Representative O'Mara

Representative O' Mara presented Radnor Police Department with \$40,000 check for a grant received from the Pennsylvania Commission on Crime and Delinquency.

2. Consent Agenda

a) Disbursement Review & Approval

b) Approval of minutes of the Board of Commissioner meeting of August 12, 2019

e) Motion to approve "Support Our Campaign to Reduce Litter and Waste – Penn Environment"

d) HARB

- HARB-2019-10 – 212 Bloomingdale Avenue (Lot #3) – Amend previous HARB approval (HARB-2014-21) to construct a new single-family home.
- ~~HARB 2019 14 – 210 Bloomingdale Avenue (Lot #1) – Amend previous HARB approval (HARB 2014 21) to construct a new single family home.~~
- HARB-2019-15 – 214 Bloomingdale Avenue (Lot #4) - Amend previous HARB approval (HARB-2014-21) to construct a new single-family home.
- HARB-2019-16 – 234 Lenoir Avenue – Small entry addition, 1 story on part of porch, new windows and cedar siding, gutters and downspouts.
- e) Resolution #2019-77 – Further Amending the Township Organizational Chart
- f) Resolution #2019-78 Amending the 2019 Wage and Salary Schedule

- g) Resolution #2019-56 - Authorizing Township Improvements to the Finance Department to R.H. Reinhardt Co. in an amount not to exceed \$18,350
- h) Resolution #2019-68 – Authorizing Township Improvements to the Basement Storage area to Improved Office Systems Inc. in an amount not to exceed \$109,835
- i) Resolution #2019-80 – Awarding the Skunk Hollow Sanitary Sewer Trunk Line Replacement Contract to Mayfield Site, Incorporated, in the Amount of \$398,679.01
- j) Resolution #2019-85 - Authorizing the Township Manager to Execute the Pennsylvania Department of Transportation Reimbursement Agreement for the Radnor TAP Trail
- k) Resolution #2019-86 – Authorizing the Payment of Change Orders 6,7 & 8, for the Radnor TAP Trail, to Simone Collins in the Amount of \$32,699
 - l) Resolution #2019-48 - McGinley Subdivision Planning Module
- m) Resolution #2019-88 - Authorizing an Electronics and Shredding Event to be hosted by Radnor Township
 - n) Resolution #2019-89 - Authorizing the Repair of Solid Waste Truck #31
- o) Resolution #2019-90 - Authorizing the Replacement & retrofitting of the Public Works Heavy Duty Truck Lift
 - p) Resolution #2019-91 - Award of the bid for Road De-Icing Salt for the 2019-2020 Winter Season
 - q) Resolution #2019-92 – Authorizing the Signing of the 5 Year Winter Maintenance Agreement with PennDOT
- r) Resolution #2019-93 – Authorizing payment for Emergency Traffic Signal Repair at Lancaster Avenue & Eagle Road

Commissioner Booker requested for items c, e, f, h, i, k, q and r to be removed from the consent agenda.

Commissioner Clark made a motion to approve the consent agenda excluding items c, e, f, h, i, k, q and r, seconded by Commissioner Larkin. Motion passed 6-0 with Commissioner Abel absent.

Motion to approve “Support Our Campaign to Reduce Litter and Waste – Penn Environment”

There was a discussion amongst the Commissioners regarding the above.

Public Comment

Sara Pilling – Spoke in support of the agenda item.

Leslie Morgan – Spoke not in support of the agenda item.

Commissioner Larkin made a motion to approve, seconded by Commissioner Nagle. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Abel absent.

Resolution #2019-77 - Further Amending the Township Organizational Chart

Resolution #2019-78 Amending the 2019 Wage and Salary Schedule

There was an in-depth discussion amongst the Commissioners and Staff.

Commissioner Borowski called for a 5-minute recess

There was further discussion.

Commissioner Larkin made a motion to approve resolutions 2019-77 and 2019-78, seconded by Commissioner Nagle. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Abel absent.

Resolution #2019-68 - Authorizing Township Improvements to the Basement Storage area to Improved Office Systems Inc. in an amount not to exceed \$109,835

Mr. White explained that the Board of Commissioners adopted Ordinance 2019-07 authorizing the issuance of nonelectoral debt to fund approximately \$7.3 million in capital improvements. This project was identified as one of those improvements and is part of the \$200,000 budgeted from those borrowed funds. The current condition of the basement storage area is inefficient, outdated, unorganized, and unsafe. The Township has had several near misses with regard to falling boxes and failing filing cabinets. Further, record boxes are unmarked and unorganized. To remedy the problem, the proposed high-density storage system will consolidate space by installing new mobile (on tracks) open-face filing cabinets. The project will require departments to re-box, reorganize, label and move all stored documents to the new system. There was a brief discussion.

Commissioner Nagle made a motion to approve, seconded by Commissioner Larkin. Motion passed 6-0 with Commissioner Abel absent.

Resolution #2019-80 - Awarding the Skunk Hollow Sanitary Sewer Trunk Line Replacement Contract to Mayfield Site, Incorporated, in the Amount of \$398,679.01

Mr. Norcini explained that the Board of Commissioners previously approved the design portion of this project. The Skunk Hollow Trunk line was previously repaired on an emergency basis. The repair was temporary; the leaks were stopped but the exposed stream crossing has to be removed, replaced, and lowered. While lowering the stream crossing, lines above and below this area had to have their grade changed. In total, 950 LF of aging trunk line will be replaced as part of this project. There was a brief discussion.

Commissioner Larkin made a motion to approve, seconded by Commissioner Clark. Motion passed 6-0 with Commissioner Abel absent.

Resolution #2019-92 - Authorizing the Signing of the 5 Year Winter Maintenance Agreement with PennDOT

Mr. McNelis explained that Radnor Township previously executed a Winter Maintenance Agreement with PennDOT for a five-year term which expired on April 30, 2019. The agreement before the Board is a five-year term, from October 15, 2019 to April 30, 2024. A Winter Maintenance Agreement is an agreement for Radnor Township to perform snow and ice clearance together with the application of anti-skid and/or de-icing materials for State Highways, including bridges within Radnor Township, subject to payment by the Commonwealth to Radnor Township as described in the attached agreement. The purpose of the Resolution is to verify the signing authority of the person who signs the agreement. There was a brief discussion.

Commissioner Booker made a motion to approve, seconded by Commissioner Larkin. Motion passed 6-0 with Commissioner Abel absent.

Resolution #2019-93 - Authorizing payment for Emergency Traffic Signal Repair at Lancaster Avenue & Eagle Road

Mr. McNelis explained that the control cabinet and controllers to the traffic signal at Lancaster Avenue & Conestoga & Eagle Roads failed and caught fire on July 20, 2019. Charles A. Higgins & Sons, Inc. was called in by the Radnor Police to make emergency repairs to the traffic signal controls at this highly traveled intersection. There was a brief discussion.

Commissioner Booker made a motion to approve, seconded by Commissioner Larkin. Motion passed 6-0 with Commissioner Abel absent.

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

Anne Minicozzi, Radnor Avenue – She spoke regarding the proposed letter to legislators regarding action on gun bills.

Frank Tate, W. Wayne Avenue – He also spoke regarding the proposed letter to legislators regarding action on gun bills.

Gale Morrison, Poplar Avenue – She spoke in support of the proposed letter to legislators regarding action on gun bills.

Leslie Morgan, Farm Road – She commented regarding the streetscaping project in the WBOD as well as inquiring when Windsor/Banbury/Farm road will be resurfaced.

Resident, Glenwood Road – He spoke in support of the proposed letter to legislators regarding action on gun bills.

Dan McMonigle – He spoke regarding the proposed letter to legislators regarding action on gun bills.

Michael Gotlieb – He spoke regarding registration of firearms.

Jane Galli, Barcladen Road – She announced a fundraiser at the Willows on September 21st 5-7 PM.

Tim Lowy, S. Wayne Avenue – He inquired regarding stormwater projects in the S. Wayne area.

Sara Pilling, Garrett Avenue – She spoke regarding 131 Garrett Ave and 49 Garrett Ave.

Gale Morrison, Poplar Avenue – She spoke regarding the red flag law.

4. Announcement of Boards and Commission Vacancies

Commissioner Larkin announced the below vacancies on Boards and Commissions:

Citizens Audit Review & Financial Advisory Committee - 2 Vacancies

Code Appeals Board - 1 Vacancy *Requirements: Master Electrician, Master Plumber or General Contractor*

HARB - 1 Vacancy (unexpired term 12/31/2020)

Shade Tree Commission - 1 Vacancy (unexpired term 12/31/2022)

Interested residents should submit their resumes to Mr. Robert Zienkowski, Township Manager Radnor Township, 301 Iven Avenue, Wayne, PA 19087 or by email rozenkowski@radnor.org

5. Possible Appointments to Various Boards and Commissions

None

6. Committee Reports

A. Motion to Authorize Letter to Legislators regarding Action on Gun Bills be sent

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

There was in depth discussion amongst the Commissioners regarding their position with the proposed letter.

Public Comment

Mr. Tate – He commented regarding the proposed letter.

Lisa Boswall – She commented regarding her support of the proposed letter.

Commissioner Borowski requested for the following typos to be corrected to the letter prior to being sent. The third paragraph last sentence to read: *However, we need your help.* As well as the spelling of *The Honorable Mike Turzi, Speaker of the House* to be corrected to *Turzai*.

Commissioner Booker requested that his name is not included on the letter. Commissioner Borowski commented that Commissioners names that are voting for the letter will be on the letter.

Commissioner Borowski called the vote, motion passed 5-1 with Commissioner Booker opposed and Commissioner Abel absent.

B. Adoption of the 2020 Budget Calendar

Mr. White reviewed the proposed budget calendar which can be found on the Township website at <https://www.radnor.com/DocumentCenter/View/21329/2020-Budget-and-Five-Year-Forecast-Implementation-Calendar---v1---September-9-2019>. There was a discussion amongst the Commissioners.

Commissioner Farhy made a motion to adopt, seconded by Commissioner Larkin. Motion passed 6-1 with Commissioner Abel absent.

C. Discussion on the Proposed Willows Park Preserve Amended By-Law

Removed from the Agenda

D. Stormwater Management Waiver Request – Radnor Trail Ramp Access at the Radnor Crossing Apartments

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

The principal of the Radnor Preserve Apartments (Creek Road, behind the Township building), Mr. O'Connor approached the Township with the idea of creating an ADA compliant ramp, similar to a boardwalk, that will access the Radnor Trail from the Radnor Preserve Apartment's property. He has obtained an easement from the adjacent property owner to be able to construct the ramp. The access will not only serve our residents who reside in Radnor Preserve, but will also allow access to the trail for Radnor Township residents parking at the Township Building. It is anticipated that wayfaring signage will be installed to direct residents to the ramp. At 660 square feet of impervious, the request is to eliminate an infiltration bed (as opposed to full stormwater management, if the new impervious was greater than 1,500 square feet). There was a brief discussion amongst the Commissioners.

Commissioner Booker requested to have on the next agenda ordinance amendment eliminating the groundwater recharge provision.

Commissioner Borowski called the vote, motion passed 4-1 with Commissioner Larkin off the dais, Commissioner Booker opposed, and Commissioner Abel absent.

E. Resolution #2019-55 – Authorization for the purchase of Body Cameras for Radnor Police Department

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

There was a brief discussion amongst the Commissioners and staff.

Commissioner Borowski called the vote, Motion passed 6-0 with Commissioner Abel absent.

F. Ordinance #2019-09 – (Introduction) - Amending The Code Of The Township Of Radnor, Chapter 270, Vehicles And Traffic, Section 270-16, Stop Intersections Concerning The Intersections Of Saw Mill Road And Earles Lane

Commissioner Larkin made a motion to introduce, seconded by Commissioner Nagle. Motion passed 5-0 with Commissioner Booker abstaining and Commissioner Abel absent.

G. 731-741 Harrison Road – Caucus, Minor Subdivision Plan

Representative for the applicant described they are proposing to adjust the lot line between 733 and 741 Harrison Road. The proposed lot line change will increase the size of 741 Harrison (from 0.999 acres to 1.221 acres) and decrease the lot size of 733 Harrison (form 2.775 acres to 2.554 acres). There was a discussion amongst the Commissioners and applicant.

H. Presentation: Radnor TAP Trail Update by Simone Collins

Peter Simone made a presentation which can be found on the Township website at: <https://www.radnor.com/910/Board-of-Commissioners-Presentations>. There was a discussion amongst Commissioners, Mr. Simone and staff.

Resolution #2019-86 - Authorizing the Payment of Change Orders 6,7 & 8, for the Radnor TAP Trail, to Simone Collins in the Amount of \$32,699

Commissioner Larkin made a motion to approve at a cost of \$30,853.25, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Abel absent.

I. Ordinance #2019-10 - Medical Office Parking (Introduction) - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by amending regulations to provide minimum standards for off street parking for General, Processional, and Medical Office Uses

Tabled until next meeting

J. Ordinance #2019-11 - Roof Top Dining (Introduction) - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for allowing rooftop dining within the Wayne Business Overlay District (WBOD)

Tabled until next meeting

7. Reports of Standing Committees of the Board

7. New Business

Commissioner Farhy spoke regarding an incident which happened at Villanova University and discussed the avenues information is disseminated to residents. There was a brief discussion around this with Commissioners and staff.

8. Old Business

None

9. Public Participation

Roberta Winters – She thanked the board for supporting legislation to curb gun violence.

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

*Respectfully submitted,
Jennifer DeStefano*

DRAFT

RADNOR TOWNSHIP POLICE DEPARTMENT

301 Iven Avenue
Wayne, Pennsylvania 19087-5297
(610) 688-0503 □ Fax (610) 688-1238

Christopher B. Flanagan
Police Superintendent

TO: Radnor Township Commissioners; Robert A. Zienkowski, Township Manager; William M. White, Director of Finance; Stephen F. Norcini, Township Engineer; Steve McNelis, Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Kevin W. Kochanski, Director of Community Development; Bill Cassidy, Field Leader; Lt. Shawn Dietrich; Lt. Joseph Pinto; Sgt. Mark Stiansen, Officer Alex Janoski; Officer Pat Lacey, Officer Ken Piree, Officer Ray Matus, Highway Patrol Unit; William Gallagher, Supervisor of Parking; Amy Kaminski, Traffic Engineer for Gilmore and Associates; Vera DiMaio, Administrative Assistant

FR: Christopher B. Flanagan

RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, AUGUST 21, 2019, 10:00 AM.

NEW BUSINESS

1. James Gibbons requests a discussion on the issue of increasing or relocating handicap parking in the Wayne Business District to enhance access for handicap neighbors and visitors

Mr. Gibbons was present at this meeting. Lt Dietrich stated that the Wayne Business District and handicap parking spots are part of the upgrade. Steve Norcini reports that Gilmore and Associates, William Gallagher, Officer Matus, and himself, did a tour of the Wayne Business District to assess all parking spots. The intent is to make all parking spots ADA compliant and van accessible where possible. Some spots may need to be relocated as a result. There is no cost yet for this to occur but will result in a change order to a Resolution that was already approved by the Board of Commissioners, and a new Resolution will need to be made.

2. Mary Jo Iannuccilli requests additional vehicular safety signage on Conestoga Road at Locust Grove Road

Ms. Iannuccilli was not present at this meeting. PennDot is to review the current sign. Based on their review and recommendation, Radnor Township will install the new sign.

3. Peter Vaira would like the speed limit reduced from 35 MPH to 25 MPH on Newtown Road due to the condition of the road surface. Roadway has numerous potholes and surface is uneven due to shabby repairs.

Mr. Vaira was not present at this meeting. Once the roadway is resurfaced, the police department will send a letter to PennDot requesting a speed study. Currently, the Highway Patrol Unit is going to place the speed board along the roadway (this has already been done) and assign Highway Patrol officers to monitor the area. Speed is already reduced due to conditions. This Fall the road will be repaved.

Walk in Agenda Item

1. Dan Agoglia requests 25mph be painted on the roadway on Brookside due to speeding cars, school bus stops for children, etc.

Staff Traffic Committee agrees with this request. Field Leader Bill Cassidy will speak to Public Works Director Steve McNelis regarding this request. If no issue, it will be done immediately.

OLD BUSINESS

At the July 15th Board of Commissioners Meeting, there was an Introduction of Ordinance 2019-09, Stop Sign - Farm Road and Windsor Avenue. No vote was made at that time from the Board of Commissioners. Staff Traffic Committee recommends no further action be taken on this matter, based upon the Commissioners position.

Staff Traffic Committee recommends no further action be taken on this matter, based upon the Commissioners position.

See attached spreadsheet for pending issues



RADNOR TOWNSHIP POLICE DEPARTMENT

301 Iven Ave., Wayne, PA 19087

August 2019 Staff Traffic Status Report

<p>Radnor Fire Company requests evaluation of traffic and parking on South Wayne Avenue</p>	<p>12/20/2017 Radnor Fire Company is interested in:</p> <ul style="list-style-type: none"> Emergency pre-emption at the Fire Station on S. Wayne Avenue. <p>This request has been noted in the 2019 Capital Plan. At this time, capital projects are not yet funded. The Board of Commissioners will determine which projects are funded.</p>	<p>Also, the pedestrian walkway will be upgraded to a continental crosswalk, and signage adjusted accordingly.</p> <p>Steve Norcini will speak to the Radnor Fire Company in reference to this matter</p>
<p>County Line Corridor Study (from Lancaster Avenue to Conestoga Road)</p>	<p>Staff Traffic Committee & Lower Merion Township discussions to expand study area to County Line Road corridor study</p> <p>A request in the Capital budget was made regarding the pedestrian island at County Line and Lancaster Avenue. At this time, capital projects are not yet funded. The Board of Commissioners will determine which projects are funded.</p>	<p>Report was posted online (both LM and Radnor sites)</p> <p>Possible 2020 capital budget request</p> <p>Since many of these projects also impact Lower Merion Township, Radnor Township will meet with Lower Merion Township to discuss project priority funding and cost sharing</p>
<p>King of Prussia Bridge</p>	<p>Strike issues</p>	<p>The Pennsylvania Department of Transportation has installed additional (large and numerous) signs warning of the bridge height.</p>



RADNOR TOWNSHIP POLICE DEPARTMENT

301 Iven Ave., Wayne, PA 19087

August 2019 Staff Traffic Status Report

<p>N. Wayne Ave/Poplar Ave/West Avenue Pedestrian Improvement Signal project</p>	<ul style="list-style-type: none"> • DCED MTF grant awarded; construct signal and pedestrian improvements at intersection 	<p>The design contract has been awarded to Gilmore and Associates. Pending multi-agency reviews, lead time for signal equipment, construction anticipated in late 2020. This project is funded by a DCED MTF Grant and General Obligation Bond Issue.</p>
<p>Walnut Avenue Triangle Intersection discussion</p>	<p>Powerpoint was completed. Steve Norcini advised not to place a tree in the triangle due to possible site obstruction. A site visit was planned prior to any installation. No site visit was performed. Mr. Velunti planted a tree regardless of the recommendation of Staff Traffic Committee and Steve Norcini</p>	<p>The Superintendent and Engineer visited the site. The outcome was that the resident should have the petition passed through the neighborhood(street determined by PD), to gauge overall resident opinion on the plan. It was also noted that delivery trucks, hereby southbound North Wayne, turn onto Walnut, will cause the proposed island to be smaller.</p>
<p>King of Prussia Rd & Eagle Rd intersection improvements</p>	<p>Submit joint application for DCED MTF grant with Cabrini & Eastern for left turn lanes on King of Prussia Road at Eagle Road/Pine Tree Rd</p>	<p>Funding requested in 2019 Capital Budget. Grant received, awaiting for capital budget approval. The Township is issuing general obligation bonds to fund this and other projects.</p>

**RESOLUTION 2019-94
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, ADOPTING THE 2020
MINIMUM MUNICIPAL OBLIGATION (MMO)**

WHEREAS, The Commonwealth of Pennsylvania General Assembly, on December 18, 1984 adopted the Municipal Pension Plan Funding Standards and Recovery Act (Act 205 of 1984), which has been amended in part by Act 189 of 1990, Act 82 of 1988, and act 44 of 2009; and

WHEREAS, The Municipal Pension Plan Funding Standards and Recovery Act requires that municipalities calculate a Minimum Municipal Obligation (“MMO”) prior to September 30 for the subsequent budget year; and

WHEREAS, The MMO can be amended during the budget process based on changes in payroll projections and resubmitted to the State; and

WHEREAS, On September 18, 2017, the Board of Commissioners held a special meeting to review the most recent bi-annual Actuarial Valuation as of January 1, 2017, prepared by Mockenhaupt Associates for both the Police and Civilian Pension Plans which provides the necessary components to calculate the MMO for 2020;

NOW, THEREFORE, it is hereby *RESOLVED* that the Board of Commissioners of Radnor Township hereby adopts the 2020 minimum municipal obligation for the Radnor Township Pension Plans in the following amounts as calculated on the attached worksheets:

POLICE PENSION PLAN	\$2,449,400
CIVILIAN PENSION PLAN	\$1,482,300

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 23rd day of September, A.D., 2019.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski,
Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: September 17, 2019

TO: Board of Commissioners

FROM: William M. White, Assistant Township Manager and Finance Director

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

LEGISLATION: Resolution 2019-94 Adopting the Township's 2020 Minimum Municipal Obligation (MMO) as required by Act 205.

PURPOSE AND EXPLANATION: In accordance with the provisions of Act 205 the Minimum Municipal Obligation (MMO), which represents the Township's annual pension contribution requirement, must be submitted and approved by the Board of Commissioners no later than September 30 of each year.

This resolution will establish the Township's 2020 MMO to be incorporated into the preliminary 2020 budget estimates. Please note that these MMO estimates can change as a result of the budget review process, which will occur over the next three months.

Major assumptions include:

- Current staffing counts
- CBA Wage adjustments
- Actuarial Assumptions as included in the 1/1/2017 Actuarial Report [noting that the actuarial reports are done biennially, with the next report due in Fall 2019]

FISCAL IMPACT: The pension obligations included in the legislation total \$3,931,700 which is made up of \$2,449,400 from the Police Pension Plan (+0% from 2019) and \$1,482,300 from the Civilian Pension Plan (-6.5% from 2019). This amount represents an aggregate decrease of \$110,300 under the 2019 MMO totals as a result of declining civilian participation.

RECOMMENDED ACTION: The Administration recommends that Board of Commissioners adopt the 2020 MMO calculations as drafted with the understanding that a revised MMO can be drafted if significant payroll estimates change during the 2020 budget process.

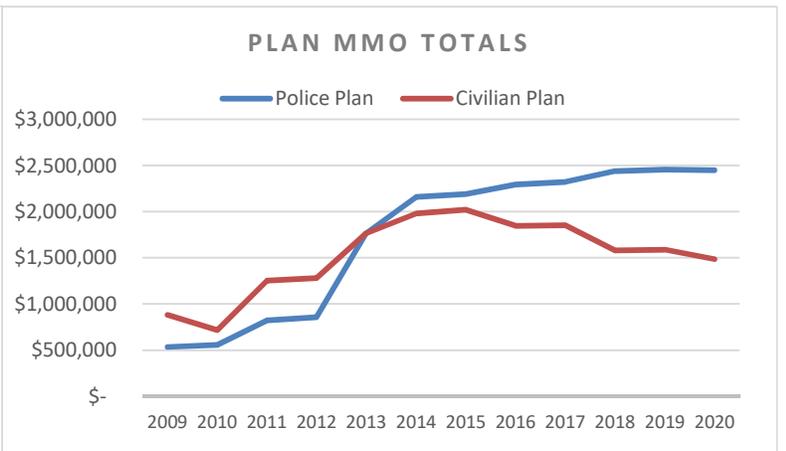
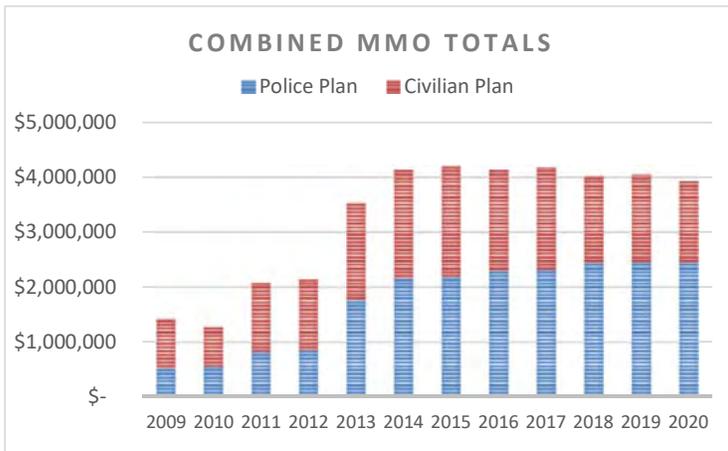
CERTIFICATION OF
FISCAL YEAR 2019
MINIMUM MUNICIPAL OBLIGATION
POLICE AND CIVILIAN PENSION PLANS

RESOLUTION 2019-94
RADNOR TOWNSHIP, PA
SEPTEMBER 23, 2019

RADNOR TOWNSHIP, PA
2020 MINIMUM MUNICIPAL OBLIGATION
POLICE & CIVILIAN PENSION PLANS AND COMBINED



ACT 205 FUNDING FORMULA	Police Plan	Civilian Plan	Total Obligation
Financial Requirements:			
1. Estimated 2020 Payroll (rounded)	\$ 5,290,000	\$ 5,640,000	\$ 10,930,000
2. Normal Cost of Plan from Actuarial Report (% of payroll)	17.755%	11.496%	14.525%
3. Total Normal Cost of Plan (1 x 2)	\$ 939,240	\$ 648,374	\$ 1,587,614
4. Plan Amortization Requirement	1,633,849	1,048,355	2,682,204
5. Plan Administrative Expenses from Actuary Report (Police:1.5%, Civilian:1.1%)	79,312	67,572	146,884
6. Total Financial Requirements (3 + 4 + 5)	\$ 2,652,401	\$ 1,764,301	\$ 4,416,702
Credits to Township Funding Requirements:			
7. Estimated Employee Contributions	(203,000)	(282,000)	(485,000)
8. Rounding Adjustment	(1)	(1)	(2)
9. Total Credits to Township Funding Requirements	\$ (203,001)	\$ (282,001)	\$ (485,002)
10. Recommended MMO	\$ 2,449,400	\$ 1,482,300	\$ 3,931,700



MMO History:

2009 MMO Total	\$ 534,000	\$ 881,500	\$ 1,415,500
2010 MMO Total	\$ 558,404	\$ 717,342	\$ 1,275,746
2011 MMO Total	\$ 822,301	\$ 1,252,960	\$ 2,075,261
2012 MMO Total	\$ 855,232	\$ 1,280,125	\$ 2,135,357
2013 MMO Total	\$ 1,765,384	\$ 1,767,162	\$ 3,532,546
2014 MMO Total	\$ 2,160,223	\$ 1,979,695	\$ 4,139,918
2015 MMO Total	\$ 2,190,903	\$ 2,020,393	\$ 4,211,296
2016 MMO Total	\$ 2,292,574	\$ 1,845,031	\$ 4,137,605
2017 MMO Total	\$ 2,322,459	\$ 1,852,440	\$ 4,174,899
2018 MMO Total	\$ 2,440,000	\$ 1,580,000	\$ 4,020,000
2019 MMO Total	\$ 2,455,000	\$ 1,587,000	\$ 4,042,000
2020 MMO Total	\$ 2,449,400	\$ 1,482,300	\$ 3,931,700

ACT 205 FUNDING FORMULA (A)	UNIFORM PLAN				CIVILIAN PLAN			CIVILIAN PLAN TOTAL	TOTAL OBLIGATION
	Pre 1/1/2013 Officers	Post 1/1/2013 Officers	Retirees	FOP / POLICE PLAN TOTAL	Administrative	Union	Retirees		
FINANCIAL REQUIREMENTS									
1. TOTAL ANNUAL PAYROLL (ESTIMATED)	\$ 3,090,468	\$ 2,197,031	\$ -	\$ 5,287,499	\$ 1,648,505	\$ 3,982,484	\$ -	\$ 5,630,989	\$ 10,918,488
2. NORMAL COST OF PLAN (% OF PAYROLL)	17.755%	17.755%	0.000%	17.755%	11.496%	11.496%	0.000%	11.496%	14.527%
3. TOTAL NORMAL COST OF PLAN (1 x 2)	\$ 548,713	\$ 390,083	\$ -	\$ 938,795	\$ 189,512	\$ 457,826	\$ -	\$ 647,338	\$ 1,586,133
4. TOTAL AMORTIZATION REQUIREMENT	726,082	-	907,767	1,633,849	146,770	461,276	440,309	1,048,355	2,682,204
5. TOTAL ADMINISTRATIVE EXPENSES (Police:1.5%, Civilian:1.2%)	46,357	32,955	-	79,312	19,782	47,790	-	67,572	146,884
6. TOTAL FINANCIAL REQUIREMENTS (3 + 4 + 5)	\$ 1,321,152	\$ 423,038	\$ 907,767	\$ 2,651,956	\$ 356,064	\$ 966,892	\$ 440,309	\$ 1,763,265	\$ 4,415,221
CREDITS TO PLAN									
7. TOTAL EMPLOYEE CONTRIBUTIONS (ESTIMATED)	(92,714)	(109,852)	-	(202,566)	(82,425)	(199,124)	-	(281,549)	(484,115)
8. ROUNDING	-	-	-	-	-	-	-	-	-
9. TOTAL CREDITS TO PLAN (7 + 8)	\$ (92,714)	\$ (109,852)	\$ -	\$ (202,566)	\$ (82,425)	\$ (199,124)	\$ -	\$ (281,549)	\$ (484,115)
10. MINIMUM MUNICIPAL FINANCIAL OBLIGATIONS	\$ 1,228,438	\$ 313,186	\$ 907,767	\$ 2,449,390	\$ 273,639	\$ 767,768	\$ 440,309	\$ 1,481,716	\$ 3,931,106
								Less: Anticipated State Aid	(775,000)
								Net 2020 Pension Expense Estimate	\$ 3,156,106

Footnotes:

1. The payroll totals from this detail page reconcile exactly with the Township's budget payroll spreadsheet. The amounts used on the actual MMO are rounded up, to the nearest 10,000
2. The MMO calculated in this workbook is GROSS pension expense. The Township receives roughly \$775,000 from state aid to offset these costs



Christopher B. Flanagan
Superintendent of Police

**RADNOR TOWNSHIP POLICE
DEPARTMENT**

301 Iven Avenue
Wayne, Pennsylvania 19087-5297
(610) 688-0503 □ Fax (610) 687-8852

Shawn C. Dietrich
Lieutenant

Joseph W. Pinto
Lieutenant

MEMORANDUM

DATE: SEPTEMBER 16, 2019

TO: RADNOR TOWNSHIP BOARD OF COMMISSIONERS

FROM: SUPERINTENDENT CHRISTOPHER FLANAGAN

**RE: MOTION TO AUTHORIZE THE POLICE DEPARTMENT TO RECEIVE BIDS FOR
TWO (2) 2020 HARLEY-DAVIDSON POLICE MOTORCYCLES**

This requested motion is to authorize the Police Department to receive bids for the purchase of two (2) 2020 Harley-Davidson Road King Police Motorcycles. These motorcycles will be marked patrol vehicles purchased under the 2019 Police Capitol Fund.

It is anticipated that these motorcycles will be purchased in October 2019.



Christopher B. Flanagan
Superintendent of Police

**RADNOR TOWNSHIP POLICE
DEPARTMENT**

301 Iven Avenue
Wayne, Pennsylvania 19087-5297
(610) 688-0503 ☐ Fax (610) 687-8852

Shawn C. Dietrich
Lieutenant

Joseph W. Pinto
Lieutenant

MEMORANDUM

DATE: SEPTEMBER 16, 2019

TO: RADNOR TOWNSHIP BOARD OF COMMISSIONERS

FROM: SUPERINTENDENT CHRISTOPHER FLANAGAN

RE: MOTION TO AUTHORIZE THE POLICE DEPARTMENT TO RECEIVE BIDS FOR SIXTEEN (16) NEW SIG SAUER SIG516 GEN 2 5.56 NATO SEMI-AUTOMATIC RIFLES AND TWO (2) SIG SAUER SIGMPX 9MM SEMI-AUTOMATIC RIFLES

This requested motion is to authorize the Police Department to receive bids for the purchase of sixteen (16) new Sig Sauer SIG516 Gen 2 5.56 NATO semi-automatic rifles and two (2) Sig Sauer SIGMPX 9MM semi-automatic rifles. These rifles will replace the rifles currently in service with the Police Department and purchased under the 2019 and 2020 Police Capitol Fund.

It is anticipated that these rifles will be order in October 2019 with a delivery date of 2020.

Radnor Township
PROPOSED LEGISLATION

DATE: 09/16/19
TO: Robert A. Zienkowski, Township Manager
FROM: Lieutenant Shawn Dietrich
LEGISLATION: Resolution to purchase CODY Police Records Management System

LEGISLATIVE HISTORY: Request for legislation/new

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests to purchase CODY Records Management System to replace the current Records Management System that is no longer supported or able to be maintained.

FISCAL IMPACT: \$107,037.00. The purchase will be made through the 2019 Pennsylvania COSTARS Program. The funds for this purchase requisition will come from the 2019 Capital Improvement Fund.

The cost for this purchase reflects a \$5,370.00 discount if the agreement is signed by September 30, 2019.

RECOMMENDED ACTION: I recommend the Legislation be passed to purchase Cody Records Management System to be utilized by the Radnor Township Police Department.

MOVEMENT OF LEGISLATION: Adoption at the September 23, 2019 Board of Commissioners Meeting.

RESOLUTION NO. 2019-95

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PURCHASE OF THE CODY RECORDS MANAGEMENT SYSTEM FOR USE BY THE RADNOR TOWNSHIP POLICE DEPARTMENT

WHEREAS, the Radnor Township Police Department is seeking to replace its current Records Management System which is no longer supported or able to be maintained; and

WHEREAS, the new CODY Records Management System can be purchased under Pennsylvania's COSTARS Program for \$107,037.00; and

WHEREAS, the new Records Management System will be purchased under the 2019 Police Capitol Fund for \$107,037.00.

NOW, THEREFORE, be it *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the purchase of the CODY Records Management System for use by the Radnor Township Police Department in an amount not to exceed \$107,037.00.

SO RESOLVED, this 23rd day of September 2019.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski, Township Manager/Secretary

RESOLUTION NO. 2019-96

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, AUTHORIZING HORN PLUMBING AND HEATING TO TELEWISE, AND INSTALL TWO CLEANOUTS, FOR THE WILLOWS MANSION LATERAL, AS PART OF THE TOWNSHIP'S REQUIREMENTS UNDER THE WILLOWS PARK PRESERVE LEASE AGREEMENT, IN THE AMOUNT OF \$11,125

WHEREAS, Radnor Township entered into a lease agreement with the Willows Park Preserve for the Willows Mansion

WHEREAS, the agreement requires the Township to repair or replace the sanitary lateral from the Mansion to the sewer main, if needed

WHEREAS, in order to evaluate the lateral, it must be televised

WHEREAS, Horn Plumbing and Heating provided a valid cost proposal to televise the lateral of the Willows Mansion

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize Horn Plumbing and Heating to Televise, and Install Two Cleanouts, for the Willows Mansion Lateral, as Part of the Township's Requirements Under the Willows Park Preserve Lease Agreement, in the Amount of \$11,125

SO RESOLVED this 23rd day of September, A.D., 2019

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: September 17, 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 2019-96: Authorizing Horn Plumbing and Heating to Televis, and Install Two Cleanouts, for the Willows Mansion Lateral, as Part of the Township's Requirements Under the Willows Park Preserve Lease Agreement, in the Amount of \$11,125

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

PURPOSE AND EXPLANATION: The Willows Park Preserve Lease Agreement requires the Township to repair or replace, if needed, the sanitary sewer lateral from the Willows Mansion. Currently, there is no way to access the lateral to televis the existing pipe.

This cost proposal is to install (2) cleanouts, which will then be used by the contractor to access, and subsequently televis the lateral. I will review the video of the lateral to determine if the pipe should be repaired, replaced, or if no work is required.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, the work will take place within three weeks.

FISCAL IMPACT: This project is to be funded by monies in the general fund allocated to the requirements of the lease agreement.

RECOMMENDED ACTION: *Staff respectfully requests the Board of Commissioners of Radnor Township Authorize Horn Plumbing and Heating to Televis, and Install Two Cleanouts, for the Willows Mansion Lateral, as Part of the Township's Requirements Under the Willows Park Preserve Lease Agreement, in the Amount of \$11,125*

Enclosure: Horn Plumbing & Heating Cost Proposal



HORN PLUMBING & HEATING, INC.
304 NATIONAL ROAD, SUITE 100, EXTON, PA 19341
(610) 363-4200 fax (610) 363-9080 info@hornplumbing.com
PA HIC: PA031148

September 6, 2019

Radnor Township
301 Iven Avenue
St. Davids, PA 19087
610-688-5600

Job Location: The Willows Mansion House

ESTIMATE

Job Description: Horn Plumbing & Heating, Inc. crew will expose the curb trap near the creek area by digging with the backhoe.

The crew will dig after locating the sewer line with the video equipment.

Run the video camera down the sewer line to the township main and locate it under the creek area.

After locating the down side of the sewer the crew will video and locate the sewer line going to the mansion house.

The crew will dig and locate as much as they possibly can as per the **rate of \$ 3,625.00 per day.**

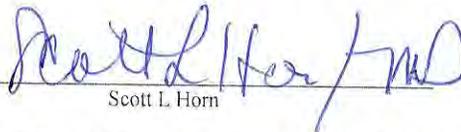
Estimate of 2.5 Days.

The crew will install (2) cleanouts on the sewer at $\$125.00 \times 2 = \$ 250.00$

Any permits or fees required are not included

Upon completion of the work, payment is due in full.

JOB ESTIMATED BY:


Scott L. Horn

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

The registration number of Horn Plumbing & Heating, Inc. can be obtained from the Pennsylvania Office of Attorney General's Bureau of Consumer by calling 1-888-520-6680.

Our combined single limit insurance is \$2,000,000

CLIENT SIGNATURE: _____

DATE: _____

Radnor Township
PROPOSED MOTION

DATE: September 23, 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: Motion to Authorize the receipt of sealed bids for the Gasoline and Diesel Fuel Contract

LEGISLATIVE HISTORY: The Public Works Department annually bids for the purchase of gasoline and diesel fuel.

PURPOSE AND EXPLANATION: The annual gasoline and fuel bid is to provide gasoline and diesel fuel to the Township's fleet, consisting of Public Works' vehicles and equipment, Police Department vehicles, Community Development vehicles, Administration vehicles, and the Radnor Fire Company.

The contract is bid based on estimated annual usage of 74,000 gallons of gasoline and 53,000 gallons of diesel fuel. Our annual costs will be based on actual usage. All fuel bids are to be based upon the Oil Price Information Service (OPIS) for Philadelphia weekly (5 day) average which is published by OPIS every Monday, for each fuel type, and is comprised of prices up to and including those of the previous Thursday.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioner approval, a Purchase Order will be processed, and the new supplier's contract will begin January 1, 2020.

FISCAL IMPACT: Funding for this project is provided in the various department accounts for fuel.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners authorize the Public Works Department to receive sealed bids for gasoline and diesel fuel.

Public Participation

Boards & Commissions

There are vacancies on the following Boards & Commissions:

[Citizens Audit Review & Financial Advisory Committee](#)

2 Vacancies

[Code Appeals Board](#)

1 Vacancy

Requirements: Master Electrician, Master Plumber or General Contractor

[HARB](#)

1 Vacancy (unexpired term 12/31/2020)

[Shade Tree Commission](#)

1 Vacancy (unexpired term 12/31/2022)

[Willows Park Preserve](#)

1 Vacancy

Interested residents should submit their resumes to Mr. Robert Zienkowski, Township Manager Radnor Township, 301 Iven Avenue, Wayne, PA 19087 or by email rzienkowski@radnor.org

Possible Appointments to
Various Boards and
Commissions

Authorization to send a
letter to Senator Casey,
Senator Toomey and
Congresswoman Scanlon
requesting them to contact
the Army Corp of
Engineers pertaining to
Ithan Valley Bank Stream
rehabilitation for Evaluation
and Recommendation

Radnor Township



PROPOSED LEGISLATION INTRODUCTION

FROM: Kevin W. Kochanski, Community Development Director
SUBJECT: Medical Office Parking Ordinance Amendment
DATE: September 11, 2019

LEGISLATION:

Ordinance #2019-10 amending Chapter 280 of the Radnor Township Code Zoning Ordinance establishes regulations to provide minimum standards for off street parking for General, Professional, and Medical Office Uses.

LEGISLATIVE HISTORY:

None. This ordinance will provide parking standards for Medical Office separately from Business Office uses.

Delaware County Planning Commission – recommended approval per their June 20, 2019 Memo. Revisions incorporated from the Township Planning Commission’s recommendation have been re-sent to the County for review. Their recommendation on the revised draft ordinance is pending.

Radnor Township Planning Commission – The Township Planning Commission reviewed the ordinance at their meeting on April 1, 2019. They recommended conditional approval at their meeting. Please see the attached meeting minutes.

FISCAL IMPACT:

This ordinance is not expected to have an impact on the Budget.

RECOMMENDED ACTION:

The Staff would respectfully recommend that this Ordinance be Introduced on September 16, 2019 and a hearing date set once comments are received back from the County Planning Commission.

Thank you for your consideration.

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

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

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www.grimlaw.com

John B. Rice
e-mail: jrice@grimlaw.com

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

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

September 4, 2019

Sent Via Electronic Correspondence
Planning_department@co.delaware.pa.us
and USPS Regular Mail

Delaware County Planning Commission
Attn: Linda F. Hill, Director
1055 E. Baltimore Pike
Media, PA 19063

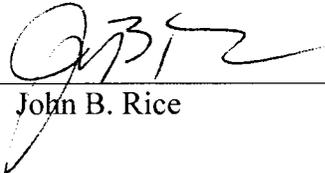
RE: Radnor Township/Off-Street Parking Ordinance

Dear Ms. Hill:

Enclosed please find a copy of an ordinance of Radnor Township amending the Township Zoning Ordinance for off-street parking in the PLO zoning district. Please review in accordance with the Pennsylvania Municipalities Planning Code. Thank you.

Sincerely,

GRIM, BIEHN & THATCHER

By: 
John B. Rice

JBR/hlp
Enclosure

cc: Mary C. Eberle, Esquire (via email)
Kevin Kochanski (via email)
Steve Norcini (via email)

ORDINANCE NO. 2019-

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING ZONING, CHAPTER 280 OF THE CODE OF THE TOWNSHIP OF RADNOR, SECTION 280-103 OFF-STREET PARKING, TO PROVIDE FOR MINIMUM STANDARDS FOR OFF STREET PARKING FOR GENERAL, PROFESSIONAL AND MEDICAL OFFICE USES

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to Section 280-103 as follows:

Section 1. Chapter 280, Article XX, Section 280-103, Off street parking, is hereby revised by adding a new Section 280-103.B.(8) to read as follows:

Section 280-103. Off street parking.

B. (8) Medical/Dental offices including an ambulatory care facility: 1 space for each 150 square feet of floor area plus 1 space per examining room.

Section 2. Chapter 280, Article XX, Section 280-103, Off street parking is amended by revising Subsection B(11) to read as follows:

(11) Banks and Office buildings, including general, professional, and sales: 1 space for each 200 square feet of floor area for the first 50,000 square feet, plus 1 space for each 300 square feet of floor area over 50,000 square feet. Drive-in banking facilities shall provide stacking for four (4) automobiles per teller.

Section 3. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 4. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 5. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ORDAINED this _____ day of _____, 2019.

RADNOR TOWNSHIP

By: _____

Name: Lisa Borowski

Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

Radnor Township Planning Commission
Minutes of the Meeting of April 1, 2019

Present: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

Absent: None.

The meeting started at 7:00pm

- John Lord, Chair, called the meeting to order.
- The Pledge of Allegiance was recited.
- **Meeting Minutes for March 4, 2019**
 - Motion to Approve:** **Approved 9-0**
Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas
- **WAWA**
 - In providing a legal opinion for the Planning Commission, the Solicitor representative, Mary Eberle, explained that Wawa's proposed structure and use includes a convenience store with gas pumps located outside of the building line. This appears to present both a structural and use non-conformity for which the Applicant will need to seek relief from the Radnor Township Zoning Board in the form of a variance and special exception, respectively. Such relief must first be obtained from the Zoning Board before the Planning Commission may address the proposed development. The Applicant, through its counsel Nicholas Caniglia, expressed its intent to request a 30 day extension of the application, or until June 13, 2019. The Commission moved to table the issue until its next meeting on May 6, 2019.
 - Public Comment
 - i. Susan Stern – asked if the public could expect to see certain letters received from attorney James J. Greenfield and from the Solicitor.
 - ii. Roger Phillips advised that Mr. Greenfield's letter is in the packet posted on the Radnor Website, Agenda & Minutes for the Planning Commission.
 - iii. John Lord, Chair, will consult with the Solicitor before making a decision on posting the Solicitor's letter.
- **Motion to table until the May 6, 2019 Planning Commission Meeting:** **Approved 9-0**
Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas
- **360 Conestoga Road**
 - Andrew Eberwein. Representing the applicant, reviewed plans and letters from Staff
 - Waivers they would like to be considered
 - Letter from Gannett Fleming
 - Subdivision/Land Development
 - 1. Will comply - Would like to move forward contingent upon applicant obtaining a Title Report and providing the township with a clean title.
 - 2. Will comply with items #2, 4
 - 3. Applicant is asking for a waiver for item #3 – **Granted**
 - General
 - 1. Will comply with items 1&2

Letter from Gilmore and Associates

1. Will comply with items listed on their letter
- Letter regarding sub division from neighbor was read and discussed
 - i. His concerns will be addressed by Staff when and if they construct on this new lot.
 - Public comment
 - i. Richard Butcosk -325 S Wayne Ave – concerned about the lot lines on the drawing and numerous math errors.
 1. These corrections will be done prior to moving forward to the Commissioners
 - ii. Baron Gemmer – 335 S Wayne Ave requested clarification on the date accepted on the Gannett Fleming letter.

Motion to Table for 30 days to give the applicant a chance to fix all things that applicant already identified that he will comply.

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **Jaguar/Land Rover -**

- Nick Caniglia reviewed plans
Gannett Fleming review letter
Site Development
 1. Item 1 – asking for waiver for plans to be considered Preliminary Final –Waiver granted
 2. Item 2–waiver granted
 3. Item3 under Site Development and Item 8 under Subdivision Land Development parking area waiver – granted with submitting fee to the Shade Tree FundSubdivision Land Development
 1. Items 1, 2, 6, 7, 10 & 11– will comply
 2. Item 3 requesting waiver
 3. Item 8 the fee in leu of will complyStomwater and General Note
 1. Will complyGilmore & Associates
Traffic
 1. Applicant is looking to have deliveries on a different site but will be looking for other options
 2. Will prohibit deliveries on Lancaster AvePublic Comment
 - i. Darcy- 115 Iron Works Way - was concerned about deliveries

Motion to Approve the Preliminary to Final Land Development for Jaguar/Land Rover and with any complies, and necessary improvements, related to parking and other items discussed.

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **145 King of Prussia Road**

- Mark Kaplin – Representing Brandywine Realty Trust, Equitable Owner, gave a brief synopsis on why they are here.
Gannett Fleming letter

- i. Bio Retention Basin has changed, applicant will submit new report to Gannett Fleming
- ii. Items 1,2,3 will comply

Gilmore & Associates Letter

- o Required improvements is Penn's obligations and will be done

Subdivision and General Comments:

- o There is no change to the plan from Preliminary to Final. Mike Kissinger, from Pennoni will be reaching out to discuss with Gannett Fleming, Gilmore Associates and staff on all items.
- o Steve Norcini, P.E., commented that they are going to have to prove to township staff that the review comments are inaccurate otherwise they will carry forth when it goes to the BOC.
- o Steve Norcini, P.E. suggested that the applicant will comply to all comments applicable to this site.

Public

- o Lloyd Goodman from Radnor Racket – addressed discrepancies in the plans and would like to change the placement and types of trees on his property.

Motion to approve the Final Land Development plan as submitted by Brandywine Radnor Hospitality Property I, LP and Brandywine Radnor Property I, LP, with notation that the request for approval of the waivers and letters submitted by Gilmore Associates be addressed with the engineer of record to her satisfaction

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- **Proposed PLO Parking Amendment**

Recommended Edits:

- o Clarify whether the proposed amendment is Township wide.
- o Section B. (8): "Medical/Dental offices including ambulatory care facility: one (1) space for each examining room."
- o Section B(11) should read: "Banks and Office buildings, including general, professional, and sales:"
- o "Drive-in banking facilities shall provide stacking for four (4) vehicles per teller:"

Motion to Submit to the BOC the Planning Commissions revisions to the revised parking ordinance

Approved 9-0

Approved: Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Charlie Falcone; Mr. Lane Vines; Ms. Megan Gonzales; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas

- Old Business – none
- New Business
- Adjournment

The meeting ended at 9:06pm

Next regular scheduled Planning Commission meeting is May 6, 2019



DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike
Media, PA 19063
Phone: (610) 891-5200

Email: 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

June 20, 2019

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

RE: Name of Petition: Off-Street Parking Regulations
DCPD File No.: ZA-34-7572-19
Petitioner: Radnor Township
Recv'd in DCPD: May 6, 2019

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on June 20, 2019, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Linda F. Hill".

Linda F. Hill
Director



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

Date: June 20, 2019
File No.: ZA-34-7572-19

PETITION: Off-Street Parking Regulations
DATE OF PETITION: March 7, 2019
PETITIONER: Radnor Township
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Zoning Text Amendment
PROPOSAL: Amend the text of the Township zoning ordinance to add minimum standards for off-street parking for General, Professional, and Medical Office uses
RECOMMENDATIONS: Approval
STAFF REVIEW BY: Sam Haber

REMARKS:

ZONING TEXT AMENDMENT

The Township proposes to amend the text of the zoning ordinance, Article XX, Section 280-103, by adding a new subsection B.(8) and by revising existing subsection and B.(11).

Subsection B.(8) will be added to provide minimum off-street parking standards for Medical/Dental offices including an ambulatory care facility: 1 space for each 150 square feet of floor area.

Subsection B.(11) will be amended to as follows:

"Office buildings, including general, professional and sales, or banks; 1 space for each 200 square feet of floor area for the first 50,000 square feet, plus 1 space for each 300 square feet of floor



Date: June 20, 2019
File No.: ZA-34-7572-19

REMARKS (continued):

area over 50,000 square feet. Drive-in banking facilities shall provide for stacking of 12 automobiles."

The proposed parking ratios are well within the standards recommended for medical/dental offices, office buildings and banks.

The proposed amendment contains a Repealer clause, a Severability clause and will be adopted in accordance with the Home Rule Charter of Radnor Township.

ADOPTION

In accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.

RESOLUTION NO. 2019-97

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA,
AUTHORIZING THE PAYMENT OF CHANGE ORDERS 7, 8, 9 & 10
FOR THE PARK IMPROVEMENTS PROJECT FOR BO CONNOR AND
WARREN FILIPONE PARKS (CONTRACT # B-19-003), TO GESSLER
CONSTRUCTION, IN THE AMOUNT OF \$78,860**

WHEREAS, Radnor Township has incurred change orders to the original contract price due to unforeseen conditions, as part of the Bo Connor & Warren Filipone Park Improvements project

WHEREAS, the tabulation of the Change Orders 7 – 10 is as follows:

Bo Connor & Warren Filipone Parks Project Change Orders			
CO #	Location	Description	Cost
7	Bo Connor	Sidewalk Extension: Install a new sidewalk the entire length of the Park along S. Devon Ave., including a driveway	\$24,010
8	Warren Filipone	Complete Overlay of Tennis Court: Mill, broom sweep, tack & overlay the tennis court	42,200
9	Bo Connor	Overlay of the Basketball Court: Tack & overlay the basketball court	8,800
10	Bo Connor	Coat Other Asphalt Area: Green coating of the other asphalt area	3,850
TOTAL COST OF CHANGE ORDERS 7 - 10			\$78,860

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize the payments of Change Orders 7 – 10 for the Park Improvements Project for Bo Connor and Warren Filipone Parks, to Gessler Construction, in the amount of \$78,860

SO RESOLVED this 23rd day of September, A.D., 2019.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: September 13, 2019

TO: Radnor Township Board of Commissioners

FROM: Dennis Capella, Engineering Project Manager

CC: Robert A. Zienkowski, Township Manager
 William M. White, Finance Director/Assistant Manager
 Stephen F. Norcini, PE Township Engineer

LEGISLATION: Resolution #2019-97: Authorizing the Payment of Change Orders 7, 8, 9 & 10 for the Park Improvements Project for Bo Connor and Warren Filipone Parks (Contract # B-19-003), to Gessler Construction, in the amount of \$78,860.

LEGISLATIVE HISTORY: These specific change orders have not been before the Commissioners previously. Change Orders 1 through 6 have been approved by the Board of Commissioners.

PURPOSE AND EXPLANATION: During the process of construction of the Parks project, issues were identified and had to be addressed to keep the project moving and avoid future problems or issues. A summary of the current change orders follows:

Bo Connor & Warren Filipone Parks Project Change Orders			
CO #	Location	Description	Cost
7	Bo Connor	Sidewalk Extension: Install a new sidewalk the entire length of the Park along S. Devon Ave., including a driveway, beyond the originally planned limited section proximate to the dugout.	\$24,010
8	Warren Filipone	Complete Overlay of Tennis Court: Mill, broom sweep, tack & overlay the tennis court versus the originally planned resurfacing. Upon further review, the existing cracks warranted full overlay.	42,200
9	Bo Connor	Overlay of the Basketball Court: Tack & overlay the basketball court versus the originally planned resurfacing. Upon further review, the existing cracks warranted full overlay.	8,800
10	Bo Connor	Coat Other Asphalt Area: Green coating of the other asphalt area to match that of the basketball court.	3,850
TOTAL COST OF CHANGE ORDERS 7 - 10			\$78,860

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a requisition will be entered into the financial system, and the Change Orders will be signed.

FISCAL IMPACT: This project is to be funded by capital fund.

RECOMMENDED ACTION: Staff respectfully requests the Board of Commissioners of Radnor Township to authorize the payments of Change Orders 7 – 10 for the Park Improvements Project for Bo Connor and Warren Filipone Parks, to Gessler Construction, in the amount of \$78,860.

RESOLUTION NO. 2019-98

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA,
AUTHORIZING THE AWARD OF THE WARREN FILIPONE PARK TREE
PLANTING PROJECT TO ALL SEASONS LANDSCAPING CO., INC.
IN THE AMOUNT OF \$18,200**

WHEREAS, Radnor Township has removed several trees along South Devon Avenue at Warren Filipone Park as part of the Bo Connor and Warren Filipone Park Improvements project

WHEREAS, Radnor intends to replace those trees and plant additional trees to serve as a buffer between South Devon Avenue and Warren Filipone Park

WHEREAS, All Season Landscaping Co., Inc. has submitted a proposal to this end

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Award the Contract for Tree Planting along South Devon Avenue at Warren Filipone Park to All Season Landscaping Co., Inc. in the amount of \$18,200

SO RESOLVED this 23rd day of September, A.D., 2019.

RADNOR TOWNSHIP

By: _____

Name: Lisa Borowski

Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: September 16, 2019

TO: Radnor Township Board of Commissioners

FROM: Dennis Capella, Engineering Project Manager

CC: Robert A. Zienkowski, Township Manager
William M. White, Finance Director/Assistant Manager
Stephen F. Norcini, P.E., Township Engineer

LEGISLATION: Resolution #2019-98: Awarding the Warren Filipone Park Tree Planting Project to All Seasons Landscaping Co., Inc., in the amount of \$18,200

LEGISLATIVE HISTORY: This project has not been before the Commissioners previously. It is related but separate from the Bo Connor and Warren Filipone Park Improvement Project, which has been approved by the Board of Commissioners.

PURPOSE AND EXPLANATION: As part of the Park Improvement project, several trees along S. Devon Avenue at Warren Filipone Park were removed because they could no longer serve as an adequate and acceptable buffer as intended for the Park Improvement project. Local residents were contacted regarding the removal and anticipated new tree replacement and additional tree planting. Landscaping companies were contacted to propose a tree planting plan, and the attached All Seasons Landscaping Co., Inc. plan was determined to be best alternative.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a requisition will be entered into the financial system, with work to begin at an appropriate time in coordination with the construction of the Park Improvement project.

FISCAL IMPACT: This project is to be funded by the Shade Tree Fund.

RECOMMENDED ACTION: *Staff respectfully requests the Board of Commissioners of Radnor Township Award the Contract for the Tree Planting Project for Warren Filipone Park to All Seasons Landscaping Co., Inc. in the amount of \$18,200.*

Proposal

Date



ALL SEASONS LANDSCAPING CO., INC.

9/9/2019

3915 Market Street Aston, PA 19014

P: 610-494-8050 F: 610-494-8054 E: Steve@aslplant.com

Proposal Submitted To:	Email	Proposal #	Terms
Radnor Township		2516WarrenF	Net 30
	Phone Number	Job Location	
		Warren Filipone Park	

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workmen's Compensation insurance.

Stephen Gansz
Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 15 days.

Item #	Qty	Unit	Description	Price	Total
	10	EA	White Spruce - 12'-14'	775.00	7,750.00
	10	EA	Norway Spruce - 12'-14'	775.00	7,750.00
	6	EA	Rutgers Pink Dogwood - 3"	450.00	2,700.00
			1 year guarantee on trees Water bags (26 each) to be installed & filled after inspection and acceptance.		

Acceptance of Proposal

Date of Acceptance:

Accepted by: _____

Plus applicable sales tax.

Subtotal	\$18,200.00
Sales Tax (6.0%)	\$0.00
Total	\$18,200.00

**RADNOR TOWNSHIP
ORDINANCE 2019-09**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, CHAPTER 270, VEHICLES AND TRAFFIC, SECTION 270-16,
STOP INTERSECTIONS CONCERNING THE INTERSECTIONS OF
SAW MILL ROAD AND EARLES LANE**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Chapters 270, Vehicles and Traffic, as follows:

ARTICLE I. Section 270-16, Stop Intersections, is hereby amended to add the following stop intersection:

Stop Sign On:	Direction of Travel:	Intersection With:
Saw Mill Road	South	Earles Lane
Earles Lane	West	Saw Mill Road

ARTICLE II. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE III. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

ARTICLE IV. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and **ORDAINED** this _____ day of _____, 2019.

RADNOR TOWNSHIP

By: _____

Name: Lisa Borowski

Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: September 17, 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
Christopher Flanagan, Superintendent of Police
Mark Stiansen, Sergeant, Radnor Township Police

LEGISLATION: Ordinance #2019-09 – *Adoption* - Amending The Code Of The Township Of Radnor, Chapter 270, Vehicles And Traffic, Section 270-16, Stop Intersections Concerning The Intersections Of Saw Mill Road And Earles Lane

LEGISLATIVE HISTORY: This Ordinance was introduced to the Board of Commissioners at the regularly scheduled September 9th, 2019 Board of Commissioners meeting.

PURPOSE AND EXPLANATION: The Township has received calls from residents regarding the safety of this intersection, as well as the crosswalk on Sawmill Road. These issues have also been a concern of the Radnor Township Police Staff Traffic Squad and Engineering Department. Not only are the conditions at the intersection hazardous and warrant the ALL WAY STOP, but the mid-block crossing just south of the Saw Mill Road bridge could be hazardous to pedestrians.

In 2016, Gilmore & Associates performed a study of the area, noting the following:

1. **Create an ALL WAY stop at the intersection of Earles Lane and Saw Mill Road.** The intersection meets the warrants for the stop signs. Vehicular traffic will stop at all three legs of the intersection, whereas now the only stop is for northbound Saw Mill Road. The installation of the ALL WAY STOP will be the result of the Ordinance Amendment, if adopted.
2. **Relocate the existing midblock crosswalk south of the Saw Mill Road bridge to the ALL WAY STOP intersection.** Pending adoption of the Ordinance Amendment, the crosswalk will be relocated as noted, increasing pedestrian safety. Please see the attached aerial view.

Other items to note:

- There have been six (6) accidents in the area of Saw Mill Road and Earles Lane from October 17, 2016 to June 10th, 2019
- This topic has been an agenda item at the Radnor Township Police Department Staff Traffic Meeting
- The ALL WAY STOP, and relocation of the crosswalk are recommended by the Township's appointed Traffic & Transportation Engineering Firm, the Radnor Township Police Department Staff Traffic Committee, and Engineering Department
- The Ordinance Amendment has been advertised per the requirements of Radnor Township

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, and the appropriate time period, the stop signs and crosswalk and associated signage will be installed ASAP.

FISCAL IMPACT: The cost of the installation of stop signs is approximately \$200.

RECOMMENDED ACTION: *The Radnor Township Police Staff Traffic Committee and Township Engineer respectfully request the adoption of Amending The Code Of The Township Of Radnor, Chapter 270, Vehicles And Traffic, Section 270-16, Stop Intersections Concerning The Intersections Of Saw Mill Road And Earles Lane, for vehicular and pedestrian safety.*

Enclosure: Aerial Map of the Intersection

Proposed Ordinance Amendment, #2019-09

Intersection of Saw Mill Road and Earles Lane

Legend

Saw Mill Park

Existing Crosswalk to be eradicated and relocated

Proposed crosswalk

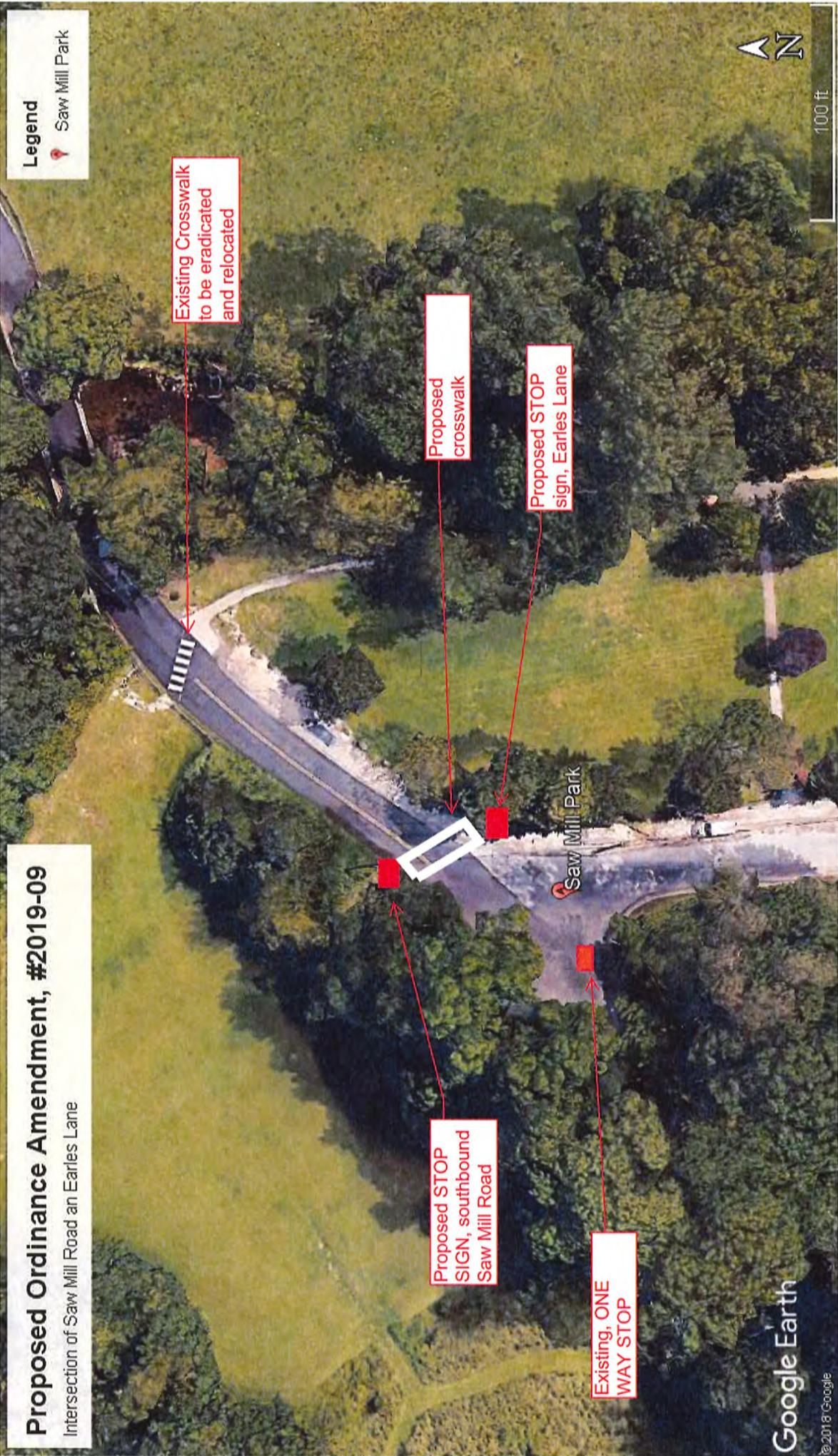
Proposed STOP sign, Earles Lane

Proposed STOP SIGN, southbound Saw Mill Road

Existing, ONE WAY STOP



100 ft



Radnor Township

PROPOSED LEGISLATION

INTRODUCTION



FROM: Kevin W. Kochanski, Community Development Director
SUBJECT: Rooftop Dining Ordinance Amendment
DATE: September 16, 2019

LEGISLATION:

Ordinance #2019-11 amending Chapter 280 of the Radnor Township Code Zoning Ordinance establishing regulations for allowing rooftop dining within the Wayne Business Overlay District (WBOD).

LEGISLATIVE HISTORY:

A petition was filed on May 6, 2019 by the Hemcher family for the Commissioners' consideration. At the May 20, 2019 Board of Commissioners' meeting, the petition was accepted, and authorization was given to send the petition to the Delaware County and Township Planning Commissions.

Delaware County Planning Commission – recommended approval per their June 20, 2019 Memo. Revisions incorporated from the Township Planning Commission's recommendation have been re-sent to the County for review. Their recommendation on the revised draft ordinance is pending.

Radnor Township Planning Commission – The Township Planning Commission reviewed the ordinance at their meeting on July 1, 2019. They recommended conditional approval. Please see the attached meeting minutes.

FISCAL IMPACT:

This ordinance is not expected to have an impact on the Budget.

RECOMMENDED ACTION:

The Staff would respectfully recommend that this Ordinance be Introduced on September 23, 2019 and a hearing date set.

Thank you for your consideration.

ORDINANCE NO. 2019 - 11

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE TO ALLOW ROOFTOP DINING IN THE WAYNE BUSINESS OVERLAY DISTRICT (“WBOD”) AND TO PROVIDE REGULATIONS THEREFORE

IT IS HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania as follows:

Section 1. Rooftop Dining Regulations.

Article XIIA Wayne Business Overlay District

§280-53.6. Definitions is hereby amended to include the following definition:

ROOFTOP DINING

The use of a rooftop area by a licensed food establishment (restaurant) for the consumption of food or beverages.

§280-53.7.F Use regulations is hereby amended to add Rooftop Dining as an accessory use in the WBOD Zoning District:

- F. (2) Rooftop Dining when accessory to a restaurant use with indoor seating, subject to the provisions of §280-53.16.

§280-53.9.B **Special regulations for the WBOD** is hereby amended to read as follows:

- B. Except for outdoor dining as permitted by §280-115.3 and Rooftop Dining as permitted by §280-53.16, no permanent storage of merchandise, articles or equipment shall be permitted outside a building. No goods, articles, or equipment shall be stored, displayed, or offered for sale beyond the build-to line of a building. No vending machines, kiosks, newspaper stands, self-service station or similar use shall be allowed outside of any building.

§280-53.16. (Previously Reserved) is hereby entitled **Rooftop Dining Regulations** and shall read as follows:

- A. Rooftop Dining shall be permitted as an accessory use in the WBOD Zoning District when located on the same premises as a licensed food establishment (restaurant) that has indoor seating, subject to the following regulations:

- (1) The rooftop dining area must be operated by the operator of the restaurant which serves as the principal use in the building.
- (2) Rooftop dining areas shall comply with all applicable federal, state, county, and Township laws, ordinances, and regulations, including, but not limited to, those governing health, safety, building accessibility, fire, and plumbing.
- (3) Umbrellas shall not be permitted on the roof. Canopies or awnings may be used to protect people and personal property from the elements.
- (4) No more than twenty-five percent (25%) of the seats in the rooftop dining area may be bar or lounge seats.
- (5) Rooftop dining shall not be permitted in any building which contains a residential use.
- (6) Rooftop dining shall be permitted only between March 1 and November 30. Hours of operation shall be from 8:00 a.m. to midnight. Seating of patrons shall end with sufficient time to provide service and close the rooftop dining area by midnight.
- (7) No rooftop dining area shall be established within One Hundred Feet (100') of the property line of a single-family or two-family detached or semidetached dwelling unit located completely or partially within a residential zoning district. For purposes of this section (§280-53.16), "Residential Zoning District" shall mean the AC, R-1, R-1A, R-2, R-3, R-4, R-5, R-6 and PA zoning districts.
- (8) No rooftop dining area shall be established within One Hundred Feet (100') of the property line of an unimproved lot located completely or partially within a Residential Zoning District.
- (9) The rooftop dining area shall not extend beyond the width and depth of the building upon which the principal restaurant is located.
- (10) In order to limit visibility from the street, elevators and restrooms shall be located to the rear of the rooftop. In the case of a building located on a corner lot, the rear of the rooftop shall be that area located farthest from the adjacent street with the highest street classification. (See Section 255-27.B of the Subdivision and Land Development Ordinance). In the event both adjacent streets have the same street classification, the rear of the rooftop shall be that area farthest from the adjacent street with highest average daily traffic.

- (11) The number of rooftop dining seats shall not exceed that allowed by applicable state and local health, accessibility, fire, and building codes, nor shall the number of rooftop seats exceed the number of seats in the principal restaurant use.
- (12) The rooftop area must be surrounded by railing or walls no less than 42 inches in height. The bar shall be located toward the center of the roof.
- (13) Handicap access to the rooftop shall be from the interior space of the business within the principal building.
- (14) All lighting of the rooftop area shall comply with the lighting requirements in the Township Code of Ordinances. All lights associated with the rooftop must be turned off when the rooftop area is not in use.
- (15) Food preparation on the rooftop shall not include an open flame.
- (16) Outdoor heaters shall meet the following requirements:
 - (a) The use of outdoor heaters shall be in compliance with the International Fire Code, as amended.
 - (b) Heaters shall not be located closer than ten feet (10') from a means of ingress or egress onto to the roof.
 - (c) Where possible, heaters shall be securely fastened to a wall or the floor of the rooftop dining area to prevent the heater from tipping over.
 - (d) No propane fired heaters shall be used on the roof.
- (17) No signs advertising rooftop dining shall be permitted, unless in compliance with and permitted by Article XXI of this chapter.
- (18) All merchandise, goods, articles, furniture, or equipment shall be adequately secured to ensure safety to persons and property during times of inclement or hazardous weather conditions.
- (19) Parking. One (1) parking space shall be provided per three (3) seats in the rooftop dining area. This parking requirement may be met in whole, or in part, by free valet parking service to its customers during the hours the rooftop dining is in use. The applicant shall demonstrate, by means of an easement or long-term contract, that the parking spaces to be utilized by the rooftop dining establishment will be available for exclusive use of the rooftop dining facility.

- B. Storage of Materials. At the conclusion of any rooftop dining season, all portable equipment shall be stored within the facility in a location that does not interfere with the operation of the food establishment or shall be stored off site.
- C. Rooftop dining permit. To assure compliance with safety and food code standards of the Township, the following regulations shall govern the issuance of all rooftop dining permits or proposed changes to rooftop dining permits:
 - (1) Applications shall be filed on forms provided by the Township along with the required fees (as set forth in Chapter 162 of the Code or by separate resolution of the Board of Commissioners) and any information necessary to determine compliance with this section.
 - (2) Applications shall be submitted to the Community Development Department for review to determine compliance with this Article, safety standards, the food code requirements set forth in Chapter 170 of the Township Code, and other applicable municipal regulations.
 - (3) The applicant shall seek and comply with safety recommendations from the police department and the fire marshal.
- D. Noise. Rooftop dining shall be subject to the noise regulations of Chapter 200. No live music shall be permitted. All amplifiers and speakers shall be equipped with audio decibel limiters set to insure that sound generated at the rooftop dining facility does not violate the regulations of the Township Ordinances and any other regulatory agencies having jurisdiction.
- E. Upon final approval of an application, a permit shall be issued. Fees shall be paid upon the filing of an application and shall be renewed on an annual basis.
- F. All locations shall be subject to periodic inspections for compliance with the standards of this section. Each zoning or code violation shall be a separate offense; each day a violation continues shall be the subject of a separate fine.

Section 2. Repealer. All ordinances or parts of ordinances which are directly inconsistent herewith are hereby repealed.

Section 3. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 4. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and **ORDAINED** this _____ day of September, 2019.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary



DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike

Media, PA 19063

Phone: (610) 891-5200

Email: 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

June 20, 2019

LINDA F. HILL
DIRECTOR

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

RE: Name of Petition: Rooftop Dining
DCPD File No.: ZA-34-7573-19
Petitioner: Radnor Township
Recv'd in DCPD: May 22, 2019

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on June 20, 2019, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

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

Linda F. Hill
Director



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

Date: June 20, 2019
File No.: ZA-34-7573-19

PETITION: Rooftop Dining
DATE OF PETITION: May 22, 2019
PETITIONER: Radnor Township
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Zoning Text Amendment
PROPOSAL: Amend the text of the Township zoning ordinance to allow for rooftop dining in the Wayne Business Overlay District (WBOD)
RECOMMENDATION: Approval
STAFF REVIEW BY: Sam Haber

REMARKS:

ZONING TEXT AMENDMENT

The Township proposes to amend Article XIIIA, Wayne Business Overlay District (WBOD) of the Zoning Code of Radnor Township to permit outdoor dining. The purpose of the amendment is to further the stated purpose of the WBOD and the Wayne District Master Plan of September 11, 2006. Additionally, the amendment is designed to address recent increased competition from neighboring business districts such as the King of Prussia Town Center, Conshohocken, Bryn Mawr, Ardmore, and Phoenixville which have necessitated further revitalization of the WBOD, as well as to be proactive against competition in other future business areas.



Date: June 20, 2019
File No.: ZA-34-7573-19

REMARKS (continued):

The following sections of Article XXIIA are proposed to be amended:

280-53.6. Definitions

The following definition for Rooftop Dining will be added:

"The use of a rooftop area by a licensed food establishment (restaurant) for the consumption of food and beverages."

280-53.7 Use Regulations

Subsection F. will be amended by adding the following accessory use:

"(2) Rooftop Dining when accessory to a restaurant use, subject to the provisions of Section 280-53.16."

280-53.9 Special Regulations

Subsection B will be amended as follows (amendment in bold):

*Except for outdoor dining as permitted by §280-115.3, and **Rooftop Dining as permitted by §280-53.9**, no permanent storage of merchandise, articles or equipment shall be permitted outside a building. No goods, articles or equipment shall be stored, displayed or offered for sale beyond the build-to line of a building. No vending machines, kiosks, newspaper stands, self-service station or similar use shall be allowed outside of any building.*

280-53.16 [Reserved] Rooftop Dining Regulations

This reserved section of the zoning ordinance will now contain regulations for rooftop dining as summarized below:

Date: June 20, 2019
File No.: ZA-34-7573-19

REMARKS (continued):

1. Rooftop dining within the WBOD shall be permitted as an accessory use on the same premises as a licensed food establishment (restaurant) that has other indoor seating.
2. All rooftop dining areas shall be subject to compliance with all applicable requirements under federal, state and Township laws, including health, building, accessibility, fire and plumbing.
3. Rooftop dining shall be permitted between March 1 and November 30, between the hours of 8:00 am to 12:00 pm.
4. No rooftop dining area shall be established within 100 feet of the property line of a single-family or two-family detached or semidetached dwelling unit located completely or partially within a residential zoning district.
5. No rooftop dining areas shall be established within 100 feet of the property line of an unimproved lot located completely or partially within a residential zoning district, nor shall such rooftop dining area extend beyond the rooftop of the property upon which the principal restaurant is located.
6. The number of rooftop dining seats shall only be as permitted by applicable state and municipal health, accessibility, fire and building code regulations, but in no case exceed the number of indoor seats in the principal restaurant use.
7. The rooftop dining shall provide one (1) parking space per three (3) seating accommodations. The parking requirement may be met in whole or in part, by free valet parking service to its customers during the hours the rooftop dining is in use, in accordance with specifies conditions.

Date: June 20, 2019
File No.: ZA-34-7573-19

REMARKS (continued):

8. The rooftop area must be surrounded by adequate railing or walling no less than 42 inches in height.
9. Handicapped access to the rooftop shall be from the interior space of the business within the principal building.
10. All lighting fixtures shall be designed to effectively eliminate glare and sharply cut lighting levels at the property line, and must be turned off when the rooftop dining area is not in use.
11. No signs advertising the rooftop dining shall be permitted, unless pursuant to Article XXI, Signs of the zoning ordinance.
12. All merchandise, goods, articles or equipment shall be adequately secured to ensure safety to persons and property during times of inclement weather or hazardous weather conditions.
13. At the conclusion of any rooftop dining season, all portable equipment shall be stored within the facility in a location that does not interfere with the operation of the food establishment, or be stored off-site.
14. All rooftop dining shall be subject to the application, approval and issuance of a permit. Applications shall be filed on forms provided by the Township along with the required fees and be submitted to the Community Development Department.
15. All rooftop dining locations within the WBOD shall be subject to periodic inspections for compliance with above the standards for such use.
16. Rooftop dining shall be subject to Chapter 200, Noise of the Township Code and no live music shall be permitted.

Date: June 20, 2019
File No.: ZA-34-7573-19

REMARKS (continued):

TEXT AMENDMENT FINDINGS

The purpose of the proposed amendment reflects proactive planning by permitting rooftop dining as a new amenity to the WBOD to help Wayne remain competitive with other new and revitalizing downtown areas in the region. The proposed amendment is well written with provisions that will ensure public safety, access and limited impacts to surrounding uses and neighborhoods.

The Township however, should review the proposed hours of operation allowed for rooftop dining. The amendment as submitted would allow rooftop dining from 8:00 am to 12:00 pm, which would effectively limit rooftop dining to only morning and late-morning hours. If the Township only intends to allow rooftop dining in the morning, then these hours are adequate.

However, it would be expected that the majority of restaurants in the WBOD would do the most businesses in the evening and that the Township would want to increase use and activity in the district during that time, particularly on weekends. If so, then the Township should at a minimum consider changing the permitted hours for rooftop dining to 12:00 am midnight or another suitable evening hour such as 10:00 pm or 11:00 pm.

If the Township would like to allow rooftop dining in the WBOD throughout the day, including mornings, then an 8:00 am start time may be adequate. However, if the intent of the ordinance was to principally allow rooftop dining in the later afternoon and evenings, then the 8:00 am start time should be reviewed and changed to a more suitable start time such as 4:00 pm or 5:00 pm.

ADOPTION

In accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.

Radnor Township Planning Commission
Minutes of the Meeting of July 1, 2019

Present: Mr. John Lord; Mr. Lane Vines; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas; Ms. Megan Gonzales; Mr. David Natt

Absent: Mr. Skip Kunda; Mr. Charlie Falcone

The meeting started at 7:00pm

- John Lord, Chair, called the meeting to order. The Pledge of Allegiance was recited.

- **Meeting Minutes for June 3, 2019**

- Motion to Approve:**

Approved 7-0

- Approved: Mr. John Lord; Mr. Lane Vines; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas; Ms. Megan Gonzales; Mr. David Natt*

- **236 N Aberdeen – ZHB Appeal #3041**

- Christy and James Flynn, 236 N. Aberdeen, reviewed plans and the request from Zoning Hearing Board for two variances.
 - i. If the two variances are granted, they would then apply for a sub division

- Public Comment**

- James Szivos, 238 Willow Ave., expressed concerns about stormwater and home values
 - Laura Gill, 244 N. Aberdeen, said that she believes that the neighbors are not in favor of this.

- Motion:** recommend approval of the variance for the lot width and front yard setback.

Approval 7-0

- Approved: Mr. John Lord; Mr. Lane Vines; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas; Ms. Megan Gonzales; Mr. David Natt*

- **Rooftop Dining Ordinance**

- Applicant Hemcher Family Partnership (Great American Pub) and Staff addressed rooftop dining ordinance issues from the June 3, 2019 meeting
 - PC reviewed recommendations from staff which resulted from the PC comments at the June meeting and the staff meetings with the applicant's attorney. The PC recommended approval of the ordinance subject to the changes discussed at the meeting.
 - A copy of the ordinance with revisions for the July 1 meeting are attached

- Motion:** recommend approval of the rooftop dining ordinance with the comments from the July 1, 2019 meeting and the Solicitor's comments

Approved 7-0

- Approved: Mr. John Lord; Mr. Lane Vines; Mr. Steve Varenhorst; Ms. Elizabeth Springer; Mr. Matt Golas; Ms. Megan Gonzales; Mr. David Natt*

- **Gas Leaf Blower Ordinance**

- Linda Schanne and David Simmons, from the Radnor Township Board of Health, reviewed and explained the intent of a proposed Gas Leaf Blower ordinance.
 - No action taken; issue tabled. Board of Health will continue its investigation and consideration of the issue.

- Old / New Business – none

- Adjournment

Next regular scheduled Planning Commission meeting is August 5, 2019

PROPOSED **REGULATIONS FOR ROOFTOP DINING ORDINANCE**
FOR WAYNE BUSINESS OVERLAY DISTRICT

Key

Bold and Italics = Proposed Additions to Code

[] = Deleted

Article XIIA Wayne Business Overlay District

§280-53.6. Definitions.

As used in this article the following terms shall have the meanings indicated:

...

ROOFTOP DINING

The use of a rooftop area by a licensed food establishment (restaurant) for the consumption of food or beverages.

§280-53.7. Use regulations.

The following regulations shall govern the use of property within the boundaries of the WBOD, not including special use areas, and shall permit a building or unified group of buildings to be erected or used, and a lot to be occupied, for any of the following purposes:

...

F. Accessory uses on the same lot incidental to the foregoing permitted uses, to include the following:

(1) Home occupations when accessory to dwelling unit, subject to the provisions of Article XX, §-280-115.1.

(2) ***Rooftop Dining when accessory to a restaurant use, subject to the provisions of §280-53.16.***

§280-53.9. Special regulations for the WBOD.

...

B. Except for outdoor dining as permitted by §-280-115.3 and ***Rooftop Dining as permitted by §280-53.16***, no permanent storage of merchandise, articles or equipment shall be permitted outside a building. No goods, articles, or equipment shall be stored, displayed, or offered for sale beyond the build-to line of a building. No vending machines, kiosks, newspaper stands, self-service station or similar use shall be allowed outside of any building.

§280-53.16. ~~[Reserved]~~ ***Rooftop dining regulations.***

A. ***Within the WBOD Zoning District, rooftop dining shall be permitted as an accessory use on the same premises as a licensed food establishment (restaurant) that has indoor seating—,subject to the following regulations:*** ~~***The following provisions shall apply:***~~

(1) The rooftop dining area must be operated by the operator of the restaurant which serves as the principal use in the building.

(2) All rooftop dining areas shall be subject to compliance with all applicable requirements under federal, state, and Township laws and ordinances, including, but not limited to, health, building, accessibility, fire, and plumbing.

Commented [MCE1]: Staff suggests that issues involving the outdoor stairs can be addressed through compliance with building codes and emergency service inspections below.

(3) Umbrellas shall not be permitted on the roof. Canopies or awnings may be used to protect people and personal property from the elements.

Commented [MCE2]: Need discussion on permanent roof coverings

(4) No more than twenty-five percent (25%) of the seats in the rooftop dining area may be bar or lounge seats.

(5) Rooftop dining shall not be permitted in any building which contains a residential use.

~~(1)~~

(2)(6) Rooftop dining shall be permitted between March 1 and November 30. Hours of operation shall be from 8:00 a.m. to midnight, 12:00 a.m. All seating of patrons shall end with sufficient time to provide service and close the rooftop dining area by midnight, for the dining area to close at the required hour.

(3)(7) No rooftop dining area shall be established within *One Hundred Feet (100') feet* of the property line of a single-family or two-family detached or semidetached dwelling unit located completely or partially within a residential zoning district. For purposes of this section, §280-53.16, "Residential Zoning District" shall mean the R-1, R-1A, R-2, R-3, R-4, R-5, R-6 and PA zoning districts.

(8) No rooftop dining area shall be established within *One Hundred Feet (100') feet* of the property line of an unimproved lot located completely or partially within a *Residential Zoning District*.

(9) No rooftop dining area shall extend beyond the rooftop of the property upon which the principal restaurant is located.

(4)(10) In order to limit visibility from the street, elevators and restrooms shall be located to the rear of the rooftop.

(5)(11) The number of rooftop dining seats shall not exceed that allowed by *only be as permitted by* applicable state and *local municipal* health, accessibility, fire, and building codes ~~regulations~~, nor shall the number of rooftop seats exceed the

~~number but in no event more than the number of indoor seats in the principal restaurant use.~~

~~(6)(12) Parking. The rooftop dining shall provide One (1) parking space shall be provided per three (3) seats in the rooftop dining area.ing accommodations. This parking requirement may be met in whole, or in part, by free valet parking service to its customers during the hours the Rooftop Dining is in use. The applicant shall demonstrate by means of an easement or long-term contract, that the parking spaces to utilized by the rooftop dining establishment will be available for exclusive use of thereof.valet service shall park customers' vehicles in the Bellevue or South Wayne township parking lots. If the restaurant offers valet parking to meet its parking requirement, the restaurant shall purchase from the Township one yearly parking permit per three seating accommodations met by the valet service.~~

~~(7)(13) The rooftop area must be surrounded by adequate railing or walls ing no less than 42 inches in height. There shall be no seating within five feet (5') of the edge of the roof. The bar shall be located toward the center of the roof.~~

~~(8)(14) Handicap access to the rooftop shall be from the interior space of the business within the principal building.~~

~~(15) Any lighting fixtures shall be designed to effectively eliminate glare and sharply cut lighting levels at the property line. All lights associated with the rooftop must be turned off when the rooftop area is not in use.~~

~~(16) Food preparation on the rooftop may not include an open flame.~~

~~(17) Outdoor heaters shall meet the following requirements:~~

- ~~(a) The use of outdoor heaters shall be in compliance with the International Fire Code, as amended.~~
- ~~(b) Heaters shall not be located closer than ten feet (10') from a means of ingress or egress onto to the roof.~~
- ~~(c) Where possible, heaters shall be securely fastened to a wall or the floor of the rooftop dining area to prevent the heater from tipping over.~~
- ~~(d) No propane fired heaters shall be used on the roof.~~

Commented [MCE3]: Staff suggests that the safety issues may be left to the emergency service reviews

Commented [MCE4]: Does our ordinance not require lighting to not project beyond the property line?

Commented [MCE5]: At the last meeting the PC indicated that it was interested in low-level lighting. Staff notes that ordinance requires no spillover at the property line. Also applicant indicates that it uses low-level lighting at its Conshohocken facility, and will bring details of same to meeting

Commented [MCE6]: This requires more discussion by the planning commission. Should this be part of the safety review, and not legislated.

~~(9)(18)~~ No signs advertising rooftop dining shall be permitted, unless in compliance with and permitted approved pursuant to Article XXI of this chapter.

~~(10)(19)~~ All merchandise, goods, articles, furniture, or equipment shall be adequately secured to ensure safety to persons and property during times of inclement or hazardous weather conditions.

B. *Storage of Materials.* At the conclusion of any rooftop dining season, all portable equipment shall be stored within the facility in a location that does not interfere with the operation of the food establishment, or shall be stored off site.

C. *Rooftop dining permit.* To assure compliance with safety and food code standards of the Township, the following regulations shall govern the issuance of all rooftop dining permits or proposed changes to rooftop dining permits:

(1) Applications shall be filed on forms provided by the Township along with the required fees (as set forth in Chapter 162 of the Code or by separate resolution of the Board of Commissioners) and any information necessary to determine compliance with this section.

(2) Applications shall be submitted to the Community Development Department for review to determine compliance with this Article, safety standards, the food code requirements set forth in Chapter 170 of the Township Code, and other applicable municipal regulations.

(3) The applicant shall seek and comply with recommendations from the police department and the fire marshal to enhance the safety of the layout and operation of the rooftop dining facility.

D. Noise. Rooftop dining shall be subject to Chapter 200, Noise. No live music is permitted. All amplifiers and speakers shall be equipped with audio decibel limiters set to insure that sound generated at the rooftop dining facility does not violate the regulations of the Township Ordinances and any other regulatory agencies having jurisdiction, as applicable.

~~D-E.~~ Upon final approval of an application, a permit shall be issued. Fees shall be paid upon the filing of an application and shall be renewed on an annual basis.

~~E-F.~~ All locations shall be subject to periodic inspections for compliance with the standards of this section. Two or more violations of this section may result in a minimum seven-day suspension and/or revocation of all zoning, health, or building permits applicable to the rooftop dining use. Each zoning or code violation shall be separate offense; each day a violation continues shall be the subject of a separate fine.

~~*F. Noise. Rooftop dining shall be subject to Chapter 200, Noise. No live music is permitted. All Township noise ordinances activities, including the playing of music or other forms of entertainment, shall comply with the noise limitations of the Township Ordinances and any other regulatory agencies having jurisdiction, as applicable.*~~







Memo

To: Radnor Planning Commission
From: Mary Eberle
CC: Steve Norcini; John Rice
Date: June 27, 2019
Re: Rooftop Dining Ordinance Proposal

Background

At the last meeting, you offered a number of comments on the proposed rooftop dining ordinance and asked that staff meet with Mr. Caniglia to see if we could provide a draft that incorporated those comments. We held a conference call with Nick last week, and attached is a redlined version of the ordinance. Not all comments were included in the draft, and hopefully this memo will provide information on the disposition of all the issues you raised. Please note that the highlighted items require discussion at the PC meeting.

1. **Code Issues:** There were a number of comments regarding the structural integrity of the building, the outside steps, and food prep. After much internal discussion at the staff level, we recommend that the structural issues be addressed through building and fire code reviews. Those codes address our issues with more specificity and in greater detail than we can hope to do in this ordinance. For that reason, the ordinance does not mention outdoor stairs or structural integrity.
2. **Owner/operator:** The ordinance has been revised to require that the rooftop facility be operated by the operator of the downstairs restaurant. Nick reports that the owner might be different, but the operator will be the same.
3. **Umbrellas and Roof Coverings:** At the meeting, the PC mentioned that it was not in favor of permanent roof coverings. Nick advises that the Conshohocken facility has a permanent fiber glass roof over the bar area. The PC should consider if that is acceptable, so the ordinance can be adjusted accordingly. Staff recommends that umbrellas not be permitted on the roof (they become projectiles in heavy winds and often topple tables) but that, at minimum canvas covers and awnings be permitted. Nick Caniglia provided photos of the coverings at Conshohocken. They are attached to this memo for review and discussion at the meeting.

4. Proportion of seats: The applicant has agreed to limit the number of bar and lounge seats to 25% of the total rooftop dining seats.
5. Parking: The parking regulations have been revised to reflect that the applicant must provide a document which allows them to have exclusive use of the parking space to be used by the valet service.
6. Lighting: This is another issue which requires PC discussion. Currently our ordinance does not permit lighting to spill over property lines, but there was discussion at the last meeting of low-level lighting. We did not have enough information to address low-level lighting in this draft and the applicant will provide information at the meeting on Monday.
7. Emergency Service Inspection and Recommendation: We include in the ordinance a requirement that the site be inspected by both the police department and fire marshal and that the applicant complies with recommendations made by those two bodies. Because the police and fire marshal will be inspecting, we think that several issues you raised at the last meeting will be addressed in those reviews.
8. Location of elevators and restrooms: The ordinance has been revised to include a requirement that elevators and rest rooms be located toward the rear of the roof.
9. Location of the bar: Staff is not sure it is necessary to require that the bar be located in the center of the roof, though the ordinance has been revised to include that requirement. We have also required that no seating be permitted within five feet of the edge of the roof. What do you think about the centering of the bar?
10. Noise: To insure compliance with the noise standards of our code, the ordinance requires that amplifiers be equipped with decibel limiters that will not allow the sound levels to exceed the noise ordinance limits.
11. Heaters: We have included a requirement that outdoor heaters not be operated by propane and have also incorporated some of the applicable heater requirements from the outdoor dining section of the ordinance.
12. Food prep: The ordinance is drafted to prohibit food prep with an open flame. At the last meeting, it seemed that some of you were interested in prohibiting all food prep, some of you wanted to prohibit the open flame, and some of you expressed no opinion on the issue. At the staff level, we think that the fire code and emergency service review may be able to address this issue more effectively than we can. Your input is appreciated.
13. Fees: Too late in the process, I noticed that items C1 and F seem to contradict each other regarding the timing of payment of fees.

NOTE: The attached documents are just regulations and have not been put in ordinance form at this point. We will include captions,

introductory paragraphs, effective dates, etc, when the regulations are set.

Memo

To: Radnor Planning Commission
From: Mary Eberle
CC: Steve Norcini; John Rice
Date: June 5, 2019
Re: Request for ZO Amendment for rooftop dining-Hemcher Family

Below are my notes from the meeting. Some are items brought up by the PC; some are my thoughts:

1. Under section A.1, we might want to state that the applicant shall demonstrate compliance with all applicable federal, state, and local requirements, and we might also want to include the words “structural integrity” and “safety”. *My thought is that if the applicant follows all State, local, et al codes, structural integrity is included. Are we putting more onus on the Township, outside of the building codes, to determine structural feasibility.* 
2. PC members indicated that they do not want permanent roof coverings. *Awnings, umbrellas, etc., are then permissible?* 
3. In Paragraph A.13, we wanted to include the word “furniture”. *Concur.*
4. Seek safety recommendations from the police department and fire marshal, and comply with those recommendations. *Concur*
5. Valet parking-need to demonstrate contractual right to use of number of parking spaces required for the use. Query: Is failure, in year five, to secure parking spaces grounds for a denial of the renewal of a permit. *The parking spaces are to be in the AT&T Lot, or South Wayne Lot. The MOU or contract to secure the spaces will be with the Township, and I would think this needs to be done as part of this application.* 

6. Lighting regulations-ordinance should require low-level lighting that does not project beyond the footprint of the roof top dining area. **Currently, our Ordinance states no lighting spill over at the property line. This then would only apply to roof top dining ? Is this needed, since the roof top is solely located within the property lines?** 
 7. Food prep-PC wanted limits on food prep. No open flame-I am not clear whether there could be food prep if open flame was not involved. **The applicant (I believe) wishes strongly to have the ability to prepare food on the roof top.** 
 8. Elevators and restroom must be located to the rear of the building to limit visibility from the street. **Concur**
-

9. There must be restrictors on all amplifiers to insure that noise does not exceed township noise levels. **Concur**
 10. Exterior stairs-review of building codes to determine what requirements exist for covering and safety protections. **Is this redundant with the building code?**
 11. The bar must be in the center of the rooftop dining area. **Just to play devil's advocate, do we really wish to regulate this?** 
 12. Heaters shall not be operated by propane and shall have no open flame. 
 13. No more than 25%(?) of the seats in the rooftop dining area may be bar or lounge seats. **I will leave this to you, the expert. I understand the thought is no one wants "all bar" seating on the roof top.**  
 14. **The rooftop dining area must be owned and operated by the owner of the restaurant.** **Concur** 
-

Not discussed at PC meeting:

1. Nick's draft says not "with 100' of the property line of a single-family or two-family detached or semidetached dwelling unit located completely or partially within a residential zoning district." It later says not "within 100 feet of a property line of an unimproved lot located completely or partially with a residential zoning district." Why not just say that rooftop dining cannot be located within 100 feet of a residential zoning district? Do we need to specify what is, and what is not, a residential zoning district? Is GH-CR a residential district? GH-GA? **I concur.**

2. There are grammatical issues in the draft which I think will annoy some readers. Please note, by way of example, the multiple disjunctive clauses in paragraph A.4. The second sentence in paragraph 3 is awkwardly worded. I think we can improve on the wording in Paragraph A.6. We might be able to clarify that section by stating that “no rooftop dining area shall extend beyond the footprint of the building in which the restaurant is located.”
3. In Paragraph D-Why does it take 2 or more violations of the ordinance to suspend the permit? This is a zoning permit; except for building code violations, aren't our remedies limited to civil enforcement proceedings or injunctions? **Concur**

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: September 17, 2019

Ardrossan Farms Lot Consolidation/Subdivision – Caucus – Minor Subdivision Plan

Edward Scott III and his legal counsel, John Schneider, will be before the Commissioners to present his plan for lot consolidation. This presentation is for caucus.



Gannett Fleming

Excellence Delivered *As Promised*

Date: August 27, 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
Damon Drummond, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Ardrossan Farms – Lot Consolidation/Subdivision
ESIII L.P. – Applicant

Date Accepted: August 5, 2019
90 Day Review: November 3, 2019

Gannett Fleming, Inc. has completed a review of the Lot Consolidation/Subdivision 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 intent of the plans is as follows:

- a. To terminate existing residentially approved lots 4-4, 4-6, 4-7, 4-12, 4-14, 4-15 and 4-16 and merge them with existing non residentially approved lot NRA-20 and open space lots OS-8b, OS-8d, OS-8e, OS-8f, OS-8g OS-9b, OS-9c and OS-9d to create North American Land Trust lot 1.
- b. To terminate existing residentially approved lots 4-19 and 4-20 by consolidating them into North American Land Trust lot 2.
- c. To consolidate existing non residentially approved lots NRA-10, NRA-11, NRA-12 and NRA-13, and open space lots OS-5 and OS-6a into North American Land Trust lot 3.
- d. To consolidate existing non residentially approved lots NRA-3, NRA-5 and NRA-6, and open space lots OS-3b, OS-3c, OS-3d and OS-10 into North American Land Trust lot 4.
- e. To convert existing non residentially approved lot NRA-8 into North American Land Trust lot 5.
- f. To convert existing open space lot OS-4 into North American Land Trust lot 6
- g. To convert existing open space lot OS-8h into North American Land Trust lot 7
- h. To convert existing residentially approved lot 4-17 into North American Land Trust lot 8.
- i. To consolidate existing open space lots OS-9a and OS-11 into open space lot OS-11.
- j. To reconfigure existing non residentially approved lots NRA-7 and NRA-24.



- k. To vacate portions of the right of way of west Ayrshire drive and to terminate Ayrshire drive at a new cul-de-sac.
- l. To adjust the lot lines of existing lot 4-8 and North American Land Trust lot 8 to front on the new cul-de-sac.
- m. To adjust the lot lines of existing lots 4-1 and NRA-18 to allow lot NRA-18 to front on Ayrshire drive.
- n. To adjust the existing driveway easement serving lots 4-13 and 4-8 to conform to the new cul-de-sac configuration.

There is no change in open space as a result of this application.

The applicant has indicated in the Subdivision and Land Development Application that the variances granted as part of the original subdivision will continue with the proposed lot line revisions.

The applicant is requesting a waiver from the applicable sections of §255-20 and §255-21 to not provide information regarding soils, water resources and existing features within 500 feet of the site, in addition to development information for this submission. This information was presented on the prior subdivision and land development plans for this site and is still applicable to this portion of the site.

The Ardrossan Farm – Lot Consolidation/Subdivision Plan

Plans Prepared By: Momenee, Inc.

Dated: 06/28/2019, last revised 7/31/2019

Zoning

- 1. The setbacks for any lots undergoing lot line changes must be clearly labeled on the plans.

Subdivision and Land Development

- 1. §255-27.D(1) – Permanent or temporary culs-de-sac shall have a minimum length of 250 feet but shall not exceed 800 feet in length nor furnish access to more than 20 dwelling units. The proposed culs-de-sac is approximately 2,300 feet. This is not permitted and a waiver must be requested for this condition.

General

- 1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.



2. Note 1 under general notes on Sheet 2 must be revised to indicate the intent of this plan revision.
3. Note 8 under general notes on Sheet 2 must be revised to indicate that 4 additional lots will not be created.
4. Lot 4-8 is incorrectly labeled sheet 2. This must be revised to be labeled Lot 4-6.
5. Lot 4-5 is incorrectly labeled on sheet 2. This must be revised to be labeled lot 4-4.

The applicant appeared before the Planning Commission on August 5, 2019. The Planning Commission recommended approval of the plan and requested waivers conditioned on compliance with the Gannett Fleming letter and further conditioned upon including a note on the plan that indicates the HOA is responsible for the maintenance of the NALT Lot and the maintenance of trees should be consistent with the Shade Tree Ordinance.

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: September 10, 2019

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

From: Damon Drummond, 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
Leslie Salisbury, P.E., Gilmore & Associates, Inc.

Reference: Ardrossan Farms Phase 4 Lot Adjustments
Revised Final Land Development – Lot Consolidation/Subdivision 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 Lot Consolidation and Modifications for Ardrossan Farm located in the AC Zoning District under Density Modification. The Applicant intends to consolidate 9 approved building lots, 11 NRA (Non-Residentially Approved) lots, and 14 open spaces lots into 8 separate North American Land Trust (NALT) Lots. The Applicant contends the consolidation, vacation, and creation of the new residential lots continues to hold the total number of lots at or less than previously approved as part of the original subdivision. The consolidations and creation of new lots are identified as follows:

- Consolidate residential lots 4-4, 4-6, 4-7, 4-12, 4-14, 4-15 and 4-16 with open space lots OS-8B, OS-8D, OS-8E, OS-8F, OS-9B, OS-9C and OS-9D to create North American Land Trust Lot 1.
- Consolidate residential lots 4-19 and 4-20 into North American Land Trust Lot 2.
- Consolidate non-residentially-approved lots NRA-10, NRA-11, NRA-12 and NRA-13 and open spaces lots OS-5 and OS-6A into North American Land Trust Lot 3.
- Consolidate non-residentially-approved lots NRA-3, NRA-5, and NRA-6 and open spaces lots OS-3B and OS-10 into North American Land Trust lot 4
- Consolidate non-residentially-approved lots NRA-7 and NRA-24, open space lots OS-9A, OS-11 and subdivided the consolidated area into 2 new residentially approved lots identified as Residential Lots 3-1 and 3-12.
- To subdivide the existing non-residentially-approved lot NRA-1 into two new residentially approved lots identified as Residential Lots 1-17 and 1-18.

- To vacate portions of the Right-of-Way of Ayrshire Drive and to terminate Ayrshire Drive at a new cul-de-sac.
- To adjust the lot lines of existing residential lots 4-18 and 4-17 to front on the new cul-de-sac.
- To adjust the existing driveway easement service residential lots 4-13 and 4-9 to conform to the new cul-de-sac configuration.

A. DOCUMENTS REVIEWED

1. Lot Consolidation/Subdivision Plan for Ardrossan Farms, dated June 28, 2019, last revised July 31, 2019, prepared for ESIII L. P., prepared by Momenee, Inc., consisting of 12 sheets

B. REVIEW COMMENTS

The referenced plan includes lot consolidations, lot subdivisions, and roadway/driveway modifications; however, this submission generates no transportation related comments.



DELAWARE COUNTY PLANNING DEPARTMENT

1055 E. Baltimore Pike
Media, PA 19063
Phone: (610) 891-5200

Email: 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

August 22, 2019

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

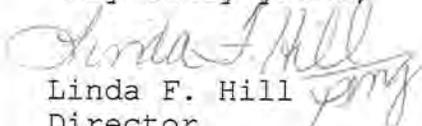
RE: Title: Ardrossan Farm - Lot Reconfiguration
Applicant(s): ESIII LP Attn: Mr. Edgar Scott III
File Number: 34-4143-97-99-00-05-14-15-16-17-18-19
Meeting Date: 09/19/2019
Municipality: Radnor Township
Location: Southeast of the intersection between Newtown
and Darby/Paoli Roads
Received: 07/29/2019

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Michael Leventry at (610) 891-5215.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,


Linda F. Hill
Director

cc: ESIII LP Attn: Mr. Edgar Scott III
Momenee Inc.





*Excellence Delivered **As Promised***

Date: July 30, 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: Ardrossan Farms –Lot Consolidation/Subdivision
ESIII L.P. – Applicant

Date Accepted: August 5, 2019
90 Day Review: November 3, 2019

Gannett Fleming, Inc. has completed a review of the Lot Consolidation/Subdivision 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 consolidate 9 approved building lots, 11 NRA lots and 14 open space lots into 4 North American Land Trust Lots and create 4 new building lots. There is no change in open space as a result of this application.

The applicant has indicated in the Subdivision and Land Development Application that the variances granted as part of the original subdivision will continue with the proposed lot line revisions.

The applicant is requesting a waiver from the applicable sections of §255-20 and §255-21 to not provide information regarding soils, water resources and existing features within 500 feet of the site, in addition to development information for this submission. This information was presented on the prior subdivision and land development plans for this site and is still applicable to this portion of the site.

The Ardrossan Farm – Lot Consolidation/Subdivision Plan

Plans Prepared By: Momenee, Inc.

Dated: 06/28/2019

Zoning

1. The setbacks for lots 4-8, 4-17, 3-1, 3-12, 1-17 and 1-18 must be clearly labeled on the plans.
2. Lots 1-17 and 1-18 were previously NRA Lot -1. It appears that the setback line shown on the plan shows a 25' rear set back instead of a 30' rear set back.



Subdivision and Land Development

1. §255-27.D(1) – Permanent or temporary culs-de-sac shall have a minimum length of 250 feet but shall not exceed 800 feet in length nor furnish access to more than 20 dwelling units. The proposed culs-de-sac is approximately 2,300 feet. This is not permitted and a waiver must be requested for this condition.

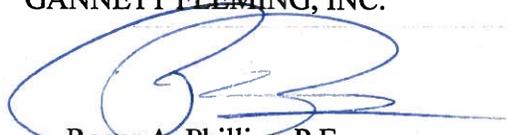
General

1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
2. The proposed sanitary sewer extension between MH 57 and 57A has less than 5 feet of cover. This must be revised to have a minimum of 5 feet of cover.
3. The proposed driveway access easement providing access to lot 4-13 is overlapping the 20' sanitary sewer easement. It should be noted on the plans that any improvements located within the sanitary easement are the responsibility of the landowner, and should those improvements be removed or altered during the future maintenance or repairs to the sanitary sewer by the Township, the Township will not be responsible for the restoration of the improvements.
4. The sanitary sewer profile on sheet 11 of 12 is labeled as MH-75 2019, we believe this is incorrect and the correct title should be MH57. Please verify.

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: July 16, 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 4 Lot Adjustments
Revised Final Land Development – Lot Consolidation/Subdivision 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 Lot Consolidation and Modifications for Ardrossan Farm located in the AC Zoning District under Density Modification. The Applicant intends to consolidate 9 approved building lots, 11 NRA (Non-Residentially Approved) lots, and 14 open spaces lots into 4 separate North American Land Trust (NALT) Lots and the creation of 4 new building lots. The Applicant contends the consolidation, vacation, and creation of the new residential lots continues to hold the total number of lots at or less than previously approved as part of the original subdivision. The consolidations and creation of new lots are identified as follows:

- Consolidate residential lots 4-4, 4-6, 4-7, 4-12, 4-14, 4-15 and 4-16 with open space lots OS-8B, OS-8D, OS-8E, OS-8F, OS-9B, OS-9C and OS-9D to create North American Land Trust Lot 1.
- Consolidate residential lots 4-19 and 4-20 into North American Land Trust Lot 2.
- Consolidate non-residentially-approved lots NRA-10, NRA-11, NRA-12 and NRA-13 and open spaces lots OS-5 and OS-6A into North American Land Trust Lot 3.
- Consolidate non-residentially-approved lots NRA-3, NRA-5, and NRA-6 and open spaces lots OS-3B and OS-10 into North American Land Trust lot 4
- Consolidate non-residentially-approved lots NRA-7 and NRA-24, open space lots OS-9A, OS-11 and subdivided the consolidated area into 2 new residentially approved lots identified as Residential Lots 3-1 and 3-12.
- To subdivide the existing non-residentially-approved lot NRA-1 into two new residentially approved lots identified as Residential Lots 1-17 and 1-18.

- To vacate portions of the Right-of-Way of Ayrshire Drive and to terminate Ayrshire Drive at a new cul-de-sac.
- To adjust the lot lines of existing residential lots 4-18 and 4-17 to front on the new cul-de-sac.
- To adjust the existing driveway easement service residential lots 4-13 and 4-9 to conform to the new cul-de-sac configuration.

A. DOCUMENTS REVIEWED

1. Subdivision and Land Development Application Form, prepared for ESIII, L.P., prepared by Momenee, Inc.
2. Lot Termination/Consolidation/Subdivision Plans Submission Letter dated July 3, 2019 prepared for ESIII L.P., prepared by Momenee, Inc.
3. Lot Consolidation/Subdivision Plan for Ardrossan Farms, dated June 28, 2019, prepared for ESIII L. P., prepared by Momenee, Inc., consisting of 13 sheets

B. REVIEW COMMENTS

The referenced plan includes lot consolidations, lot subdivisions, and roadway/driveway modifications; however, this submission generates no transportation related comments.

July 3, 2019

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

**RE: Lot Termination/Consolidation/Subdivision Plans
Ardrossan Farms – Various Lots
Radnor Township, Delaware County**

Our File # 06-012

Dear Steve:

On behalf of ESIII L.P., we are submitting an application for lot changes for Ardrossan Farm. The changes proposed at this time include the following:

- To terminate existing residentially approved lots 4-4, 4-6, 4-7, 4-12, 4-14, 4-15 and 4-16 by consolidating them with existing non residentially approved lot NRA-20 and open space lots OS-8B, OS-8D, OS-8E, OS-8F, OS-8G OS-9B, OS-9C and OS-9D to create North American Land Trust lot 1.
- To terminate existing residentially approved lots 4-19 and 4-20 by consolidating them into North American Land Trust lot 2.
- To consolidate existing non residentially approved lots NRA-10, NRA-11, NRA-12 and NRA-13, and open space lots OS-5 and OS-6A into North American Land Trust lot 3
- To consolidate existing non residentially approved lots NRA-3, NRA-5 and NRA-6, and open space lots OS-3B and OS-10 into North American Land Trust lot 4
- To consolidate existing non residentially approved lots NRA-7 and NRA-24, and open space lots OS-9A and OS-11 and to subdivide the consolidated area into new residentially approved lots 3-1 and 3-12
- To subdivide existing non residentially approved lot NRA-1 into new residentially approved lots 1-17 and 1-18
- To vacate portions of the right of way of West Ayrshire Drive and to terminate Ayrshire drive at a new cul-de-sac.
- To adjust the lot lines of existing lots 4-18 and lot 4-17 to front on the new cul-de-sac.
- To adjust the existing driveway easement serving lots 4-13 and 4-8 to conform to the new cul-de-sac configuration.

The attached plans reflect the changes being proposed from the previously approved plans. The changes involve the termination of existing residentially approved lots, consolidation of existing lots and the vacation of the previously approved, but not yet constructed West Ayrshire Drive. Also included is the creation of 4 new lots from previously approved NRA lots. Because of the consolidation of previously approved lots into the area to be deeded to the North American Land Trust and restricted from future development, the number of new lots do not exceed the number of lots approved as part of the original subdivision.

There is a minor change to the length of roadway constructed as part of the initial Phase 4 improvements and this extension is shown on the plans. The creation of lots 1-17 and 1-8 requires the extension of the sewer line to serve these lots. The sewer extension is shown on the plans.

There is no change to the area of open space being provided. Existing open space areas have been depicted on the plans as restricted areas on the lots.

Enclosed for review are the following:

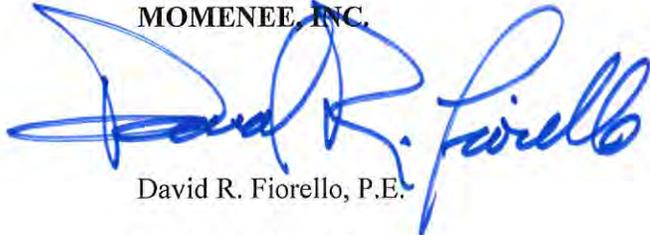
- Signed Township Application
- Township Application fee of \$400 based on the requirements for a plan revision.
- Professional review escrow deposit of \$400.00
- Act 247 Review Form
- Act 247 review fee
- Copy of Lot Consolidation Agreement.
- 19 full size copies of the lot line change plans (8 signed and notarized).
- 7 11x17 copies of the lot line change plans.
- 10 USB Thumb Drives containing the following
 - Copy of this letter in PDF Format
 - Plans in PDF format
 - Copies of signed applications in PDF format
 - Copy of Lot Consolidation Agreement in PDF format.

Please note that copies of the title report and deed were previously submitted as part of the original application for this project.

Waivers are hereby requested from the applicable sections of township code 255-20 and 255-21 to not provide information regarding soils, water resources and existing features within 500 feet of the site, in addition to development information for this submission. This information was presented on the prior subdivision and land development plans for this site and is still applicable to this portion of the site.

I trust that this information will be sufficient in order to be placed on the next Planning Commission schedule for review. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE, INC.



David R. Fiorello, P.E.

06012-L27_RT NALT

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: Ardrossan Farm: Lot Consolidation - Subdivision

Zoning District: AC (DENSITY MODIFICATION) Application No. _____
(Twp. Use)

Fee \$ 4,400 Ward No. 3 Is property in HARB District NO

Applicant: (Choose one) Owner _____ Equitable Owner X

Name ESIII L.P.

Address 107 TWADDELL MILL ROAD, WILMINGTON, DE 19807

Telephone 610-246-6666 Fax _____ Cell _____

Email 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 107.9 ACRES Area of disturbance N/A

Number of proposed buildings N/A Proposed use of property: RESIDENTIAL

Number of proposed lots: CONSOLIDATION OF 9 APPROVED BUILDING LOTS, 11 NRA LOTS AND 14 OPEN SPACE LOTS INTO 4 NORTH AMERICAN LAND TRUST LOTS AND THE CREATION OF 4 NEW BUILDING LOTS

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. _____

.Variances granted as part of the original subdivision will continue with the proposed lot revisions.

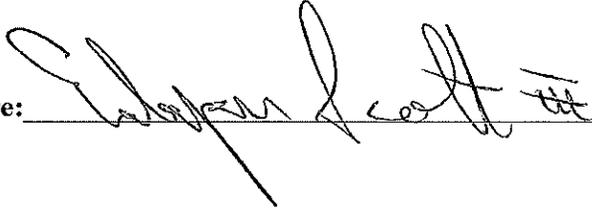
Are there any infringements of Chapter 280 (Zoning), and if so what and why? _____

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 ESIII LP

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature: _____



Print Name EDGAR SCOTT III

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 ESIII LP ATTN: MR. EDGAR SCOTT III E-mail CCRSCOTT@HOTMAIL.COM

Address 107 TWADDELL MILL ROAD, WILMINGTON, DE Phone 610-246-6666

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 checked="" type="checkbox"/> Land Development	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input checked="" 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 checked="" 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

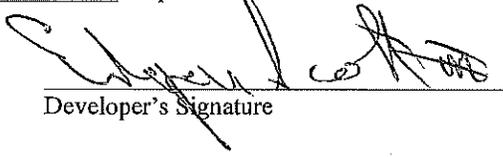
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

CONSOLIDATION OF 9 APPROVED BUILDING LOTS, 11 NRA LOTS AND 14 OPEN SPACE LOTS INTO 4 NORTH AMERICAN
LAND TRUST LOTS AND THE CREATION OF 4 NEW BUILDING LOTS. NO STRUCTURES ARE PROPOSED ON THE NALT
LOTS. NEW HOMES WILL BE BUILT ON THE 4 NEW ESIDENTIALLY APPROVED LOTS.

Total Site Area 107.9 Acres
Size of All Existing Buildings N/A Square Feet
Size of All Proposed Buildings 40,000 +/- Square Feet
Size of Buildings to be Demolished 0+/- Square Feet

EDGAR SCOTT III
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

LOT CONSOLIDATION AGREEMENT

This AGREEMENT (the "Agreement") is made this 1st day of May, 2017 by and between ESIII, LP ("ESIII"), NORTH AMERICAN LAND TRUST ("NALT"), CONKEL 2, LLC ("Conkel"), JEFFREY M. MULLEN and SUZANNE MULLEN ("Mullens"), WILLIAM T. and CYNTHIA D. McKERNAN ("McKernans"), and STEPHEN and MARIA SCHREDER ("Schreders").

BACKGROUND

A. Pursuant to the Declaration of Ardrossan Farms, a Planned Community, among the land records of Delaware County, in Book 5585, Page 0276, as amended by the Supplemental Declaration No. 1 to the Declaration of Ardrossan Farms, a Planned Community, recorded in Book 5620, Page 1310, the Supplemental Declaration No. 2 to the Declaration of Ardrossan Farms, a Planned Community, recorded in Book 5748, Page 2235, and the Supplemental Declaration No. 3 to the Declaration of Ardrossan Farms, a Planned Community, recorded in Book 5780, Page 1531 (as amended, the "Declaration"), ESIII subjected the real estate described in the Declaration and located in Radnor Township, Delaware County (the "Property"), to the provisions of the Uniform Planned Community Act (the "Act").

B. Pursuant to the Declaration, the Property is to be developed as a single community known as Ardrossan Farms (the "Community") consisting of not more than 133 total Unit (each a "Unit" and collectively the "Units").

C. The Community is to be comprised of varying types of Units including A Units, B, Units, Super B Units, C Units and D Units, each as more particularly described in the Declaration.

D. ESIII is the owner of the property known as "Phase IV", which property is more clearly defined on **Exhibit A** attached hereto (the "Phase IV Property") and which property is submitted to the Community pursuant to the terms of a Supplemental Declaration No. 4 to the Declaration of Ardrossan Farms, a Planned Community.

E. Mullens are the equitable owners of those certain Units as shown and defined on the Plan (as defined below) as NRA-19 and NRA-25 (the "Mullen Units")

F. NALT is the equitable owner of those certain Units as shown and defined on the Plan as Units 4-4; 4-6; 4-14; 4-15; 4-16; 4-17; 4-19; and 4-20 (the "NALT Units").

H. Conkel is the equitable owner of those certain Units as shown and defined on the Plan as Units 4-18 and 4-21 (the "Conkel Units").

I. McKernans are the equitable owners of those certain Units as shown and defined on the Plan as Unit 4-5 and NRA-22 (the "McKernan Units").

J. Schreders are the equitable owners of those certain Units as shown and defined on the Plan as Unit 4-13 and NRA 21 (the "Schreder Units").

K. ESIII is the Declarant pursuant to that certain Declaration of Grading and Access Easements dated May 8, 2017 and recorded in the Delaware County Office of the Recorder of Deeds at Book 5995, Page 310 pertaining to the Phase IV Property (the "Easement"). The Easement is attached hereto as **Exhibit B** and is, by this reference, incorporated herein.

I. Pursuant to the Easement, portions of the Phase IV Property including, the Mullen Units, the NALT Units, the Conkel Units, the McKernan Units and the Schreder Units (collectively, the "Subject Units") are subjected to certain benefits and burdens for access and grading purposes, as the case may be.

J. The Subject Units border on and have certain rights (the "Rights") to use the paper streets/drives designated as "Paper Street A", "Paper Street B" and "Paper Street C" on that certain plan titled as "Sketch Plan – Ardrossan Farms – Phase 4", prepared by Momence, Inc. dated September 2, 2016 (the "Plan"). The Plan is attached hereto as **Exhibit C**.

K. The Rights shall not include any benefits and burdens set forth in the Easement.

L. The owners and equitable owners, on behalf of themselves and their successors and assigns (each an "Owner") desire to enter into this Agreement for purposes of memorializing the agreement to surrender the Rights, or a portion of the same, in accordance with the terms set forth herein.

NOW, THEREFORE, each Owner for itself and its successors, grantees and assigns, intending to be legally bound, does hereby agree and provide as follows:

1. Incorporation. The recitals set forth above are hereby incorporated as if restated below.

2. Paper Street A. In the event that Paper Street A (as shown on the Plan) is vacated by action of ESIII (as Declarant pursuant to the Declaration) or by any governmental or quasi-governmental authority in accordance with all applicable laws and regulations, each and every Owner shall, upon the vacation of Paper Street A surrender and waive all Rights as the same pertain to Paper Street A as well as any other rights or benefits, be them at law or otherwise, to the use or enjoyment of Paper Street A and further agree that upon the vacation of Paper Street A all land that was within the right-of-way of Paper Street A shall be resubdivided from Lots 4-7 and 4-17 and from NRA-19 and NRA-25 and merged into Lot 4-8 and shall become a part of Lot 4-8 for the purpose of providing Lot 4-8 with the required street frontage.

3. Paper Street B. In the event that Paper Street B (as shown on the Plan) is vacated by action of ESIII (as Declarant pursuant to the Declaration) or by any

governmental or quasi-governmental authority in accordance with all applicable laws and regulations, each and every Owner shall, upon the vacation of Paper Street B surrender and waive all Rights as the same pertain to Paper Street B as well as any other rights or benefits, be them at law or otherwise, to the use or enjoyment of Paper Street B.

4. Paper Street C. In the event that Paper Street C (as shown on the Plan) is vacated by action of ESIII (as Declarant pursuant to the Declaration) or by any governmental or quasi-governmental authority in accordance with all applicable laws and regulations, each Owner shall, upon the vacation of Paper Street C surrender and waive all Rights as the same pertain to Paper Street C as well as any other rights or benefits, be them at law or otherwise, to the use or enjoyment of Paper Street C.

5. Consent to Filing of Subdivision Plan. Each Owner hereby consents to the filing by Declarant and NALT of one or more amended final subdivision plans for Phase 4 of Ardrossan Farms intended to implement the purposes of this Agreement. This Agreement is intended to provide proof of authorization by each Owner, and its/their successors in title to the parcel which they equitably own at the time of execution of this Agreement, for the filing and processing of such resubdivision plan and application. Each Owner, and its/their successors in title to the parcel which they equitably own at the time of execution of this Agreement, hereby agree to execute any plans, applications or other forms necessary to process or record such resubdivision plans.

6. Easement. Notwithstanding Sections 2, 3 and 4 above, nothing contained in this Agreement shall in any way act to amend or otherwise change the rights granted to any Owner pursuant to the terms of the Easement.

7. Choice of Law. This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

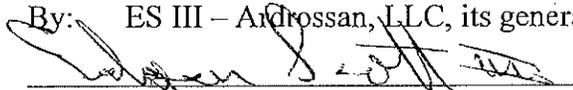
8. Counterparts. This Agreement may be executed in one or more counterparts, each of which when so executed shall be deemed to be an original but all of which when taken together shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

ES III, LP

By: ES III – Ardrossan, LLC, its general partner



Edgar Scott, III, Managing Member

NORTH AMERICAN LAND TRUST

By: _____

Name/Title:

CONKEL 2, LLC

By: _____

Name/Title:

JEFFREY M. AND SUZANNE MULLEN

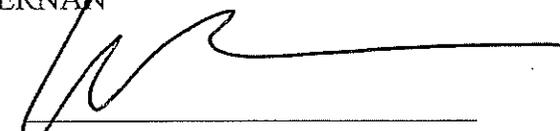
By: _____

Jeffrey M. Mullen

By: _____

Suzanne Mullen

WILLIAM T. and CYNTHIA D.
McKERNAN

By: 

William T. McKernan

By: 

Cynthia D. McKernan

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

ES III, LP

By: ES III – Ardrossan, LLC, its general partner

Edgar Scott, III, Managing Member

NORTH AMERICAN LAND TRUST

By: 

Name/Title: *Stephen T. Johnson, President*

CONKEL 2, LLC

By: _____

Name/Title:

JEFFREY M. AND SUZANNE MULLEN

By: _____

Jeffrey M. Mullen

By: _____

Suzanne Mullen

WILLIAM T. and CYNTHIA D.
McKERNAN

By: _____

William T. McKernan

By: _____

Cynthia D. McKernan

CONKEL 2, LLC

By: _____

Name/Title:

JEFFREY M. AND SUZANNE MULLEN

By: _____

Jeffrey M. Mullen

By: _____

Suzanne Mullen

WILLIAM T. and CYNTHIA D.
McKERNAN

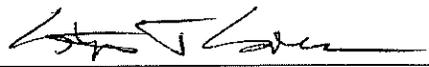
By: _____

William T. McKernan

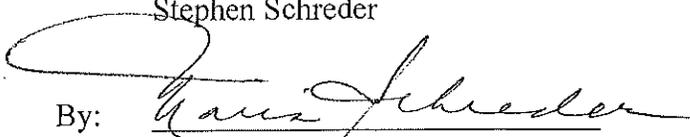
By: _____

Cynthia D. McKernan

STEPHEN and MARIA SCHREDER

By:  _____

Stephen Schreder

By:  _____
Maria Schreder

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

ES III, LP

By: ES III – Ardrossan, LLC, its general partner

Edgar Scott, III, Managing Member

NORTH AMERICAN LAND TRUST

By: _____

Name/Title:

CONKEL 2, LLC

By: _____

Name/Title: *Jeffrey M. Mullen*
Managing member

JEFFREY M. AND SUZANNE MULLEN

By: _____

JM
Jeffrey M. Mullen

By: _____

SM
Suzanne Mullen

WILLIAM T. and CYNTHIA D.
McKERNAN

By: _____

William T. McKernan

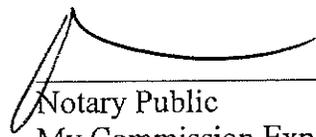
By: _____

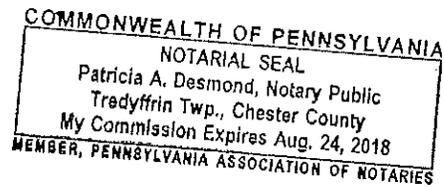
Cynthia D. McKernan

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CHESTER :

On this, the 8th day of May, 2017, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Edgar Scott, III, who acknowledged himself to be the Managing Member of ES III-Ardrossan, LLC, the general partner of **ES III, LP**, a Pennsylvania limited partnership, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

 _____ [SEAL]
Notary Public
My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF CHESTER :

On this 3rd day of MAY, 2017, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared STEPHEN T. JOHNSON, who acknowledged himself to be the PRESIDENT of NORTH AMERICAN LAND TRUST, a non-profit corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

Karen M. Mazza [SEAL]
Notary Public

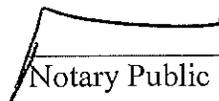
My Commission Expires: AUG. 22, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen M. Mazza, Notary Public
Pennsbury Twp., Chester County
My Commission Expires Aug. 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

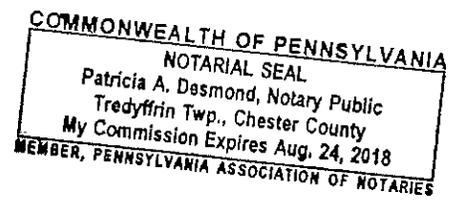
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CHESTER :

On this 1st day of May, 2017, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Stephen Schreder and Maria Schreder, known to me (satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

 _____ [SEAL]
Notary Public

My Commission Expires:



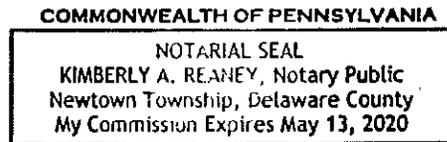
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Delaware :

On this 8th day of May, 2017, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Jeffrey M. Mullen and Suzanne Mullen, known to me (satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Kimberly A. Reaney [SEAL]
Notary Public

My Commission Expires: 5/13/2020



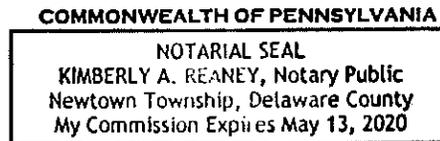
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Delaware :

On this 8th day of May, 2017, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Jeff Miller, who acknowledged him/herself to be the Managing Member of CONKEL 2, LLC, a limited liability company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

Kimberly A. Reaney [SEAL]
Notary Public

My Commission Expires: 5/13/2020



COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF CHESTER :

On this 5th day of May, 2017, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared William T. McKernan and Cynthia D. McKernan, known to me (satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

 [SEAL]
Notary Public

My Commission Expires:

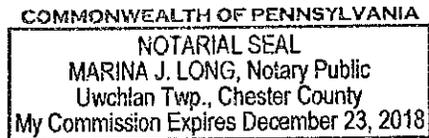


EXHIBIT A

PHASE IV LEGAL DESCRIPTION

PHASE 4, less and except lots 4-9 and 4-10

Lots 4-1,4-2,4-3,4-4,4-5,4-6,4-7,4-8,4-11,4-12-,4-13,4-14,4-15,4-16,4-17,4-18,4-19,4-20,4-21,NRA-14,NRA-18,NRA-19,NRA-20,NRA-21,NRA-22,NRA-25,OS-8B,OS-8D,OS-8E,OS-8F,OS-8G,OS-8H,OS-9A,OS-9B,OS-9C, OS-9D, specifically excluding lots 4-9 and 4-10, of the Phase 4 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 3 of 92, 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 "Phase 4 -Lot Line Change for Ardrossan Farm", dated November 4, 2016 and last revised 3/27/2017, recorded in the Delaware County Clerk's Office on _____, in Plan Book ___Page___, as follows to wit:

Beginning at a point on the title line of Darby Paoli Road, said point being measured along said title line the following ten courses and distances from the intersection of the title line of Darby-Paoli Road and Newtown Road,

1. S 36°28'58" E, the distance of 51.75 feet to a point,
2. S 20°00'00" E, the distance of 155.49 feet to a point,
3. S 07°25'00" E, the distance of 441.45 feet to a point,
4. S 04°08'30" W, the distance of 646.05 feet to a point,
5. S 03°32'38" E, the distance of 72.05 feet to a point,
6. S 10°41'30" E, the distance of 100.00 feet to a point
7. S 25°06'30" E the distance of 289.35 feet to a point
8. S 40°10'00" E the distance of 284.03 feet to a point,
9. S 15°41'00" E the distance of 128.40 feet to a point,
10. S 02°58'20" E the distance of 201.35 feet to the beginning point,

Thence leaving said Darby-Paoli Road Title line, along line of lands of Phase 5 and lands of Phase 3 the following eight courses and distances,

1. N 55°41'18" E the distance of 778.20 feet to a point,
2. N 31°00'14" E the distance of 48.10 feet to a point,
3. N 20°42'20" E the distance of 319.63 feet to a point,
4. N 07°47'04" E the distance of 308.06 feet to a point,
5. N 31°50'27" E the distance of 88.17 feet to a point,
6. N 51°27'32" E the distance of 135.80 feet to a point,
7. N 23°12'07" E the distance of 308.42 feet to a point,
8. N 14°56'10" E the distance of 501.49 feet to a point in the centerline of Ardrossan Drive;

Thence along said line of Phase 1 the following five courses and distances:

1. along the arc of a circle, curving to the left, having the radius 500.00 feet, the arc length 229.44 feet, the chord bearing S 37°58'18" E, and the chord length 227.43 feet to a point of compound curvature,
2. continuing along the arc of a circle, curving to the left, having the radius 600.00 feet, the arc length 300.40 feet, the chord bearing S 65°27'37" E, and the chord length 297.27 feet to a point of tangency,
3. S 79°48'12" E the distance of 107.79 feet to a point of curvature,
4. along the arc of a circle, curving to the right, having the radius 150.00 feet, the arc length 32.21 feet, the chord bearing S 73°39'05" E, and the chord length 32.15 feet to a point,
5. S 67°29'59" E the distance of 144.51 feet; thence leaving Ardrossan Drive along land of the Manor House Parcel, the following 7 courses and distances:

1. S 67°11'29" W the distance of 444.89 feet to a point of curvature,
2. along the arc of a circle, curving to the left, having the radius 15.00 feet, the arc length 23.54 feet, the chord bearing S 22°09'17" W, and the chord length 21.20 feet to a point of tangency,
3. S 22°48'31" E the distance of 31.98 feet to a point of curvature,
4. along the arc of a circle, curving to the right, having the radius 170.00 feet, the arc length 102.25 feet, the chord bearing S 05°34'35" E, and the chord length 100.72 feet to a point of reverse curvature,
5. along the arc of a circle, curving to the left, having the radius 346.50 feet, the arc length 249.88 feet, the chord bearing S 09°00'13" E, and the chord length 244.50 feet to a point of tangency,
6. S 29°39'47" E the distance of 385.50 feet to a point,
7. N 58°59'05" E the distance of 535.10 feet to a point being a common corner point of lands of Phase 3,

Thence along line of lands of Phase 3 the following three courses and distances,

1. S 39°06'28" E the distance of 262.63 feet to a point,
2. S 58°59'05" W the distance of 336.71 feet to a point,
3. S 25°34'45" E the distance of 749.00 feet to a marble monument found on the boundary line of the Ardrossan Farm Tract

Thence along said tract boundary line the following five courses and distances,

1. S 66°32'56" W the distance of 192.73 feet to a point to a marble monument found,
2. S 66°53'00" W the distance of 370.00 feet to a point,
3. S 48°41'12" W the distance of 426.97 feet to a point,
4. S 35°02'43" W the distance of 442.79 feet to a point,
5. S 49°44'43" W the distance of 598.96 feet to a point on the aforesaid title line of Darby-Paoli Road,

Thence along said Darby-Paoli Road title line the following course and distance:

N 56°14'53" W the distance of 20.72 feet to a point; thence leaving said Road along lands of Lot 4-10, 4-11 and 4-13; the following four courses and distances:

1. S 49°44'43" W the distance of 211.01 feet to a point,
2. N 40°15'14" W the distance of 200.90 feet to a point,

3. N 78°26'17"W the distance of 391.23 feet to a point,
4. S 41°07'31"W the distance of 100.87 feet to a point on the Title Line of Darby Paoli Road;

Thence along said tract boundary line the following courses and distances,

1. N 36°17'00" W the distance of 95.65 feet to a point,
 2. S 66°53'00" W the distance of 11.30 feet to a point,
 3. N 19°54'20" W the distance of 290.86 feet to a point;
- thence leaving said Road along lands of Lot NRA-21, OS-8G and 4-9 the following 6 courses and distances:

1. N 70°05'40" E the distance of 40.54 feet to a point,
2. N 15°00'27" E the distance of 152.18 feet to a point,
3. N 49°34'55" E the distance of 25.00 feet to a point,
4. N 40°25'05" E the distance of 179.41 feet to a point,
5. S 66°48'38"W the distance of 79.05 feet to a point
6. S 51°00'10" w the distance of 108.50 feet to a point on the Title Line of Darby Paoli Road;

Thence along said Darby-Paoli Road title line the following courses and distances:

1. along the arc of a circle, curving to the right, having the radius 300.00 feet, the arc length 114.88 feet, the chord bearing N 18°35'33" W, and the chord length 114.18 feet to a point of tangency,
2. N 07°37'20" W the distance of 216.96 feet to a point,
3. N 02°58'20" W the distance of 116.35 feet to the first mentioned point and place of beginning,

Said Phase 4 Parcel containing 3,591,699 SF of land (82.454 Acres) more or less.

EXHIBIT B

EASEMENT

Prepared by and Return to:

Saul Ewing LLP (JCS/DJF)
1200 Liberty Ridge Drive, Suite 200
Wayne, PA 19087
Phone: 610-251-5050

Folio Nos. Part of 36-04-02463-00 and Part of 36-04-02464-94

DECLARATION OF GRADING AND ACCESS EASEMENTS

THIS DECLARATION OF EASEMENTS (“Declaration”) is made this _____ day of May, 2017 by **ES III, LP** (the “Declarant”).

BACKGROUND

A. Declarant is the owner of property located in Radnor Township, Delaware County (the “Property”) being portions of folio nos. 36-04-02463-00 and 36-04-02464-94, as described in **Exhibit “A”** hereto.

B. The Property has been subjected the Declaration of Ardrossan Farms, a Planned Community (as amended, the “Declaration”) in accordance with the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101 *et. seq.*, as amended.

C. Pursuant to the Declaration, Declarant is developing the Property as a planned community known as Ardrossan Farms (the “Community”), consisting of not more than 133 units (each a “Lot” and collectively the “Lots”).

D. ... The Community is governed by the Ardrossan Farms Owners Association.

E. Declarant intends to provide for and perpetually reserve certain easements over, under and across certain portions of the Property as set forth herein.

NOW, THEREFORE, Declarant for itself and its successors, grantees and assigns, hereby declares and provides as follows:

1. **Easements and Restrictions to Run with the Land.** From and after the date of this Declaration, Lots 4-5, 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, 4-19, 4-21 NRA-19, NRA-20, NRA-21, NRA-25 shall each be perpetually held subject to and with the burdens and benefits of the easements and restrictions contained herein, as such easements and restrictions relate thereto. All successors, grantees or assigns of Declarant who acquire any interest in Lots 4-5, 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, 4-19, 4-21, NRA-19, NRA-20, NRA-21, NRA-25 (Declarant, together with such successors, grantees and assigns, each an “Owner” or “Future Owner”) or any portion thereof shall hold such interest under and subject to and with the benefits and burdens of the easements and restrictions of this Declaration as easements and restrictions running with the land for the benefit of Lots 4-5, 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, 4-19, 4-21 NRA-19, NRA-20, NRA-21, NRA-25.

2. **NRA-19 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lot 4-5, the easement right and privilege (the "NRA-19 Driveway Easement") for the purposes of pedestrian and vehicular ingress, egress and regress to and from Lot 4-5 as more clearly shown on the plan attached hereto as **Exhibit B** (the "NRA 19 Driveway and Grading Plan") on, in, under and through that certain twenty foot wide portion of NRA 19 as shown on the NRA 19 Driveway and Grading Plan and as more particularly described on **Exhibit C** (the "NRA 19 Driveway Easement Area").

3. **NRA-19 Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner, the easement, right and privilege (the "NRA-19 Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lot 4-5 as more clearly shown on the plan attached hereto as **Exhibit B** on, in, under and through that certain five foot wide portion of NRA 19 as shown on the NRA 19 Driveway and Grading Plan and as more particularly described on **Exhibit C** (the "NRA 19 Grading Easement Area").

4. **NRA-25 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-18 and 4-21, the temporary easement, right and privilege (the "NRA 25 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-18 and 4-21 as more clearly shown on the plan attached hereto as **Exhibit D** (the "Grading Plan") on, in, under and through that certain twenty-foot wide portions of NRA-25 as shown on the Grading Plan and as more particularly described on **Exhibit E** (the "NRA-25 Grading Easement Area"). The NRA 25 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of NRA 25.

5. **Lot 4-19 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner, the temporary easement, right and privilege (the "Lot 4-19 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-18 and 4-21 as more clearly shown on the plan attached hereto as **Exhibit D** (the "Grading Plan") on, in, under and through that certain twenty-foot wide portions of Lot 4-19 as shown on the Grading Plan and as more particularly described on **Exhibit G** (the "Lot 4-19 Grading Easement Area"). The Lot 4-19 Temporary Grading Easement shall expire on the date that is twenty (20) years days after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of Lot 4-7.

6. **Second NRA-25 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-7, 4-8, 4-12 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-20 and NRA-21, the temporary easement, right and privilege (the "Second NRA-25 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-20 and NRA-21 as more clearly shown on the plan attached hereto as **Exhibit F** (the "Driveway and Grading Plan") on, in, under and through that certain twenty-foot wide portion of NRA-25 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit H** (the "Second NRA 25 Grading Easement Area"). The Second NRA-25 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of NRA 25.

7. **Second NRA-19 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-25, NRA-20 and NRA-21, the temporary easement, right and privilege (the "Second NRA 19 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from 4-7, 4-8, 4-12, 4-13 4-14, 4-15, 4-16, 4-17, 4-18, NRA-25, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan on, in, under and through that certain twenty-foot wide portions of NRA-19 as shown on the Driveway and Grading Plan (**Exhibit F**) and as more particularly described on **Exhibit I** (the "Second NRA 19 Temporary Grading Easement Area"). The NRA 19 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of NRA 19.

8. **Lot 4-7 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-25, NRA-20 and NRA-21, the temporary easement, right and privilege (the "Lot 4-7 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from 4-8, 4-12, 4-13 4-14, 4-15, 4-16, 4-17, 4-18, NRA-25, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan on, in, under and through that certain twenty-foot wide portions of Lot 4-7 as shown on the Driveway and Grading Plan (**Exhibit F**) and as more particularly described on **Exhibit J** (the "Lot 4-7 Grading Easement Area"). The Lot 4-7 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of Lot 4-7.

9. **Lot 4-17 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-18, NRA-20 and NRA-21 the temporary easement, right and privilege (the "Lot 4-17 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-18, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portions of Lot 4-17 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit K** (the "Lot 4-17 Grading Easement Area"). The Lot 4-17 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of Lot 4-17.

10. **NRA-20 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16 and NRA-21 the temporary easement, right and privilege (the "NRA-20 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portions of NRA-20 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit L** (the "NRA-20 Grading Easement Area"). The NRA-20 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of NRA-20.

11. **Lot 4-8 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-20 and NRA-21 the temporary easement, right and privilege (the "Lot 4-8 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the

earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portions of Lot 4-8 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit M** (the "Lot 4-8 Grading Easement Area"). The Lot 4-8 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of Lot 4-8.

12. **Lot 4-18 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-12, 4-13, 4-14, 4-15, 4-16, NRA-20 and NRA-21 the temporary easement, right and privilege (the "Lot 4-18 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-12, 4-13, 4-14, 4-15, 4-16, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portions of Lot 4-18 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit N** (the "Lot 4-18 Grading Easement Area"). The Lot 4-18 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of Lot 4-18.

13. **Lot 4-16 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-12, 4-13, 4-14, 4-15, NRA-20 and NRA-21 the temporary easement, right and privilege (the "Lot 4-16 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-12, 4-13, 4-14, 4-15, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portions of Lot 4-16 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit O** (the "Lot 4-16 Grading Easement Area"). The Lot 4-16 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of Lot 4-16.

14. **Lot 4-12 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-13, 4-14, 4-15, 4-16 and NRA-21 the temporary easement, right and privilege (the "Lot 4-12 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-13, 4-14, 4-15, 4-16 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portions of Lot 4-12 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit P** (the "Lot 4-12 Grading Easement Area"). The Lot 4-12 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of Lot 4-12.

15. **Lot 4-15 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-13, 4-14 and NRA-21 the temporary easement, right and privilege (the "Lot 4-15 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-13, 4-14 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portions of Lot 4-15 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit Q** (the "Lot 4-15 Grading Easement Area"). The Lot 4-15 Temporary Grading Easement shall

expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of Lot 4-15.

16. **NRA-21 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-13, 4-14 and 4-15, the temporary easement, right and privilege (the "NRA-21 Temporary Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lots 4-13, 4-14 and 4-15 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portions of NRA-21 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit R** (the "NRA-21 Grading Easement Area"). The NRA-21 Temporary Grading Easement shall expire on the date that is twenty (20) years after recording of this Agreement, unless extended beyond such date with the written consent of the then owner of NRA-21.

17. **Lot 4-14 Temporary Grading Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lot 4-13 and NRA-21, the easement, right and privilege (the "Lot 4-14 Grading Easement") to move earth, trees, vegetation and other features and to alter and establish the grade of the earth as is required to allow for the construction of safe ingress and egress to and from Lot 4-13 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-five foot wide portions of Lot 4-14 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit S** (the "Lot 4-14 Grading Easement Area"). The Lot 14 Grading Easement shall be perpetual.

18. **Second NRA-25 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-19, NRA-20 and NRA-21 the easement, right and privilege (the "Second NRA-25 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-19, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of NRA-25 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit H** (the "Second NRA 25 Driveway Easement Area").

19. **Second NRA-19 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-25, NRA-20 and NRA-21 the easement, right and privilege (the "Second NRA-19 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-25, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of NRA-25 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit I** (the "Second NRA 19 Driveway Easement Area").

20. **Lot 4-7 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-19, NRA-20, NRA-21 and NRA-25 the easement, right and privilege (the "Lot 4-7 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-19, NRA-20, NRA-21 and NRA-25 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of Lot 4-7 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit J** (the "Lot 4-7 Driveway Easement Area").

21. **Lot 4-17 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-18, NRA-20 and NRA-21, the easement, right and privilege (the "Lot 4-17 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-18, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of Lot 4-7 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit K** (the "Lot 4-17 Driveway Easement Area").

22. **NRA-20 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18 and NRA-21, the easement, right and privilege (the "NRA-20 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of NRA-25 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit L** (the "NRA 20 Driveway Easement Area").

23. **Lot 4-8 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-20 and NRA-21, the easement, right and privilege (the "Lot 4-8 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of Lot 4-8 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit M** (the "Lot 4-8 Driveway Easement Area").

24. **Lot 4-18 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, NRA-20 and NRA-21, the easement, right and privilege (the "Lot 4-18 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of Lot 4-18 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit N** (the "Lot 4-18 Driveway Easement Area").

25. **Lot 4-16 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-12, 4-13, 4-14, 4-15, NRA-20 and NRA-21, the easement, right and privilege (the "Lot 4-16 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-12, 4-13, 4-14, 4-15, NRA-20 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of Lot 4-16 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit O** (the "Lot 4-16 Driveway Easement Area").

26. **Lot 4-12 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-12, 4-13, 4-14, 4-15, 4-16 and NRA-21, the easement, right and privilege (the "Lot 4-12 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-12, 4-13, 4-14, 4-15, 4-16 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of Lot 4-12 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit P** (the "Lot 4-12 Driveway Easement Area").

27. **Lot 4-15 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-13, 4-14 and NRA-21, the easement, right and privilege (the "Lot 4-15 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress

and regress to and from Lots 4-13, 4-14 and NRA-21 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of Lot 4-15 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit Q** (the "Lot 4-15 Driveway Easement Area").

28. **NRA-21 Driveway Easement.** Declarant, hereby creates, establishes and reserves for itself and for the benefit of any Future Owner of Lots 4-13, 4-14 and 4-15, the easement, right and privilege (the "NRA-21 Driveway Easement") for purposes of pedestrian and vehicular ingress, egress and regress to and from Lots 4-13, 4-14 and 4-15 as more clearly shown on the Driveway and Grading Plan (**Exhibit F**) on, in, under and through that certain twenty-foot wide portion of NRA-21 as shown on the Driveway and Grading Plan and as more particularly described on **Exhibit R** (the "NRA-21 Driveway Easement Area").

29. **Limitation on Use of Driveway Easement Areas.** No Owner or Future Owner of any Lot, other than the Owner and Future Owners of Lots 4-8 and 4-13, who are benefited by any Driveway Easement set forth in Sections 18 through 28 above shall be permitted to construct an additional driveway into such Owner or Future Owner's Lot from the driveway depicted on the Driveway and Grading Plan.

30. **Maintenance of the Grading Easement Areas.** Maintenance of Grading Easement Areas described in Sections 3 through 17 above shall be performed in accordance with the terms of Section 5.6 of the Declaration of Ardrossan Farms, a Planned Community, among the land records of Delaware County, in Book 5585, Page 0276, as amended.

31. **Maintenance of the Driveway Easement Areas.** Maintenance of the Driveway Easement Areas and the driveway constructed thereon from the eastern edge of NRA 25 to the point where the driveway into Lot 4-8 departs from the driveway leading to Lot 4-13 shall be equally shared by the Owners of Lots 4-8 and 4-13. The remaining Driveway Easement areas and the driveway construction therein shall be borne solely by the Owner of Lot 4-13. Notwithstanding the foregoing, maintenance of the NRA-19 Driveway Easement Area shall be performed in accordance with the terms of Section 5.6 of the Declaration of Ardrossan Farms, a Planned Community, among the land records of Delaware County, in Book 5585, Page 0276, as amended.

32. **Expiration of Driveway and Grading Easements.** Upon the construction of any public roadway which replaces any portion of the Driveway and Grading Easement, upon the opening of that road segment, the corresponding driveway area and Driveway and Grading Easement Area shall terminate and said road shall thereafter be used for access to the Lots theretofore served by the terminated Driveway and Grading Easement Area. Notwithstanding the foregoing or anything contained in this Declaration to the contrary, the NRA-19 Grading Easement and the NRA-19 Driveway Easement shall be perpetual and shall not terminate unless otherwise canceled, terminated or released of record by the Owner or Future Owner of Lot 4-5.

33. **General Terms Applicable to Easements.** In the exercise of their respective rights and obligations hereunder, each Owner and Future Owner shall do so at its sole expense (unless otherwise provided), shall comply with all applicable laws, regulations, ordinances and codes, shall undertake all work in good and workmanlike manner and at such times and in such manner as will minimize interference with each Owner's and Future Owner's use and enjoyment of their respective property. Following completion of any work, each Owner or Future Owner performing such work will repair any damage to any other property and restore such property to equivalent condition. Notwithstanding the foregoing, and irrespective of any obligations to maintain any above-ground or sub-surface improvements, and unless expressly set forth to the contrary herein, each Owner or Future Owner shall be obligated to maintain the surface of its property in such condition as is normal and customary for its use.

34. **Liability.** Nothing contained in this Declaration shall in any way be construed to impose liability on any Owner or Future Owner for the conduct or acts of any other Owner or Future Owner, or any other Owner's or Future Owner's employees, agents or contractors, nor shall anything in this Declaration be construed to compose a joint venture, partnership or other relationship between the parties other than as grantor and grantee of the easements, the rights-of-way and other rights created hereunder.

35. **Successors and Assigns.** The easements, restrictions, benefits, obligations and rights granted or reserved hereunder shall create mutual benefits and servitudes running with the land for the benefit of Lots 4-5, 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, NRA-19, NRA-20, NRA-21 and NRA-25, and any Owner, Future Owner, lessee or mortgagee of any portion thereof. The terms, conditions and covenants of this Declaration shall bind and inure to the benefit of the Future Owners, and their respective successors and assigns, and all other Future Owners of any portion of the properties affected by this Declaration.

36. **Indemnification.**

a. Each Owner and Future Owner agrees to protect, exonerate, defend, indemnify and hold all other Owners and Future Owners harmless from and against any and all costs, expenses, damages, losses or liabilities for bodily injury or property damage arising from any breach or default on the part of the other in the performance of any right, covenant or Declaration required to be performed by such indemnifying Owner or Future Owner pursuant to this Declaration or arising from any willful misconduct or negligence of such indemnifying Owner or Future Owner or any agent, servant or employee of the indemnifying Owner or Future Owner.

b. In the event that any action shall be brought against an indemnified Owner or Future Owner based upon any of the above and in respect of which indemnity may be sought, such indemnified Owner or Future Owner shall promptly notify the indemnifying Owner or Future Owner in writing, and the indemnifying Owner or Future Owner shall, if so requested by the indemnified Owner or Future Owner, assume defense thereof including employment of counsel reasonably acceptable to the indemnified Owner or Future Owner, the payment of all expenses and the right to negotiate and consent to the settlement with the prior written consent of the indemnified Owner or Future Owner. The indemnified Owner or Future Owner shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such separate counsel shall be at the expense of the indemnified Owner or Future Owner. The indemnified Owner or Future Owner shall not be liable for any settlement without its consent. If there is a final judgment for the plaintiff in any action covered by this provision, the indemnifying Owner or Future Owner agrees to indemnify and hold harmless the indemnified Owner or Future Owner from and against any loss or liability by reason of such a judgment.

c. The indemnifying Owner or Future Owner shall pay when due any judgments or claims for damages, penalties or otherwise and shall assume the burden and expense of defending all suits, administrative proceedings and resolutions of any description with all persons, political subdivisions or governmental agencies arising out of an occurrence described in Section 35(a) of this Declaration. In the event that such payment is not made, the indemnified Owner or Future Owner may proceed to file suit and collect such payment.

37. **Miscellaneous.**

a. **Headings.** Headings preceding the paragraphs of this Declaration are intended for convenience of reference only and shall not be applied in the interpretation of the subject matter of this Declaration.

b. Governing Law. This Declaration shall be interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania.

c. Counterparts. This Declaration may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute but one and the same instrument.

d. Perpetuity. Unless otherwise canceled, terminated or released of record, or unless otherwise provided for herein, all of the easements granted in this Declaration and all of the other rights and obligations hereunder shall continue in perpetuity.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the day and year first above written.

DECLARANT:

ES III, LP, a Pennsylvania limited partnership

By: ES III – Ardrossan, LLC, its general partner

By: _____
Edgar Scott, III, Managing Member

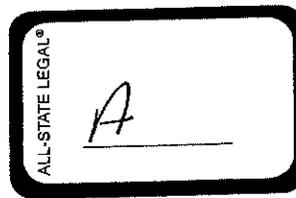
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF _____ :

On this _____ day of _____, 2017, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Edgar Scott, III, who acknowledged himself to be the Managing Member of ES III - Ardrossan, LLC, the general partner of ES III, LP, a Pennsylvania limited partnership, and that he as such officer of such general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public [SEAL]

My Commission Expires:



PHASE 4, less and except lots 4-9 and 4-10

Lots 4-1,4-2,4-3,4-4,4-5,4-6,4-7,4-8,4-11,4-12-,4-13,4-14,4-15,4-16,4-17,4-18,4-19,4-20,4-21,NRA-14,NRA-18,NRA-19,NRA-20,NRA-21,NRA-22,NRA-25,OS-8B,OS-8D,OS-8E,OS-8F,OS-8G,OS-8H,OS-9A,OS-9B,OS-9C, OS-9D, specifically excluding lots 4-9 and 4-10, of the Phase 4 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 3 of 92, 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 "Phase 4 -Lot Line Change for Ardrossan Farm", dated November 4, 2016 and last revised 3/27/2017, recorded in the Delaware County Clerk's Office on _____, in Plan Book ___ Page ___, as follows to wit:

Beginning at a point on the title line of Darby Paoli Road, said point being measured along said title line the following ten courses and distances from the intersection of the title line of Darby-Paoli Road and Newtown Road,

1. S 36°28'58" E, the distance of 51.75 feet to a point,
2. S 20°00'00" E, the distance of 155.49 feet to a point,
3. S 07°25'00" E, the distance of 441.45 feet to a point,
4. S 04°08'30" W, the distance of 646.05 feet to a point,
5. S 03°32'38" E, the distance of 72.05 feet to a point,
6. S 10°41'30" E, the distance of 100.00 feet to a point
7. S 25°06'30" E the distance of 289.35 feet to a point
8. S 40°10'00" E the distance of 284.03 feet to a point,
9. S 15°41'00" E the distance of 128.40 feet to a point,
10. S 02°58'20" E the distance of 201.35 feet to the beginning point,

Thence leaving said Darby-Paoli Road Title line, along line of lands of Phase 5 and lands of Phase 3 the following eight courses and distances,

1. N 55°41'18" E the distance of 778.20 feet to a point,
2. N 31°00'14" E the distance of 48.10 feet to a point,
3. N 20°42'20" E the distance of 319.63 feet to a point,
4. N 07°47'04" E the distance of 308.06 feet to a point,
5. N 31°50'27" E the distance of 88.17 feet to a point,
6. N 51°27'32" E the distance of 135.80 feet to a point,
7. N 23°12'07" E the distance of 308.42 feet to a point,
8. N 14°56'10" E the distance of 501.49 feet to a point in the centerline of Ardrossan Drive;

Thence along said line of Phase 1 the following five courses and distances:

1. along the arc of a circle, curving to the left, having the radius 500.00 feet, the arc length 229.44 feet, the chord bearing S 37°58'18" E, and the chord length 227.43 feet to a point of compound curvature,
2. continuing along the arc of a circle, curving to the left, having the radius 600.00 feet, the arc length 300.40 feet, the chord bearing S 65°27'37" E, and the chord length 297.27 feet to a point of tangency,
3. S 79°48'12" E the distance of 107.79 feet to a point of curvature,
4. along the arc of a circle, curving to the right, having the radius 150.00 feet, the arc length 32.21 feet, the chord bearing S 73°39'05" E, and the chord length 32.15 feet to a point,
5. S 67°29'59" E the distance of 144.51 feet; thence leaving Ardrossan Drive along land of the Manor House Parcel, the following 7 courses and distances:

1. S 67°11'29" W the distance of 444.89 feet to a point of curvature,
2. along the arc of a circle, curving to the left, having the radius 15.00 feet, the arc length 23.54 feet, the chord bearing S 22°09'17" W, and the chord length 21.20 feet to a point of tangency,
3. S 22°48'31" E the distance of 31.98 feet to a point of curvature,
4. along the arc of a circle, curving to the right, having the radius 170.00 feet, the arc length 102.25 feet, the chord bearing S 05°34'35" E, and the chord length 100.72 feet to a point of reverse curvature,
5. along the arc of a circle, curving to the left, having the radius 346.50 feet, the arc length 249.88 feet, the chord bearing S 09°00'13" E, and the chord length 244.50 feet to a point of tangency,
6. S 29°39'47" E the distance of 385.50 feet to a point,
7. N 58°59'05" E the distance of 535.10 feet to a point being a common corner point of lands of Phase 3,

Thence along line of lands of Phase 3 the following three courses and distances,

1. S 39°06'28" E the distance of 262.63 feet to a point,
2. S 58°59'05" W the distance of 336.71 feet to a point,
3. S 25°34'45" E the distance of 749.00 feet to a marble monument found on the boundary line of the Ardrossan Farm Tract

Thence along said tract boundary line the following five courses and distances,

1. S 66°32'56" W the distance of 192.73 feet to a point to a marble monument found,
2. S 66°53'00" W the distance of 370.00 feet to a point,
3. S 48°41'12" W the distance of 426.97 feet to a point,
4. S 35°02'43" W the distance of 442.79 feet to a point,
5. S 49°44'43" W the distance of 598.96 feet to a point on the aforesaid title line of Darby-Paoli Road,

Thence along said Darby-Paoli Road title line the following course and distance:

N 56°14'53" W the distance of 20.72 feet to a point; thence leaving said Road along lands of Lot 4-10, 4-11 and 4-13; the following four courses and distances:

1. S 49°44'43" W the distance of 211.01 feet to a point,
2. N 40°15'14" W the distance of 200.90 feet to a point,

3. N 78°26'17" W the distance of 391.23 feet to a point,
4. S 41°07'31" W the distance of 100.87 feet to a point on the Title Line of Darby Paoli Road;

Thence along said tract boundary line the following courses and distances,

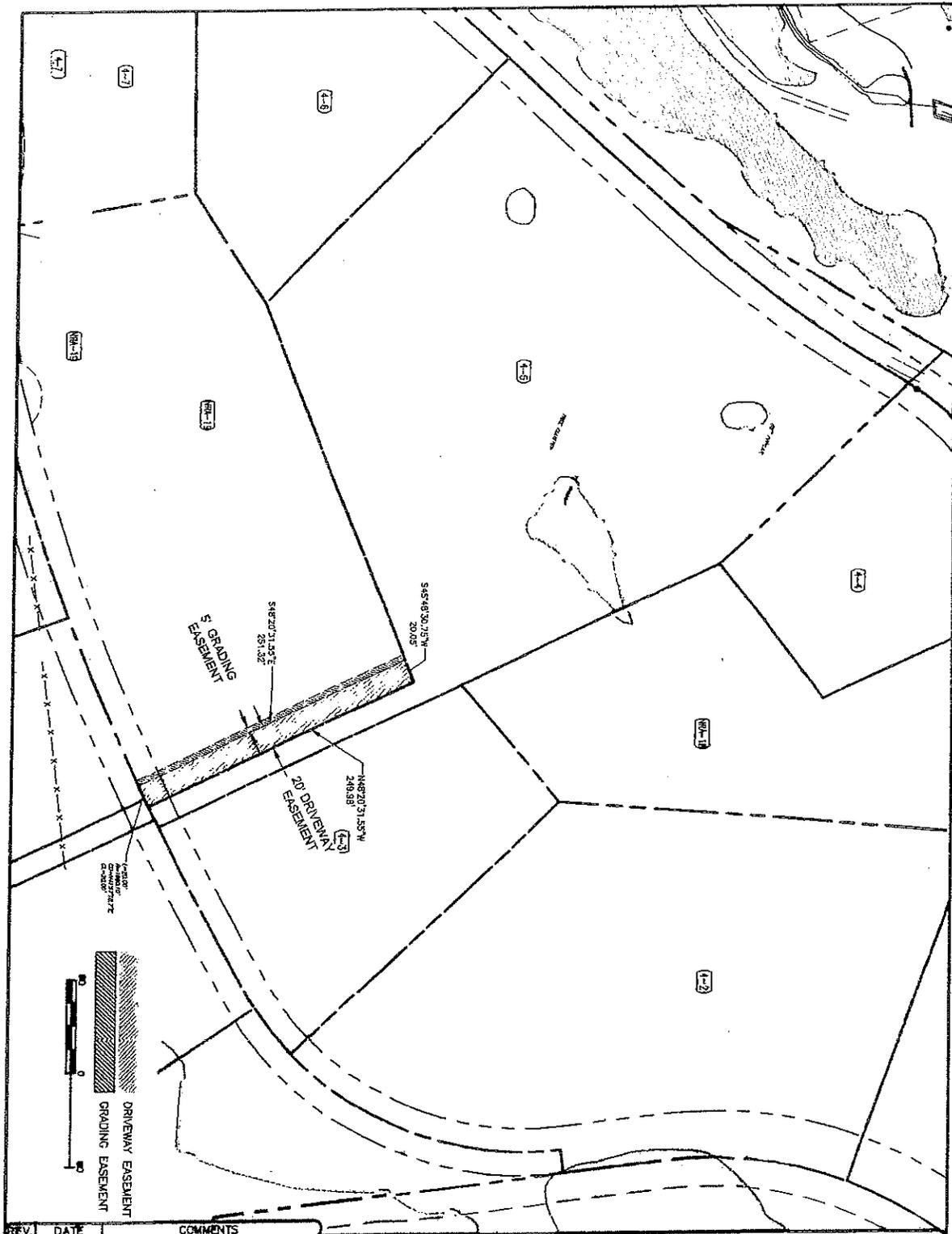
1. N 36°17'00" W the distance of 95.65 feet to a point,
 2. S 66°53'00" W the distance of 11.30 feet to a point,
 3. N 19°54'20" W the distance of 290.86 feet to a point;
- thence leaving said Road along lands of Lot NRA-21, OS-8G and 4-9 the following 6 courses and distances:

1. N 70°05'40" E the distance of 40.54 feet to a point,
2. N 15°00'27" E the distance of 152.18 feet to a point,
3. N 49°34'55" E the distance of 25.00 feet to a point,
4. N 40°25'05" E the distance of 179.41 feet to a point,
5. S 66°48'38" W the distance of 79.05 feet to a point
6. S 51°00'10" w the distance of 108.50 feet to a point on the Title Line of Darby Paoli Road;

Thence along said Darby-Paoli Road title line the following courses and distances:

1. along the arc of a circle, curving to the right, having the radius 300.00 feet, the arc length 114.88 feet, the chord bearing N 18°35'33" W, and the chord length 114.18 feet to a point of tangency,
2. N 07°37'20" W the distance of 216.96 feet to a point,
3. N 02°58'20" W the distance of 116.35 feet to the first mentioned point and place of beginning,

Said Phase 4 Parcel containing 3,591,699 SF of land (82.454 Acres) more or less.



REV.	DATE	COMMENTS

ARDROSSAN FARMS - PHASE IV

TOWNSHIP * COUNTY * PENNSYLVANIA

GRADING EASEMENT PLAN

ALL-STATE LEGAL®

B

DATE: APRIL 27, 2017

SCALE: 1" = 80'

SHEET 1 OF 1

FILE NO.: 06-012

MIMOMENEE, INC.

a Karins Company

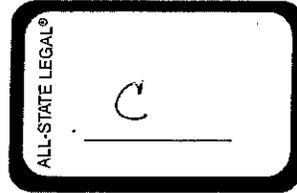
ENGINEERING | PLANNING | SURVEYING

GRADING EASEMENT: 251.327'

DRIVEWAY EASEMENT: 20.005'

DRIVEWAY EASEMENT: 248.888'

DRIVEWAY EASEMENT: 20.005'



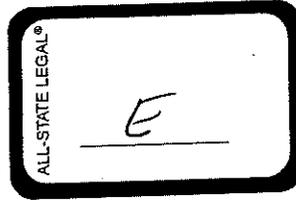
**NRA-19 Driveway and Grading Easement
for the benefit of Lot 4-5**

Description of a 20-foot wide Driveway Easement for the benefit of Lot 4-5 of the Ardrossan farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan – NRA 19" prepared by Momenee Inc. dated April 27, 2017 as follows to wit:

Beginning at a point being the southeast corner of NRA-19, said point being on the center line of South Ayrshire Drive and being a common corner point with Lot 4-5; Thence from said point of beginning

1. Along said South Ayrshire Drive centerline, passing along the arc of a circle, curving to the right, having the radius 1960.10 feet, the arc length 20.00 feet, the chord bearing South 41 degrees 57 minutes 19 seconds West, and the chord length 20.00 feet to a point,
2. Leaving said center line of South Ayrshire Drive and passing through said NRA-19, North 48 degrees 20 minutes 32 seconds West the distance of 251.32 feet to a point on the northerly property line of said NRA-19,
3. Along said northerly property line of NRA-19, North 45 degrees 48 minutes 31 seconds East the distance of 20.05 feet to a point being the northeast corner of said NRA-19,
4. Along the easterly line of NRA-19, South 48 degrees 20 minutes 32 seconds East the distance of 249.98 feet to the first mentioned point and place of beginning

Together with at 5-foot wide temporary grading easement alongside and adjacent to the western edge of said driveway easement.

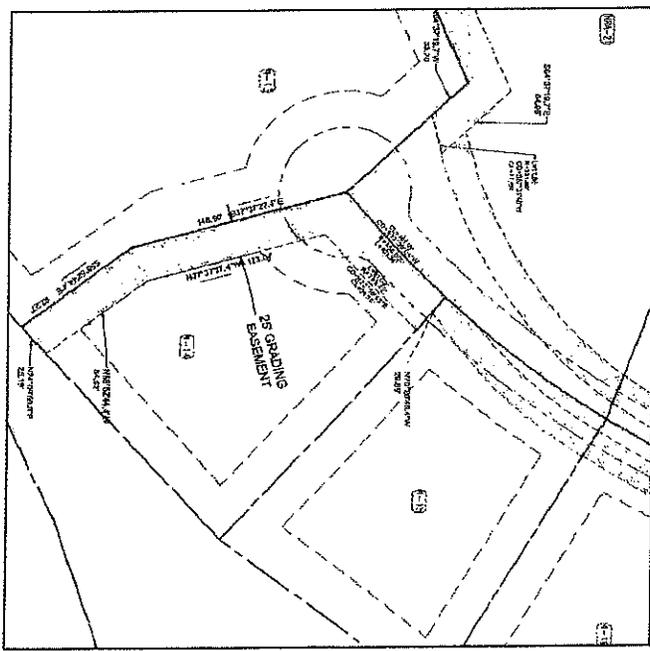
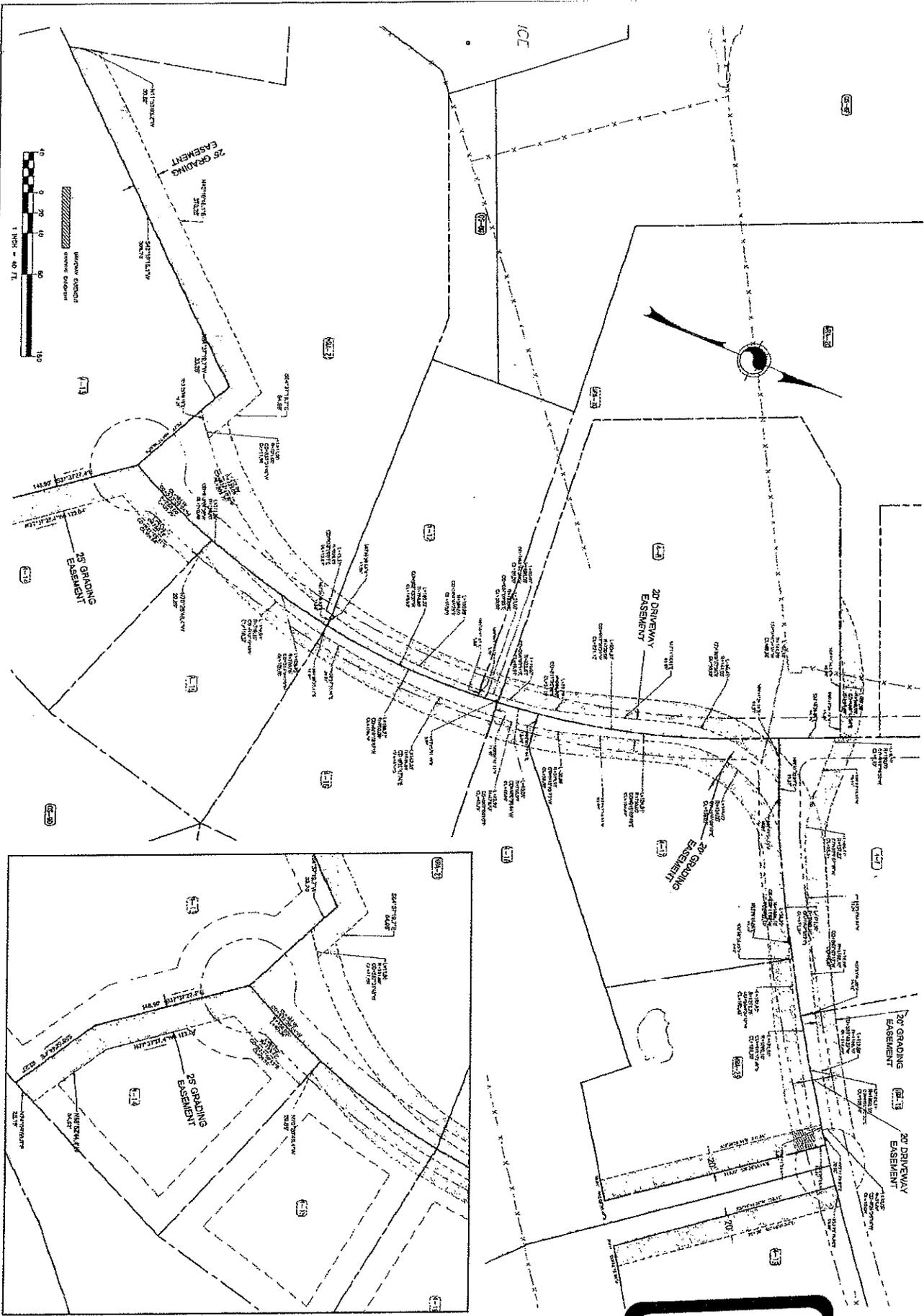


NRA-25 Temporary Grading Easement

Description of a 20-foot wide temporary grading easement for the benefit of Lots 4-18 and 4-21 of the Ardrossan farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, grading easement plan – lot 4-19 and NRA 25" prepared by Momenee Inc. dated April 27, 2017 as follows to wit:

Beginning at a point on the northeast corner of NRA-25, said point being on the center line of South Ayrshire Drive and being a common corner point with Lot 4-18; Thence from said point of beginning

1. Along the easterly line of NRA-25, South 36 degrees 38 minutes 56 seconds East the distance of 218.35 feet to a point being the southeast corner of said NRA-25; thence
2. Along the southerly property line of said NRA-25, South 55 degrees 08 minutes 58 seconds West the distance of 20.01 feet to a point
3. Leaving said rear property line and passing through said NRA-25, North 36 degrees 38 minutes 56 seconds West the distance of 217.84 feet to a point on the aforementioned center line of South Ayrshire Drive
4. Along said centerline, passing along the arc of a circle, curving to the left, having the radius 1960.10 feet, the arc length 20.00 feet, the chord bearing North 53 degrees 41 minutes 26 seconds East, and the chord length 20.00 feet to the first mentioned point and place of beginning.

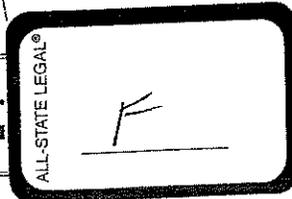


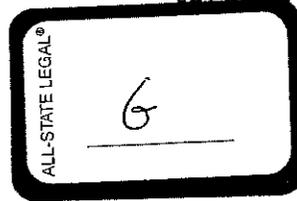
DATE: 11-11-10	SCALE: 1" = 40'
PROJECT: 100-100000000	DATE: 11-11-10
SHEET: 1	OF: 1

DRIVEWAY EASEMENT PLAN	
THE ARDROSSAN FARM - PHASE IV	
APPLICANT: ESI LP	
CHE-CALL: 201-1276	DATE: 11-11-10
CREATED BY: JES	CHECKED BY: JES

MI MOMENEE, INC.
a Karkis Company

224 COUNTY ROAD, 2877 LEAN, PA 16110 810-627-3500



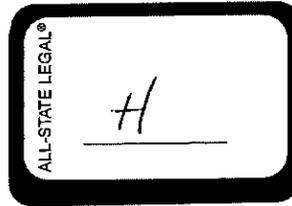


Lot 4-19 Temporary Grading Easement

Description of a 20-foot wide temporary grading easement for the benefit of Lots 4-18 and 4-21 of the Ardrossan farms subdivision as depicted on a plan entitled “Ardrossan Farms – Phase IV, grading easement plan – lot 4-19 and NRA 25” prepared by Momenee Inc. dated April 27, 2017 as follows to wit:

Beginning at a point on the northwest corner of lot 4-19, said point being on the center line of South Ayrshire Drive and being a common corner point with Lot 4-21; Thence from said point of beginning

1. Along said centerline, passing along the arc of a circle, curving to the left, having the radius 1960.10 feet, the arc length 20.00 feet, the chord bearing North 51 degrees 56 minutes 06 seconds East, and the chord length 20.00 feet to a point
2. Leaving said centerline and passing through said Lot 4-19, South 37 degrees 46 minutes 41 seconds East the distance of 221.49 feet to a point on the southerly property line of said lot 4-19,
3. Along said southerly property line, South 55 degrees 52 minutes 16 seconds West the distance of 20.04 feet to a point being the south west corner of lot 4-19,
4. Along the westerly property line of Lot 4-19, North 37 degrees 46 minutes 41 seconds West the distance of 220.11 feet to the first mentioned point and place of beginning.



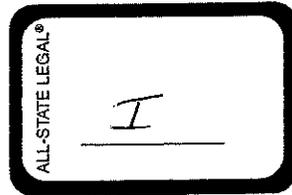
**NRA-25 Driveway and Grading Easement
for the benefit of Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17 4-18 and
NRA-20 and NRA-21**

**Description of a variable width Driveway Easement for the benefit of
Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17 4-18 and NRA-20 and
NRA-21 of the Ardrossan Farms subdivision as depicted on a plan
entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan"
prepared by Momenee Inc. dated April 27, 2017 as follows to wit:**

Beginning at a point being the northeast corner of NRA-25, said point being a common corner point with the northerly leg of Lot 4-18 and located on the centerline of South Ayrshire Drive. Thence from said point of beginning

1. Along line of lands of Lot 4-18, S 36° 39' 33" E, 10.00 feet to a point,
2. Leaving said line of lands of Lot 4-18 and continuing through NRA-25, S 54° 10' 56" W the distance of 53.74 feet to a point of curvature,
3. continuing through NRA-25, along the arc of a circle, curving to the right, having the radius 210.00 feet, the arc length 69.85 feet, the chord bearing S 64° 13' 49" W, and the chord length 69.53 feet to a point on the aforesaid centerline of South Ayrshire Drive,
4. Along the centerline of South Ayrshire Drive along the arc of a circle, curving to the left, having the radius 1960.10 feet, the arc length 122.10 feet, the chord bearing N 55° 10' 58" E, and the chord length 122.08 feet to the first mentioned point and place of beginning

Together with at 15-foot wide temporary grading easement alongside and adjacent to the southerly edge of said driveway easement.



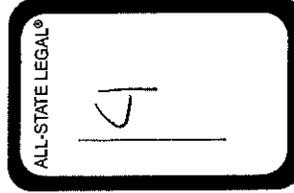
**NRA-19 Driveway and Grading Easement
for the benefit of
Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18 and NRA 20 and NRA-21**

Description of a Driveway Easement for the benefit of Lots 4-7, 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18 and NRA 20 and NRA-21 of the Ardrossan farms subdivision as depicted on a plan entitled “Ardrossan Farms – Phase IV, Driveway Easement Plan” prepared by Momenee Inc. dated May 4, 2017 as follows to wit:

Beginning at a point being the southwest corner of NRA-19, said point being on the center line of South Ayrshire Drive and being a common corner point with Lot 4-7; Thence from said point of beginning

1. Leaving said South Ayrshire Drive centerline, passing along the line of lands of Lot 4-7, North 32 degrees 53 minutes 47 seconds West the distance of 14.12 feet to a point,
2. Leaving said line of lands of Lot 4-7, and passing through said NRA-19, along the arc of a circle, curving to the left, having the radius 1,195.10 feet, the arc length 112.50 feet, the chord bearing North 57 degrees 33 minutes 25 seconds East, and the chord length 112.46 feet to a point,
3. Continuing through said NRA-19, along the arc of a circle, curving to the left, having the radius 35.00 feet, the arc length 10.09 feet, the chord bearing South 28 degrees 36 minutes 18 seconds East, and the chord length 10.06 feet to a point on the southerly property line of NRA-19 being located on the aforesaid centerline of South Ayrshire Drive.
4. Along said South Ayrshire Drive centerline, passing along the arc of a circle, curving to the right, having the radius 1960.10 feet, the arc length 106.71 feet, the chord bearing South 55 degrees 32 minutes 33 seconds West, and the chord length 106.70 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to the northern edge of said driveway easement.



**Lot 4-7 Driveway and Grading Easement
for the benefit of**

Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18 and NRA 20 and NRA-21

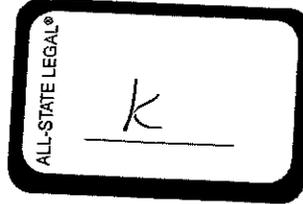
Description of a 20-foot wide Driveway Easement for the benefit of Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18 and NRA 20 and NRA-21 of the Ardrossan Farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan" prepared by Momenee Inc. dated May 4, 2017 as follows to wit:

Beginning at a point being the southwest corner of Lot 4-7, said point being the westerly intersection of the centerlines of Ayrshire Drive and South Ayrshire Drive and a being common corner with lot 4-17. Thence from said point of beginning

1. Along said Ayrshire Drive centerline, North 23 degrees, 18 minutes, 26 seconds West, 54.76 feet to a point.
2. Leaving said Ayrshire Drive centerline through Lot 4-7, passing along the arc of a circle, curving to the right, having the radius 160.00 feet, the arc length 9.10 feet, the chord bearing North 86 degrees 25 minutes 35 seconds East, and the chord length 9.10 feet to a point of tangency,
3. Continuing through Lot 4-7, North 88 degrees, 03 minutes, 20 seconds East, 49.41 feet to a point of curvature,
4. Continuing through Lot 4-7, along the arc of a circle, curving to the left, having the radius 137.23 feet, the arc length 65.74 feet, the chord bearing North 73 degrees 57 minutes 38 seconds East, and the chord length 65.11 feet to a point of tangency
5. Continuing through Lot 4-7, North 63 degrees 51 minutes 05 seconds East, 71.24 feet to a point of curvature,
6. Continuing through Lot 4-7, along the arc of a circle, curving to the left, having the radius 1,195.10 feet, the arc length 75.09 feet, the chord bearing North 62 degrees 03 minutes 12 seconds East, and the chord length 75.07 feet to a point on the easterly property line of said Lot 4-7
7. Along said easterly property line, South 32 degrees, 53 seconds 46 minutes East, 14.12 feet to a point on the southerly property line of said Lot 4-7 also being the centerline of South Ayrshire Drive,

8. Along said center line of South Ayrshire Drive the arc of a circle, curving to the right having the radius 1,960.10 feet, the arc length 171.30 feet, the chord bearing South 59 degrees 36 minutes 21 seconds West, and the chord length 171.24 feet to a point,
9. Continuing along said center line of South Ayrshire Drive, South 66 degrees, 41 minutes, 34 seconds West, 97.57 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to the northern and southern edges of said driveway easement.



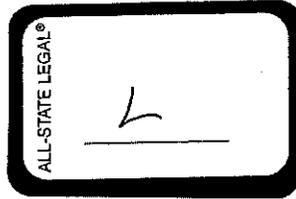
**Lot 4-17 Driveway and Grading Easement
for the benefit of Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-18 and NRA-20 and
NRA-21**

**Description of a variable width Driveway Easement for the benefit of
Lots 4-8, 4-12, 4-13, 4-14, 4-15, 4-16, 4-18 and NRA-20 and NRA-21 of
the Ardrossan Farms subdivision as depicted on a plan entitled
“Ardrossan Farms – Phase IV, Driveway Easement Plan” prepared by
Momenee Inc. dated May 4, 2017 as follows to wit:**

Beginning at a point being the southwest corner of Lot 4-17, said point being a common corner point with Lot 4-18 and located on the centerline of Ayrshire Drive. Thence from said point of beginning

1. Along the centerline of Ayrshire Drive along the arc of a circle, curving to the left, having the radius 750.00 feet, the arc length 184.91 feet, the chord bearing N 15° 02' 19" W, and the chord length 184.44 feet to a point,
2. Leaving said Ayrshire Drive centerline and continuing through Lot 4-17 along the arc of a circle, curving to the right, having the radius 144.00 feet, the arc length 67.16 feet, the chord bearing N 18° 37' 07" E, and the chord length 66.56 feet to a point on the centerline of South Ayrshire Drive,
3. Continuing along the centerline of South Ayrshire Drive N 66° 41' 33" E the distance of 45.07 feet to a point,
4. Leaving said South Ayrshire Drive centerline and continuing through Lot 4-17 along the arc of a circle, curving to the left, having the radius 124.00 feet, the arc length 144.03 feet, the chord bearing S 16° 05' 15" W, and the chord length 136.07 feet to a point of tangency,
5. Continuing through Lot 4-17, S 17° 11' 17" E, 91.95 feet to a point of curvature,
6. Continuing through Lot 4-17 along the arc of a circle, curving to the right, having the radius 315.97 feet, the arc length 39.69 feet, the chord bearing S 13° 35' 23" E, and the chord length 39.66 feet to a point, on line of lands of Lot 4-18,
7. Along Line of lands of Lot 4-18, S 82° 03' 37" W the distance of 13.70 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to both the easterly and westerly edge of said driveway easement.



**NRA-20 Driveway and Grading Easement
for the benefit of Lots 4-8, 4-12, 4-13, Lot 4-14 Lot 4-15 and Lot 4-16 and
NRA-21**

**Description of a variable width Driveway Easement for the benefit of
Lots 4-8, 4-12, 4-13, 4-14, 4-15 and 4-16 and NRA-21 of the Ardrossan
Farms subdivision as depicted on a plan entitled “Ardrossan Farms –
Phase IV, Driveway Easement Plan” prepared by Momenee Inc. dated
May 4, 2017 as follows to wit:**

Beginning at a point being the southeastern corner of the southern leg of NRA-20, said point being a common corner point with Lot 4-12 and located on the centerline of Ayrshire drive. Thence from said point of beginning

1. Along line of lands of Lot 4-12, S 85° 05' 02" 'W the distance of 5.98 feet to a point,
2. Continuing through NRA-20 along the arc of a circle, curving to the left, having the radius 596.00 feet, the arc length 20.00 feet, the chord bearing N 03° 54' 39" 'W, and the chord length 20.00 feet to a point on line of lands of Lot 4-8.
3. Along line of lands of Lot 4-8, N 85° 05' 02" E the distance of 5.90 feet to a point being the northeastern corner of the southern leg of NRA-20, said point being a common corner point with Lot 4-8 and located on the centerline of Ayrshire drive
4. Continuing along said centerline of Ayrshire Drive, along the arc of a circle, curving to the right, having the radius 750.00 feet, the arc length 20.00 feet, the chord bearing S 04° 09' 05" E, and the chord length 20.00 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to the westerly edge of said driveway easement.

IN ADDITION:

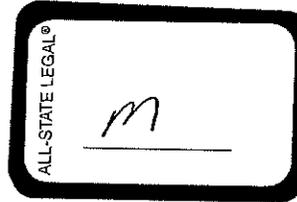
Description of a variable width Driveway Easement for the benefit of Lot 4-8

Beginning at a point being on the southeastern property line of the northern leg of NRA-20, said point being located on line of lands of Lot 4-8 and being located S 66° 41' 34" W the distance of 16.28 feet from

the common northerly property corner of NRA-20 and Lot 4-8 located on the centerline of Ayrshire Drive opposite of Lot 4-7. Thence from said point of beginning

1. Along line of lands of Lot 4-8, S 66° 41' 34" W the distance of 66.88 feet to a point,
2. Continuing through NRA-20 along the arc of a circle, curving to the right, having the radius 160.00 feet, the arc length 67.38 feet, the chord bearing N 66° 41' 34" E, and the chord length 66.88 feet to the first mentioned point and place of beginning.

Together with at 20-foot wide temporary grading easement alongside and adjacent to the northerly edge of said driveway easement.



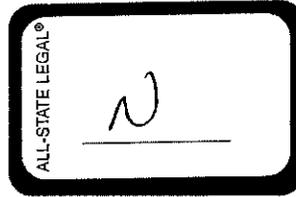
**Lot 4-8 Driveway and Grading Easement
for the benefit of Lots 4-12, 4-13, Lot 4-14, Lot 4-15, Lot 4-16, Lot 4-17 and
Lot 4-18 and NRA-21**

**Description of a variable width Driveway Easement for the benefit of
Lots 4-12, 4-13, Lot 4-14, Lot 4-15, Lot 4-16, Lot 4-17 and lot 4-18 and
NRA-21 of the Ardrossan Farms subdivision as depicted on a plan
entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan"
prepared by Momenee Inc. dated May 4, 2017 as follows to wit:**

Beginning at a point being the southeast corner of Lot 4-8, said point being a common corner point with the southerly leg of NRA-20 and located on the centerline of Ayrshire Drive. Thence from said point of beginning

1. Along line of lands of Lot NRA-20, S 85° 05' 01" W the distance of 5.90 feet to a point,
2. Leaving said line of lands of NRA-20 and continuing through Lot 4-8 along the arc of a circle, curving to the left, having the radius 322.53 feet, the arc length 19.02 feet, the chord bearing N 06° 03' 31" W, and the chord length 19.01 feet to a point of compound curvature,
3. Continuing through Lot 4-8, along the arc of a circle, curving to the left, having the radius 296.70 feet, the arc length 57.19 feet, the chord bearing N 11° 35' 35" W, and the chord length 57.10 feet to a point of tangency,
4. Continuing through Lot 4-8, N 17° 11' 17" W, 91.95 feet to a point of curvature,
5. Continuing through Lot 4-8, along the arc of a circle, curving to the right, having the radius 144.00 feet, the arc length 56.41 feet, the chord bearing N 05° 57' 56" W, and the chord length 56.05 feet to a point located on the aforesaid centerline of Ayrshire Drive,
6. Continuing along the centerline of Ayrshire Drive along the arc of a circle, curving to the right, having the radius 750.00 feet, the arc length 224.97 feet, the chord bearing S 13° 30' 31" E, and the chord length 224.12 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to the westerly edge of said driveway easement.



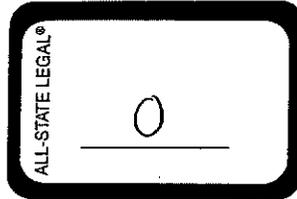
**Lot 4-18 Driveway and Grading Easement
for the benefit of Lots 4-12, 4-13, 4-14, 4-15, 4-16 and NRA-20 and NRA-21**

Description of a variable width Driveway Easement for the benefit of Lots 4-12, 4-13, 4-14, 4-15, 4-16 and NRA-20 and NRA-21 of the Ardrossan farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan" prepared by Momenee Inc. dated May 4, 2017 as follows to wit:

Beginning at a point being the northwestern corner of the western leg of Lot 4-18, said point being a common corner point with Lot 4-17 and located on the centerline of Ayrshire Drive. Thence from said point of beginning

1. Along line of lands of Lot 4-17, N 82° 03' 37" E the distance of 13.70 feet to a point,
2. Leaving said line of lands of Lot 4-17 and continuing through Lot 4-18 along the arc of a circle, curving to the right, having the radius 476.83 feet, the arc length 40.80 feet, the chord bearing S 07° 00' 50" E, and the chord length 40.78 feet to a point on line of lands of Lot 4-16,
3. Continuing along line of lands of Lot 4-16, S 85° 04' 43" W the distance of 14.10 feet to a point being the southwestern most corner of Lot 4-18 and a common corner point with Lot 4-16, said point being located on the aforesaid centerline of Ayrshire Drive,
4. Continuing along the centerline of Ayrshire Drive along the arc of a circle, curving to the left, having the radius 750.00 feet, the arc length 40.05 feet, the chord bearing N 06° 26' 44" W, and the chord length 40.05 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to the easterly edge of said driveway easement.



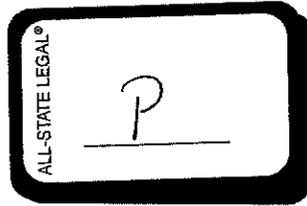
**Lot 4-16 Driveway and Grading Easement
for the benefit of Lots 4-12, 4-13, 4-14, 4-15 and NRA-20 and NRA-21**

Description of a variable width Driveway Easement for the benefit of Lots 4-12, 4-13, 4-14, 4-15 and NRA-20 and NRA-21 of the Ardrossan Farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan" prepared by Momenee Inc. dated May 4, 2017 as follows to wit:

Beginning at a point being the northwestern corner of Lot 4-16, said point being a common corner point with Lots 4-18 and located on the centerline of Ayrshire drive. Thence from said point of beginning

1. Along line of lands of Lot 4-18, N 85° 04' 43" E, the distance of 14.10 feet to a point,
2. Leaving said line of lands of Lot 4-18 and continuing through Lot 4-16 along the arc of a circle, curving to the right, having the radius 616.00 feet, the arc length 143.35 feet, the chord bearing S 01° 47' 34" W, and the chord length 143.03 feet to a point of tangency
3. Continuing through Lot 4-16, S 08° 27' 34" W, 39.91 feet to a point on line of lands of Lot 4-15,
4. Continuing along line of lands of Lot 4-15, N 81° 08' 37" W the distance of 10.00 feet to a point on the aforesaid centerline of Ayrshire Drive, being the southwest corner of said Lot 4-16,
5. Continuing along the centerline of Ayrshire drive along the arc of a circle, curving to the left, having the radius 750.00 feet, the arc length 180.23 feet, the chord bearing N 01° 58' 07" E, and the chord length 179.79 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to the easterly edge of said driveway easement.



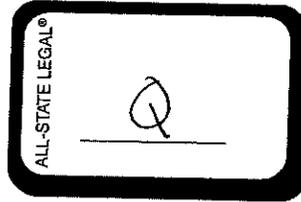
**Lot 4-12 Driveway and Grading Easement
for the benefit of Lots 4-13, Lot 4-14 Lot 4-15 and Lot 4-16 and NRA-21**

Description of a variable width Driveway Easement for the benefit of Lots 4-13, 4-14, 4-15 and 4-16 and NRA-21 of the Ardrossan Farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan" prepared by Momenee Inc. dated May 4, 2017 as follows to wit:

Beginning at a point being the northeastern corner of Lot 4-12, said point being a common corner point with the southern leg of NRA-20 and located on the centerline of Ayrshire drive. Thence from said point of beginning

1. Along the centerline of Ayrshire drive along the arc of a circle, curving to the right, having the radius 750 feet, the arc length 160.22 feet, the chord bearing S 02° 43' 58" W, and the chord length 159.92 feet to a point being the southeastern corner of Lot 4-12, and being a common corner point with NRA-21
2. Along line of lands of Lot NRA-21, S 87° 56' 00" W the distance of 11.68 feet to a point,
3. Continuing through Lot 4-12 along the arc of a circle, curving to the left, having the radius 596.00 feet, the arc length 160.69 feet, the chord bearing N 04° 46' 28" E, and the chord length 160.20 feet to a point on line of lands of NRA-20,
4. Along line of lands of Lot NRA-20, N 85° 05' 02" 'E the distance of 5.98 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to the westerly edge of said driveway easement.



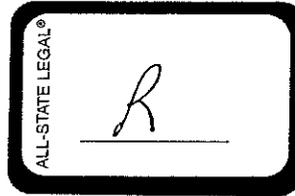
**Lot 4-15 Driveway and Grading Easement
for the benefit of Lot 4-13, Lot 4-14 and NRA-21**

Description of a variable width Driveway Easement for the benefit of Lot 4-13, Lot 1-14 and NRA-21 of the Ardrossan farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan" prepared by Momenee Inc. dated May 4, 2017 as follows to wit:

Beginning at a point being the northernmost corner of Lot 4-15, said point being a common corner point with Lot 4-16 and located on the centerline of Ayrshire drive. Thence from said point of beginning

1. Along line of lands of Lot 4-16, S 81° 08' 37" E the distance of 10.00 feet to a point,
2. Leaving said line of lands of Lot 4-16 and continuing through NRA-14 along the arc of a circle, curving to the right, having the radius 316.15 feet, the arc length 110.94 feet, the chord bearing S 18° 12' 43" W, and the chord length 110.37 feet to a point on the aforesaid centerline of Ayrshire Drive,
3. Continuing along the centerline of Ayrshire drive along the arc of a circle, curving to the left, having the radius 750.00 feet, the arc length 109.29 feet, the chord bearing N 13° 01' 39" E, and the chord length 109.20 feet to the first mentioned point and place of beginning

Together with at 20-foot wide temporary grading easement alongside and adjacent to the easterly edge of said driveway easement.



**NRA-21 Driveway and Grading Easement
for the benefit of Lots 4-13, 4-14 and 4-15**

Description of a variable width Driveway Easement for the benefit of Lots 4-13, 4-14 and 4-15 of the Ardrossan Farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan" prepared by Momenee Inc. dated May 4, 2017 as follows to wit:

Beginning at a point being the southeast corner of NRA-21, said point being a common corner point with Lots 4-13 and 4-14. Thence from said point of beginning

1. Along line of lands of Lot 4-13, N 64° 37' 20" W the distance of 79.37 feet to a point,
2. Leaving said line of lands of Lot 4-13 and continuing through NRA-14, N 53° 35' 48" E the distance of 16.30 feet to a point of curvature,
3. Continuing through NRA-21 along the arc of a circle, curving to the left, having the radius 321.00 feet, the arc length 212.08 feet, the chord bearing N 34° 40' 10" E, and the chord length 208.25 feet to a point of compound curvature
4. Continuing through NRA-21 along the arc of a circle, curving to the left, having the radius 596.00 feet, the arc length 13.57 feet, the chord bearing N 13° 09' 01" E, and the chord length 13.57 feet to a point, on line of lands of Lot 4-12,
5. Along line of lands of Lot 4-12, N 87° 56' 00" E the distance of 11.68 feet to a point being the easterly corner of NRA-21 and located on the centerline of Ayrshire Drive,
6. Continuing along the centerline of Ayrshire drive along the arc of a circle, curving to the right, having the radius 750.00 feet, the arc length 241.50 feet, the chord bearing S 18° 04' 39" W, and the chord length 240.46 feet to the first mentioned point and place of beginning

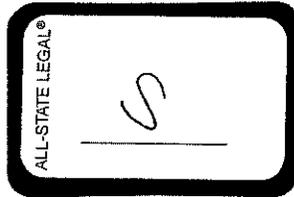
Together with at 20-foot wide temporary grading easement alongside and adjacent to the northern edge of said driveway easement.

IN ADDITION:

Description of a 25-foot wide Grading Easement for the benefit of Lot 4-13

Beginning at a point being on the southwestern property corner of NRA-21 said point being located on line of lands of Lot 4-13 and being a common property corner with Lot 4-10. Thence from said point of beginning

1. Along line of lands of Lot 4-10, N 11° 53' 03" W the distance of 30.82 feet to a point,
2. Leaving said line of lands of Lot 4-10 and continuing through NRA-21, N 42° 19' 15" E the distance of 370.28 feet to a point,
3. Continuing through NRA-21, S 64° 37' 20" E, 64.96 feet to a point on a line of the above described driveway easement benefitting Lot 4-13,
4. Along said driveway easement line, along the arc of a circle, curving to the right, having the radius 321.00 feet, the arc length 11.96 feet, the chord bearing S 52° 31' 46" W, and the chord length 11.96 feet to a point,
5. Continuing along said driveway easement line, S 53° 35' 48" W, 16.30 feet to a point on line of lands of Lot 4-13,
6. Along line of lands of Lot 4-13, N 64° 37' 20" W the distance of 33.28 feet to a corner point,
7. Continuing along line of lands of Lot 4-13, S 42° 19' 15" W, 369.79 feet to the first mentioned point and place of beginning.



Lot 4-14 Grading Easement

Description of a 25-foot wide Grading Easement for the benefit of Lot 4-13 and NRA-21 of the Ardrossan farms subdivision as depicted on a plan entitled "Ardrossan Farms – Phase IV, Driveway Easement Plan" prepared by Momenee Inc. dated April 27, 2017 as follows to wit:

Beginning at a point being the southwest corner of Lot 4-14, said point being located on the centerline of Ayrshire Drive and being a common corner with lot 4-15. Thence from said point of beginning

1. Along the easterly property line of Lot 1-14 along lands of Lot 4-15, South 70 degrees, 26 minutes, 46 seconds East, 29.89 feet to a point.
2. Leaving said easterly property line of Lot 4-14, passing along the arc of a circle, curving to the right, having the radius 780.42 feet, the arc length 91.63 feet, the chord bearing South 22 degrees 55 minutes 53 seconds West, and the chord length 91.58 feet to a point,
3. Continuing through Lot 4-14, South 37 degrees 37 minutes 27 seconds East, 123.04 feet to a point
4. Continuing through Lot 4-14, South 58 degrees 52 minutes 44 seconds East, 84.52 feet to a point on the southerly property line of said Lot 4-14.
5. Along said southerly property line South 24 degrees, 09 seconds 51 minutes West, 25.19 feet to a point being the southernmost corner of said lot,
6. Along the westerly property line of said Lot 4-14, North 58 degrees 52 minutes 44 seconds West, 92.27 feet to a point.
7. Continuing along the westerly property line of said Lot 4-14, North 37 degrees 37 minutes 27 seconds West, 148.90 feet to a point being the Northwest corner of Lot 4-14, said point being located on the centerline of Ayrshire Drive and being a common corner with lot 4-13
8. Along said center line of South Ayrshire Drive , passing along the arc of a circle, curving to the left, having the radius 750.00 feet, the arc length 101.26 feet, the chord bearing North 23 degrees 26 minutes 04 seconds East, and the chord length 101.18 feet to the first mentioned point and place of beginning

EXHIBIT C

PLAN

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1.	<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured	MARTIN JAMES & KIM 122 MILLBROOK LA MEDIA, PA 19063	50	41		
2.	<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	ARDROSSAN INVEST PAR NRA 10 LP 107 TWADDELL MILL RD WILMINGTON, DE 19807				
3.		THE POHLIG COMPANIES 274 LANCASTER AVE #100 MALVERN, PA 19355				
4.		MCKERMAN WILLIAM T & CYNTHIA D 310 TRILLIUM LANE WAYNE, PA 19087				
5.		NORTH AMERICAN LAND TRUST P O BOX 467 CHADDS FORD, PA 19317				
6.		PHILLIPS STEPHANIE M 254 COUNTRY RD BERWYN, PA 19312				
7.		POHLIG BUILDERS 274 LANCASTER AVE #100 MALVERN, PA 19355				
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6.	SMYTH MICHAEL & CARLA 115 USHER LA NORTH WALES, PA 19454											
7.	VETTERLEIN CHARLES & KAIDAN SHERRY ANN 101 TINDALL LA VILLANOVA, PA 19085											
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1.	POHLIG ARDROSSAN FARMS PL 274 LANCASTER AVE #100 MALVERN, PA 19085	.50	.41									
2.	FLICK LAWRENCE F IV 308 JULIP RUN WAYNE, PA 19087											
3.	CHAN EDWARD & SOOD SHOBAANA 113 BROOKE FARM RD ST DAVIDS, PA 19087											
4.	MORSE PETER C 2000 BRUSH ST #440 DETROIT, MI 48226											
5.	REILLY HEATHER BLOCK & REILLY ROBERT Q 709 EAGLE RD WAYNE, PA 19087											
6.	FINLEY STEPHEN C & CAROL M 120 KINGSTON RD MEDIA, PA 19063											
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1.	DOLENTE JAMES J & BARBARA J 4 DOVECOLE LA MALVERN, PA 19355	.50	.41									
2.	HOFFMAN DAVID F P O BOX 458 VILLANOVA, PA 19085											
3.	TRITTON CHRISTINA 404 IVERARAY RD VILLANOVA, PA 19085											
4.	GALLOWAY JOHN T & NANCY 410 INVERARY RD VILLANOVA, PA 19085											
5.	MCALAINE DANIEL PAUL & SANDRA H 416 INVERARAY DR VILLANOVA, PA 19085											
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7.	VEALE TINKHAM III & LOIS 902 NEWTOWN RD VILLANOVA, PA 19085											
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1.	JAHNLE RICHARD L & GRACE R 861 LESLEY RD VILLANOVA, PA 19085	50	.41									
2.	RAINEY ARTHUR H & NANCY B 769 HARRISON ROAD VILLANOVA, PA 19085											
3.	DAVIES NIGEL 754 NEWTOWN RD VILLANOVA, PA 19085											
4.	COONEY GERALD W & PATRICIA A 500 ATTERBURY RD VILLANOVA, PA 19085											
5.	KELLY JOHN J & ANITA GALLAGHER 406 INVERARAY RD VILLANOVA, PA 19085											
6.	SWEET JAMES M & JOYCE A 412 INVERARAY VILLANOVA, PA 19085											
7.	PAPA CHRISTOPHER J & ELISA M 401 INVERARAY RD VILLANOVA, PA 19085											
8.	BEGG EDWARD A & MELISSA A 461 DARBY PAOLI RD VILLANOVA, PA 19085											
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1.	VEALE TINKHAM III & LOIS B 902 NEWTOWN RD VILLANOVA, PA 19085	.50	.41									
2.	BURKHART CHARLES & PATRICIA 819 CHURCH RD WAYNE, PA 19087											
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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											
6.	LARSEN KIRK H 770 NEWTOWN RD VILLANOVA, PA 19085											
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1.	WHITE MEGAN BRENNAN 400 INVERARAY RD VILLANOVA, PA 19085	.50	.41									
2.	MARUCCI GEORGE E JR & BOGLE MARUCCI SANDRA 904 NEWTOWN RD VILLANOVA, PA 19085											
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4.	ROLLINGS MICHAEL F & KATHLEEN H 867 LESLEY RD VILLANOVA, PA 19085											
5.	BLYNN H REID JR & JANET S 857 LESLEY RD VILLANOVA, PA 19085											
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7.	CIVITELLA M & BARBARA 764 NEWTOWN ROAD VILLANOVA, PA 19085											
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1.	BUCK WILLIAM C & LAURA T 247 HOTHORPE LANE VILLANOVA, PA 19085	.50	.41									
2.	PETERSON PAULA A 262 HOTHORPE LA VILLANOVA, PA 19085											
3.	CAVANAUGH JAMES H & ESTER M 265 HOTHORPE LA VILLANOVA, PA 19087											
4.	LOVETT, JAMES W 280 ABRAHAMMS LA VILLANOVA, PA 19085											
5.	SEMERJIAN GEORGE 2215 HORSESHOE TRAIL CHESTER SPRINGS, PA 19425											
6.	MCDEVITT WADE L & WENDY 255 ABRAHAMMS LA VILLANOVA, PA 19085											
7.	ZARRANSKY VACLAV P & ANNA P 742 NEWTON ROAD VILLANOVA, PA 19085											
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1.	LAVIN ADDONIA Z & GRIMES MICHELE Z 718 KNOX RD VILLANOVA, PA 19085	.50	.41									
2.	CROW MARTHA 776 NEWTOWN ROAD VILLANOVA, PA 19085											
3.	MACKIEWICZ JOHN J & MARILYN T 258 HOTHORPE LANE VILLANOVA, PA 19085											
4.	PETTIT DONALD K & COOKE SUZANNE A 1275 FARM RD BERWYN, PA 19312											
5.	LESKO GLENN & CHRISTINE 276 ABRAHAMS LN VILLANOVA, PA 19085											
6.	ECKER AMIR L & MARIA T 10 WOODDED LN MEDIA, PA 19063											
7.	HARRINGTON C D JR 757 NEWTOWN RD VILLANOVA, PA 19085											
8.	LARIJANI MOHAMMAD & ELIZABETH A 736 NEWTOWN RD VILLANOVA, PA 19085											

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1.	MOONEY EDWARD J JR & NELIA N 22 MATLACK LA VILLANOVA, PA 19085	.50	.41									
2.	BAKER HAROLD 725 NEWTOWN RD VILLANOVA, PA 19085											
3.	BOYLAN FRANCIS T 617 NEWTOWN RD VILLANOVA, PA 19085											
4.	TUMA GARY A 266 HOTHORPE LANE VILLANOVA, PA 19085											
5.	MONTGOMERY WILLIAM K & ROBERTA V 257 HOTHORPE LA VILLANOVA, PA 19085											
6.	WALTER WILLIAM G & MARY ANN 794 NEWTOWN RD VILLANOVA, PA 19085											
7.	KUYAEV ROMAN & IRINA 272 ABRAHAMS LA VILLANOVA, PA 19085											
8.	HUMANN KERSTIN E & FRANCIS J 265 ABRAHAMS LA VILLANOVA, PA 19085											

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1.	GRIMES KAREN H & JOSEPH P JR 753 HARRISON RD VILLANOVA, PA 19085	.50	.41									
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.	LO BONNIE 528 ATTERBURY RD VILLANOVA, PA 19085											

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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.

ETEMAD BABAK & MANDANA

540 ATTERBURY RD

VILLANOVA, PA 19085

SNYDER JOHN AVERY

452 INVERARY

VILLANOVA, PA 19085

FINLEY JOHN J IV & NANSTEEL JENNIFER

LEE

534 CAMPWOODS CIR

VILLANOVA, PA 19085

BRETHWAITE SANDRA A

533 ATTERBURY RD

VILLANOVA, PA 19085

LEDERMAN MARC R & JENNIFER L

521 ATTERBURY RD

VILLANOVA, PA 19085

GEISE RICHARD W & DEBORAH

725 KNOX RD

VILLANOVA, PA 19085

ROUSE WILLIAM P & ELISE

507 ATTERBURY RD

VILLANOVA, PA 19085

MARGOLIS MICHAEL & PATRICIA

508 ATTERBURY RD

VILLANOVA, PA 19085

.50, 41

↑

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Delivery Confirmation

Signature Confirmation

Special Handling

Restricted Delivery

Return Receipt

Total Number of Pieces Listed by Sender: *8*

Total Number of Pieces Received at Post Office: *8*

PS Form 3877, February 2002 (Page 1 of 2)

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Name and Address of Sender:

*Rannock Township
301 Ivers Avenue
Wayne, Pa 19087*

Check type of mail or service:

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- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

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1.	SCHORK STEPHEN & DAWN 520 ATTERBURY RD VILLANOVA, PA 19085	.50	.41									
2.	CRINNION SEAN T 532 ATTERBURY RD VILLANOVA, PA 19085											
3.	MCGINLEY EDWARD F III 741 NEWTOWN RD VILLANOVA, PA 19085											
4.	VAN RODEN JOHN CROSBY III 749 NEWTOWN RD VILLANOVA, PA 19085											
5.	VLOEDMAN PETER H & DEBORAH L 541 ATTERBURY RD VILLANOVA, PA 19085											
6.	CHIVINSKI BRANDON 529 ATTERBURY RD VILLANOVA, PA 19085											
7.	MILHOUS STOWE B & JOAN M 517 ATTERBURY RD VILLANOVA, PA 19085											
8.	VAN HORN GERALD & MARGARET 719 KNOX RD VILLANOVA, PA 19085											

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PS Form 3877, February 2002 (Page 1 of 2)

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1.	TROSSET SCOTT A & KAREN L 501 ATTERBURY RD VILLANOVA, PA 19085	.50	.41									
2.	AMBROSIO SALVATORE F & SUZANN 512 ATTERBURY RD VILLANOVA, PA 19085											
3.	RILEY OWEN G III 524 ATTERBURY RD VILLANOVA, PA 19085											
4.	PRICE BRIAN & COLLEEN 536 ATTERBURY RD VILLANOVA, PA 19085											
5.	MCGINLEY EDWARD F 741 NEWTOWN RD VILLANOVA, PA 19085											
6.	ELITZKY C/O NATHAN M ELITZKY 538 CAMPWOODS CIRCLE VILLANOVA, PA 19085											
7.	AVART HERBERT N & HELENE B 537 ATTERBURY RD VILLANOVA, PA 19085											
8.	QUIGLEY JARROD R & KATHARINE 525 ATTERBURY RD VILLANOVA, PA 19085											

Total Number of Pieces Listed by Sender: *8*

Total Number of Pieces Received at Post Office: *8*

Postmaster, Her (Name of receiving employee)

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Name and Address of Sender

*RANDOL TOWNSHIP
301 IVERS AVENUE
WAGNER, PA 19087*

Check type of mail or service:

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1.	NEIMAN TIFFANY N & MICHAEL L 513 ATTERBURY RD VILLANOVA, PA 19085	50	41									
2.	MARTINO ROCCO L & BARBARA 512 WATCH HILL RD VILLANOVA, PA 19085											
3.	SHEVADE VIKAS A & SHEVADE AARTI L 516 WATCH HILL RD VILLANOVA, PA 19085											
4.	COBB JAMES L & PHYLLIS RAY D 545 ATTERBURY DR VILLANOVA, PA 19085											
5.	ROBINSON ARTHUR 538 SPROUL RD VILLANOVA, PA 19085											
6.	BENJAMIN STEVEN & MARISA 524 WATCH HILL RD VILLANOVA, PA 19085											
7.	RORER GERALD 761 NEWTOWN ROAD VILLANOVA, PA 19085											
8.	HOPSON MICHAEL 756 CAMPWOODS RD VILLANOVA, PA 19085											

Total Number of Pieces Listed by Sender: *8*

Total Number of Pieces Received at Post Office: *8*

PS Form 3877, February 2002 (Page 1 of 2)

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Name and Address of Sender

*RADNOR TOWNSHIP
301 IVEN AVENUE
RADNOR, PA 19087*

Check type of mail or service:

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1.	ARROSSAN ESTATES TRUST W/MELLON BANK P O BOX 265 VILLANOVA, PA 19085	.50	.41									
2.	SNYDER MARTIN AVERY & ANN C 745 NEWTOWN RD VILLANOVA, PA 19085											
3.	BERKOWITZ HENRY D & JULIE S 745 CAMPWOODS RD VILLANOVA, PA 19085											
4.	KUMAR GUNDURAI JAYASHREE ANIL 741 CAMP WOODS RD VILLANOVA, PA 19085											
5.	TAGUE MICHAEL G & SUSAN P 520 WATCH HILL RD VILLANOVA, PA 19085											
6.	MASSARA VINCENT & LESLIE A 704 CAMPWOODS RD VILLANOVA, PA 19085											
7.	BELL MEIKA & DAVIS JOANNE 3544 PRIMROSE RD PHILADELPHIA, PA 19114											
8.	RADNOR TOWNSHIP 301 IVEN AVENUE RADNOR, PA 19087											

Total Number of Pieces Listed by Sender: 8

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Name and Address of Sender:

RANDOL TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

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1.	RORER GERALD B & ELIZ K 761 NEWTOWN RD VILLANOVA, PA 19085	.50	.41									
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.	EAGLE LARRY J & CYNTHIA C 526 SPROUL ROAD VILLANOVA, PA 19085											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office										
2		8		F								

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*RANDOLPH TOWNSHIP
301 IVERS AVENUE
WAGNER, PA 19087*

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1.	RORER GERALD B ETUX 761 NEWTOWN RD VILLANOVA, PA 19085	.50	.41									
2.	CER CONCORD SCOTT LLC c/o TYLER T/a TRESS FI 0135 - P O BOX 40062 TAX UNIT JACKSONVILLE, FL 322310062											
3.	MONTGOMERY R ALEXANDER PO BOX 40062 ATT JOA GUTHRIE JACKSONVILLE, FL 32202											
4.	CLANCY EDWARD P & SARA N 749 CAMPWOODS ROAD VILLANOVA, PA 19085											
5.	MOLDOVSKY GREGORY & SOPHIA 740 CAMP WOODS RD VILLANOVA, PA 19085											
6.	MCCLUSKEY BRIAN T & MARIA DELLA 737 CAMPWOODS RD VILLANOVA, PA 19085											
7.	SIMON LYNNES 732 CAMP WOODS RD VILLANOVA, PA 19085											
8.	RUSSELL W RANDALL & DIANE M 729 CAMP WOODS RD VILLANOVA, PA 19085											

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*Ryanor Township
301 Ivers Avenue
Dorney, PA 19087*

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1.	PARSONS CHARLES N & MARY M 725 CAMPWOODS RD VILLANOVA, PA 19085	.50	.41									
2.	HIXON KRISTA 716 CAMPWOODS ROAD VILLANOVA, PA 19085											
3.	JOHNSON JOHN & EILEEN M 713 CAMPWOODS RD VILLANOVA, PA 19085											
4.	RAFI FAWAD 701 CAMPWOODS RD VILLANOVA, PA 19085											
5.	SHAW RICHARD J & SHAW JANE D 710 LARCHWOOD RD VILLANOVA, PA 19085											
6.	VON CZOERNIG FREDERICK H & JILL S 722 LARCHWOOD LANE VILLANOVA, PA 19085											
7.	JAVA DOMINGO J & GALVEZ MARIETTA L 713 LARCHWOOD LN VILLANOVA, PA 19085											
8.	COOK ASHLEY B & FITZGERALD MARK P 701 LARCHWOOD LANE VILLANOVA, PA 19085											

Total Number of Pieces Listed by Sender *8*

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PS Form 3877, February 2002 (Page 1 of 2)

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*RANDOL TOWNSHIP
301 IVER Avenue
Wagone, Pa 19087*

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1.	LAU JOHN W 10886 SYMPHONY PARK DR N BETHESDA, MD 20852	.50	.41									
2.	BLAIR DAVID & JEAN REVOCABLE TRUST 724 CAMPWOODS RD VILLANOVA, PA 19085											
3.	ROSATO FRANCIS E 721 CAMPWOODS RD VILLANOVA, PA 19085											
4.	DEWEY NELSON G & ANNE M 712 CAMPWOODS ROAD VILLANOVA, PA 19085											
5.	MARTIN ALBERT S JR ETUX 709 CAMPWOODS RD VILLANOVA, PA 19085											
6.	YUDIS STEVEN K & CAROL N 700 LARCHWOOD LN VILLANOVA, PA 19085											
7.	MOLCHAN THOMAS M & DIANE A 714 LARCHWOOD LN VILLANOVA, PA 19085											
8.	EISELE MAUREEN A 725 LARCHWOOD LANE VILLANOVA, PA 19085											

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PS Form 3877, February 2002 (Page 1 of 2)

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Name and Address of Sender

RANDOL TOWNSHIP
301 IVER Avenue
Wayne, PA 19087

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1.	ENDERS GREGORY H & CHRISTINE B 709 LARCHWOOD LN VILLANOVA, PA 19085	.50	.41									
2.	OVERBROOK GOLF CLUB BOX 140 BRYN MAWR, PA 19010											
3.	SALVUCCI DAVID F & JENNIFER 728 CAMPWOODS RD VILLANOVA, PA 19085											
4.	REGAN RAYMOND F & LORA S 720 CAMPWOODS ROAD VILLANOVA, PA 19085											
5.	BLUMMER DAVID & MICHELLE 717 CAMPWOODS RD VILLANOVA, PA 19085											
6.	DEUSCHLE ROGER A & MARJORIE F 708 CAMPWOODS RD VILLANOVA, PA 19085											
7.	KIM STEVEN R 705 CAMPWOODS RD VILLANOVA, PA 19085											
8.	CARLSON ERIC J & SUSAN D 706 LARCHWOOD LANE VILLANOVA, PA 19085											

Total Number of Pieces Listed by Sender: 8

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*RANDOL Township
301 IVER Avenue
Dorney, Pa 19087*

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1.	KING ROBERT W 667 MALIN RD NEWTOWN SQUARE, PA 19073	.50	.41									
2.	FOX JOSEPH L & CHRISTINA O 820 LAWRENCE LN NEWTOWN SQ, PA 19073											
3.	LYONS THOMAS L 1 EARLS LA NEWTOWN SQUARE, PA 19073											
4.	RAFFERTY MICHAEL & JULIA 640 MALIN RD NEWTOWN SQUARE, PA 19073											
5.	OSMAN DOUGLAS F & DAWN S 641 MALIN RD NEWTOWN SQ, PA 19073											
6.	HASTINGS DAVID C 654 MALIN RD NEWTOWN SQUARE, PA 19073											
7.	CHINTHAKUNTLA PRAVEEN & TIRUMALA VAISHNAVI 655 MALIN RD NEWTOWN SQUARE, PA 19073											
8.	REYNOLDS JAMES C & C LYNN 664 MALIN RD NEWTOWN SQ, PA 19073											
Total Number of Pieces Listed by Sender 9		Total Number of Pieces Received at Post Office 8										
PS Form 3877, February 2002 (Page 1 of 2)												

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Ball Point Pen

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Signature Confirmation

Special Handling

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July 26, 2019

Re: Subdivision Application #2019-S-05
Ardrossan Farms – Lot Consolidation/Subdivision Plan

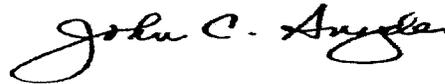
Dear Neighbor:

ES III, LP has applied to Radnor Township for the approval of a Minor Final Subdivision Plan at the above location. The Plan is for the consolidation of abutting parcels owned by North American Land Trust (NALT) and designating parcels owned by NALT as NALT lots. There are no new building lots.

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, August 5, 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,



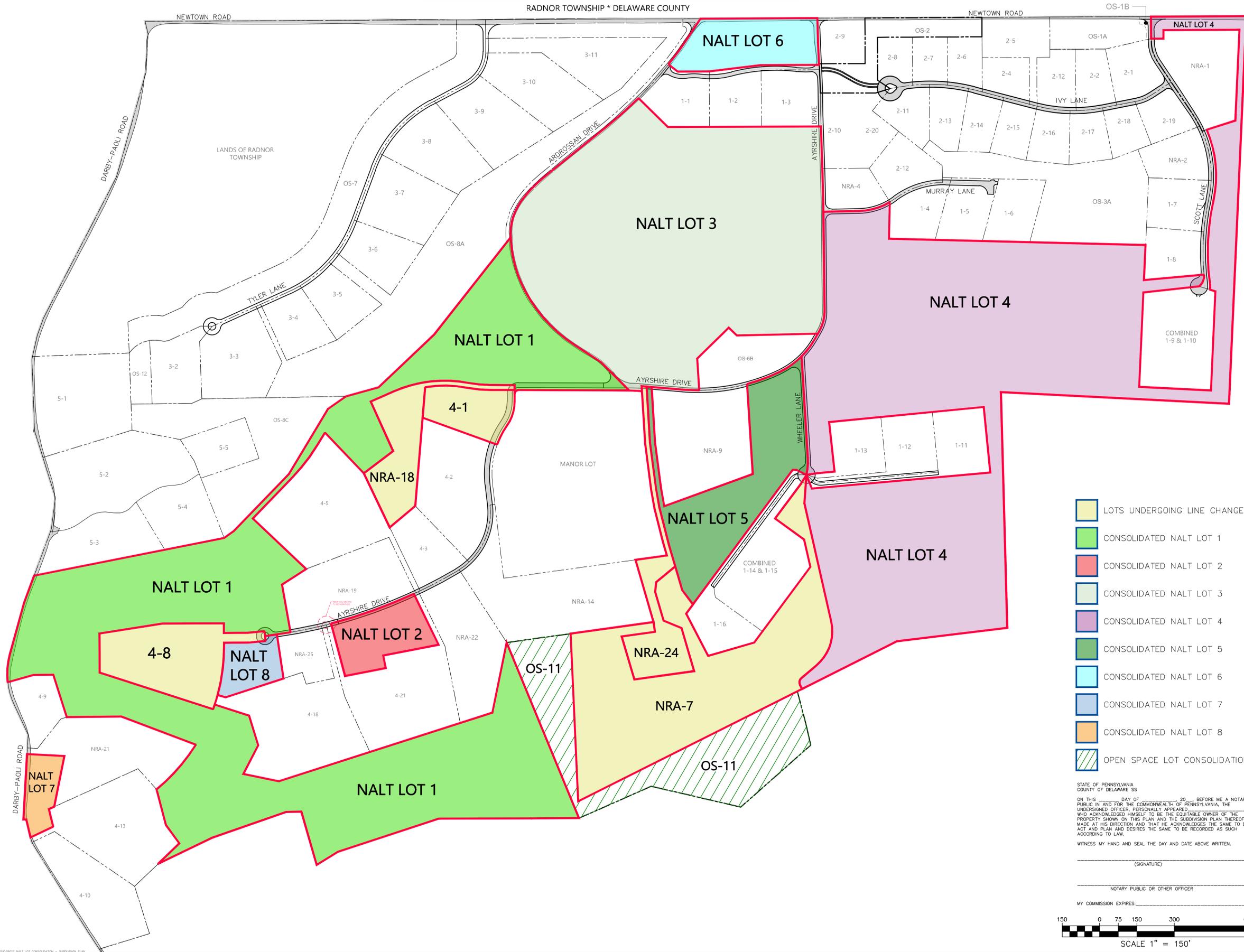
John C. Snyder
Attorney for Applicant

LOT CONSOLIDATION / SUBDIVISION PLAN

NALT LOTS 1 - 8 | LOTS 4-1 & NRA-18 | LOT 4-8 | NRA-24 & NRA-7 | OS-11

THE ARDROSSAN FARM

RADNOR TOWNSHIP * DELAWARE COUNTY



- LOTS UNDERGOING LINE CHANGES
- CONSOLIDATED NALT LOT 1
- CONSOLIDATED NALT LOT 2
- CONSOLIDATED NALT LOT 3
- CONSOLIDATED NALT LOT 4
- CONSOLIDATED NALT LOT 5
- CONSOLIDATED NALT LOT 6
- CONSOLIDATED NALT LOT 7
- CONSOLIDATED NALT LOT 8
- OPEN SPACE LOT CONSOLIDATION

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: _____

150 0 75 150 300 600
 SCALE 1" = 150'

DISCLAIMER:
 THE ENGINEER HAS REVIEWED THIS PLAN AND CONTENTS OF THIS PLAN SHALL NOT BE CORRECT OR COMPLETE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. PENNSYLVANIA LAW REQUIRES THAT THIS PLAN BE RECORDED WITHIN 30 DAYS OF THE DATE OF RECORDATION. PENNSYLVANIA LAW REQUIRES THAT THIS PLAN BE RECORDED WITHIN 30 DAYS OF THE DATE OF RECORDATION. PENNSYLVANIA LAW REQUIRES THAT THIS PLAN BE RECORDED WITHIN 30 DAYS OF THE DATE OF RECORDATION. PENNSYLVANIA LAW REQUIRES THAT THIS PLAN BE RECORDED WITHIN 30 DAYS OF THE DATE OF RECORDATION.

Serial Number: 2019-203-0820

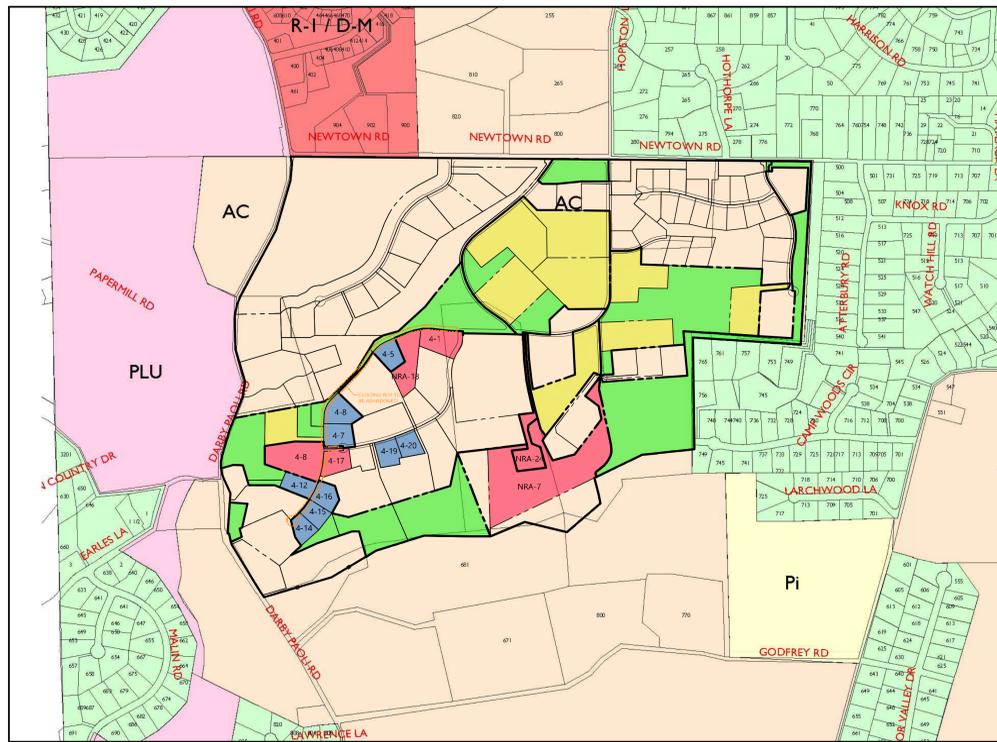
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES THAT YOU CALL 800-488-7872 AT LEAST 48 HOURS BEFORE YOU BEGIN ANY EXCAVATION OR CONSTRUCTION PURPOSES.

DAVID B. SCORIELLO
 LICENSED PROFESSIONAL SURVEYOR
 8024/PA

MIMOMENEE, INC.
 a Karmis Company
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

ILLUSTRATIVE PLAN
 LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 ONE-CALL: 2019-0820
 DRAWN BY: TED
 CHECKED BY: DRF

FILE NO.: 06-012
 SHEET **1** of 12
 DATE: JUNE 28, 2019
 SCALE: 1" = 150'



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
 FRONT YARD: 35 FT FROM OUTSIDE EDGE OF CURB
 SIDE YARD: 25 FT
 REAR YARD: 30 FT

FOLIO NUMBER:
 36-04-02463-00 & 36-04-02464-00

DENSITY CALCULATIONS PER SECTION 280-92 (ENTIRE SITE)

GROSS AREA: 311.54 ACRES
 [AREA NET OF ULTIMATE R/W = 311.54 - 6.73 = 304.81 AC]

DEDUCTIONS:
 1/2 FLOOD PLAIN (CALCULATED) = 13.62AC/2 = 6.82 AC
 1/2 STEEP SLOPES (> 20%) = 21.94 AC + 2 = 10.97 AC
 TOTAL DEDUCTIONS = 17.78 AC

TOTAL ADJUSTED TRACT AREA = 304.81 AC - 17.78 AC = 287.03 AC
 PERMITTED DENSITY: 287.03 AC/2 AC ZONING = 143.52 UNITS
 NET COMMON OPEN SPACE = 84.056 AC (CLEAR OF ROAD R/W AND BUFFER)
 COMMON OPEN SPACE AS A PERCENT OF TOTAL NET TRACT AREA = 27.57%
 PERCENT DENSITY INCREASE PERMITTED = 27.57%/3% = 9.19%
 BONUS DENSITY PERMITTED BY DENSITY MODIFICATION = 109.18% = 156 UNITS
 DENSITY PROPOSED = 76 DWELLING UNITS (72 LOTS)
 OVERALL DENSITY: 76 UNITS/304.81 AC = 0.2493 UNITS/ACRE OR 1 UNIT PER 4.01 ACRES

OPEN SPACE CALCULATIONS:
 REQUIRED PER SECTION 280-91 = 15%
 MINIMUM AREA REQUIRED = 304.81 AC x 15% = 45.72 AC
 PROPOSED COMMON OPEN SPACE: 84.07 AC/304.81 AC = 27.57%

PROPOSED STANDARDS:
 DENSITY: 76 UNITS/304.81 AC = 0.2493 UNITS/AC
 OPEN SPACE RATIO: OPEN SPACE = 84.07 AC/304.81 AC = 27.57%

TOTAL NUMBER OF LOTS: 72
 10 LOTS CONTAIN EXISTING STRUCTURES/DWELLINGS. THE BUILDINGS ON LOTS 2-5 & 2-9 CONTAIN 2 UNITS AS A DUPLEX, AND THE BUILDINGS ON LOT 4-10 CONTAIN 3 UNITS.
 62 LOTS ARE TO BE SOLD INDIVIDUALLY AND ULTIMATELY BE DEVELOPED BY THE NEW OWNERS WITH NEW SINGLE FAMILY DWELLINGS

DWELLING MIX: SINGLE FAMILY DETACHED
 SIZE OF UNITS: 3-5 BEDROOM TYPICAL

GENERAL NOTES:

- THE INTENT OF THIS PLAN IS THE FOLLOWING:
 - TO TERMINATE EXISTING RESIDENTIALLY APPROVED LOTS 4-4, 4-6, 4-7, 4-12, 4-14, 4-15 AND 4-16 AND MERGE THEM WITH EXISTING NON RESIDENTIALLY APPROVED LOT NRA-20 AND OPEN SPACE LOTS OS-8B, OS-8D, OS-8E, OS-8F, OS-8G OS-8H, OS-8I AND OS-9D TO CREATE NORTH AMERICAN LAND TRUST LOT 1
 - TO TERMINATE EXISTING RESIDENTIALLY APPROVED LOTS 4-19 AND 4-20 BY CONSOLIDATING THEM INTO NORTH AMERICAN LAND TRUST LOT 2
 - TO CONSOLIDATE EXISTING NON RESIDENTIALLY APPROVED LOTS NRA-10, NRA-11, NRA-12 AND NRA-13, AND OPEN SPACE LOTS OS-5 AND OS-6A INTO NORTH AMERICAN LAND TRUST LOT 3
 - TO CONSOLIDATE EXISTING NON RESIDENTIALLY APPROVED LOTS NRA-3, NRA-5 AND NRA-6, AND OPEN SPACE LOTS OS-3B AND OS-10 INTO NORTH AMERICAN LAND TRUST LOT 4
 - TO CONSOLIDATE EXISTING NON RESIDENTIALLY APPROVED LOTS NRA-7 AND NRA-24, AND OPEN SPACE LOTS OS-9A AND OS-11 AND TO SUBDIVIDE THE CONSOLIDATED AREA INTO NEW RESIDENTIALLY APPROVED LOTS 3-1 AND 3-12
 - TO SUBDIVIDE EXISTING NON RESIDENTIALLY APPROVED LOT NRA-1 INTO NEW RESIDENTIALLY APPROVED LOTS 1-17 AND 1-18
 - TO VACATE PORTIONS OF THE RIGHT OF WAY OF WEST AYRSHIRE DRIVE AND TO TERMINATE AYRSHIRE DRIVE AT A NEW CUL-DE-SAC
 - TO ADJUST THE LOT LINES OF EXISTING LOTS 4-18 AND LOT 4-17 TO FRONT ON THE NEW CUL-DE-SAC.
 - TO ADJUST THE EXISTING DRIVEWAY EASEMENT SERVING LOTS 4-13 AND 4-8 TO CONFORM TO THE NEW CUL-DE-SAC CONFIGURATION.
- APPLICANT/AGENT
 ESIII LP
 107 TWADDELL MILL ROAD
 WILMINGTON, DE 19807
- OWNER LOTS 4-6, 4-7, 4-12, 4-14, 4-15, 4-16, 4-17, 4-19, 4-20, NRA-3, NRA-5, NRA-6, NRA-10, NRA-11, NRA-12, NRA-13, NRA-20, OS-8B, OS-8C AND OS-9D:
 NORTH AMERICAN LAND TRUST
 100 HICKORY HILL ROAD
 CHADDS FORD, PA 19317
- OWNER LOTS NRA-1, NRA-7, OS-3B, OS-5, OS-6A, OS 8B, OS-8D, OS-8E, OS-8F, OS-8G, OS-8A, OS-10 AND OS-11
 ESIII, L.P.
 107 TWADDELL MILL ROAD
 WILMINGTON, DE 19807
- OWNER LOT 4-8
 CLARENCE AND JANINE BRENNAN
 564 HUSTON ROAD
 ST. DAVIDS, PA 19087
- BY RESTRICTIVE COVENANT DATED _____ AND RECORDED ON _____ IN BOOK _____ PAGE _____ NORTH AMERICAN LAND TRUST HAS RESTRICTED FORMER LOTS 4-4, 4-6, 4-7, 4-12, 1-14, 4-15, 4-16, 4-17, 4-19 AND 4-20 FROM FUTURE DEVELOPMENT.
- VACATION OF WEST AYRSHIRE DRIVE AND EXTENSION OF LOT 4-18 TO PERMANENT CUL-DE-SAC OF AYRSHIRE DRIVE COVERED BY LOT CONSOLIDATION AGREEMENT OF MAY 1, 2017, BY AND BETWEEN ESIII LP, NORTH AMERICAN LAND TRUST, CONKEL 2 LLC, JEFFREY M. MULLEN & SUZANNE MULLEN, WILLIAM T. & CYNTHIA D. MCKERNAN AND STEPHEN & MARIA SCHREDD, RECORDED IN DELAWARE COUNTY ON _____ 2017, AT BOOK _____, PAGE _____
- PLANNING MODULE APPROVAL OBTAINED IN 2014 FOR THE ARDROSSAN SUBDIVISION INCLUDED 74 EDUS FOR THE SUBDIVISION. SINCE THE 2014 APPROVAL, SEVERAL LOTS HAVE BEEN CONSOLIDATED AND/OR PERMANENTLY RESTRICTED AGAINST DEVELOPMENT. THE CREATION OF THE FOUR (4) ADDITIONAL LOTS WILL NOT CREATE THE NEED FOR INCREASED SEWAGE FLOWS.
- PUBLIC WATER SUPPLY AND SANITARY SEWER SERVICE ARE PROPOSED FOR ALL LOTS.
- DRAINAGE EASEMENTS ARE HEREBY CREATED IN ACCORDANCE WITH SECTION 255-35D FOR STREAMS WITHIN THE SITE. LIMIT OF EASEMENT SHALL COINCIDE WITH TOWNSHIP RIPARIAN BUFFER AND/OR THE CALCULATED 100-YEAR FLOODPLAIN WHICHEVER IS GREATER.
- ALL PROPOSED PUBLIC ROADS, STORM SEWERS AND SANITARY SEWERS TO BE OFFERED FOR DEDICATION.
- PRIVATE ROADS AND COMMON STORMWATER MANAGEMENT DETENTION SYSTEMS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- THE PROPOSED COMMON OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED. LOTS IDENTIFIED AS NON-RESIDENTIALLY APPROVED LOTS ARE TO BE HELD AS INVESTMENT PROPERTY AND MAY BE SUBDIVIDED INTO PARCELS FOR THAT PURPOSE, BUT ARE NOT TO BE USED AS RESIDENTIAL LOTS WITHOUT FURTHER CONDITIONAL USE AND SUBDIVISION APPROVAL.
- BOUNDARY INFORMATION TAKEN FROM A FIELD VERIFIED SURVEY BY MOMENEE SURVEY GROUP INC., PLAN ENTITLED "BOUNDARY SURVEY OF ARDROSSAN FARM" DATED JULY 27, 1999, FILE NO. 99079.
- REFERENCE PLANS:
 a. FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS FOR THE ARDROSSAN FARM, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED SEPTEMBER 5, 2014, LAST REVISED 12/08/14, FILE 06-012.
 b. PHASE 4 LOT LINE CHANGE PLANS FOR THE ARDROSSAN FARM PREPARED BY MOMENEE INC., DATED NOVEMBER 4, 2016, LAST REVISED 04/24/17, FILE 06-012.
 c. SUBDIVISION/LOT LINE CHANGE PLAN: LOTS 4-8 & NRA-20, THE ARDROSSAN FARM, PREPARED BY MOMENEE INC., DATED MARCH 1, 2018, FILE 06-012.
 d. LOT LINE CHANGE PLAN: LOTS NRA-7 & NRA-24, THE ARDROSSAN FARM, PREPARED BY MOMENEE INC., DATED MARCH 1, 2018, FILE 06-012.
 e. LOT LINE CHANGE PLAN: ARDROSSAN FARMS PHASE 3, PREPARED BY MOMENEE INC., DATED MARCH 1, 2018, FILE 06-012.
- DEED INFORMATION FURNISHED BY CLIENT: "RECORD OWNER AND LIEN CERTIFICATE" BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, TWO LOGAN SQUARE, 5TH FLOOR, PHILADELPHIA, PA 19103. ORDER NO. D168624E EFFECTIVE DATE: 08/09/97. PREMISES: PORTION OF ARDROSSAN FARM, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA.
- TOPOGRAPHY BY AERIAL DATA REDUCTION ASSOCIATES INC., PENNSAUKEN NJ 08110. NEGATIVE SCALE 1"=500'. DATE OF PHOTOGRAPHY 01/15/97. DIGITAL MAP COMPILATION AT 1"=50'. CONTOUR INTERVAL 2'. MAPPING COMPILED WITHOUT BENEFIT OF A FIELD EDIT. AREAS OBSCURED BY DENSE VEGETATION OR SHADOW ARE ENCLOSED BY A LINE LABELED "DENSE WOODS", "SHADOW" OR "OBSCURED AREA". WITHIN THESE AREAS THERE IS NO GUARANTEE OR IMPLIED HORIZONTAL OR VERTICAL ACCURACIES.
- HORIZONTAL AND VERTICAL GROUND CONTROL BY MOMENEE SURVEY GROUP INC.
- WETLAND DELINEATION CONDUCTED BY MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES INC. IN MARCH & APRIL OF 2014.
- THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- THE RESPONSIBILITY OF THE CONTINUED MAINTENANCE AND OPERATION OF THE COMMON STORMWATER MANAGEMENT SYSTEMS SHALL BE THE OBLIGATION OF THE HOMEOWNERS ASSOCIATION. THE RESPONSIBILITY OF THE CONTINUED MAINTENANCE AND OPERATION OF THE INDIVIDUAL ON-LOT STORMWATER MANAGEMENT SYSTEMS AND OTHER ON-LOT BMP FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
- BENCHMARK - USGS NVD1929 BENCHMARK RM-11, SQUARE CUT IN EAST END OF SOUTHERLY WALL OF SAW MILL ROAD BRIDGE OVER DARBY CREEK, ELEV.=236.18.
- MONUMENTS ARE TO BE SET AS INDICATED ON THE RECORD PLAN AT ANGLE POINTS OF THE RIGHTS OF WAY. ALL PROPERTY CORNERS ARE TO BE PERMANENTLY MARKED WITH IRON PINS.
- NO PLANTING OR OTHER STRUCTURES ARE PERMITTED WITHIN THE STORM OR SANITARY SEWER EASEMENTS.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
- THE FOLLOWING CONDITIONS APPLY WITHIN ALL CLEAR SIGHT TRIANGLES:
 - NO OBSTRUCTIONS TO VISIBILITY FROM 2 1/2 FEET TO 12 FEET IN HEIGHT ABOVE THE EDGE OF PAVING.
 - ANY PLANT MATERIALS MUST BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE VISIBILITY REQUIREMENTS AND ARE SUBJECT TO TRIMMING AND REMOVAL BY THE TOWNSHIP.
- ALL SANITARY FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RADNOR TOWNSHIP STANDARD SPECIFICATIONS. ALL STORM SEWER AND ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT FORM 408, LATEST REVISION, AND/OR PENNDOT ROADWAY CONSTRUCTION STANDARDS, AND IN ACCORDANCE WITH RADNOR TOWNSHIP CONSTRUCTION AND MATERIALS SPECIFICATIONS.
- STORM SEWERS SHALL BE CORRUGATED POLYETHYLENE PIPE (W/SMOOTH INTERIOR) MEETING PENNDOT SPECIFICATIONS.
- A MINIMUM OF 20 L.F. OF CONCRETE ENCASEMENT SHALL BE PROVIDED FOR THE SANITARY SEWER PIPING WHEN LESS THAN 18" OF VERTICAL CLEARANCE IS PROVIDED WITH ANY WATER MAIN AND STORM SEWER.
- NO TREES SHALL BE PERMITTED WITHIN TEN FEET OF THE SANITARY SEWER MAIN OR LATERALS.
- TEN (10) FEET OF HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN SANITARY LATERALS AND WATER SERVICES ON EACH LOT.
- INDIVIDUAL LOT GRADING PLANS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER AS PART OF A GRADING PERMIT FOR EACH LOT.
- A GRADING PERMIT PLAN SHOWING GRADING, STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. PLANS SHALL ALSO BE SUBMITTED TO THE DELAWARE COUNTY CONSERVATION DISTRICT FOR APPROVAL AS A MODIFICATION TO THE NPDES PERMIT.
- SINCE DEVELOPER WILL BE PROVIDING FINANCIAL SECURITY FOR COMPLETION OF THE IMPROVEMENTS ON A PHASE BY PHASE BASIS, NO WORK SHALL BE PERMITTED TO COMMENCE, NO BUILDING PERMIT WILL BE ISSUED AND NO LOT SHALL BE PERMITTED TO BE SOLD IN ANY PHASE FOR WHICH FINANCIAL SECURITY FOR THE COMPLETION OF THE IMPROVEMENTS IN THAT PHASE HAS NOT BEEN POSTED WITH THE TOWNSHIP. FOR EACH PHASE, INCLUDING PHASE 1, THE PROVISIONS OF ARTICLE V OF THE DEVELOPMENT AGREEMENT BETWEEN TOWNSHIP AND DEVELOPER FOR THIS PROJECT SHALL GOVERN THE POSTING OF FINANCIAL SECURITY. FINANCIAL SECURITY FOR A PHASE HAS BEEN POSTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND THE ORDINANCES OF THE TOWNSHIP, THE DEVELOPER AND THE TOWNSHIP SHALL EXECUTE AND DEVELOPER SHALL RECORD A NOTICE NAMING THE PHASE AND THE LOTS (BY LOT NUMBER ON THE PLAN) WITHIN THE DEVELOPMENT THAT ARE THEREUPON AVAILABLE FOR SALE AND DEVELOPMENT.
- SINCE DEVELOPER MAY SELL LOTS PRIOR TO THE COMPLETION OF THE IMPROVEMENTS FOR ANY PHASE, TOWNSHIP AND DEVELOPER AGREE THAT IF DEVELOPER SHALL FAIL TO CONSTRUCT ANY IMPROVEMENTS AND THE HOMEOWNERS ASSOCIATION FOR THE COMMUNITY, ARDROSSAN FARMS OWNERS ASSOCIATION (THE "ASSOCIATION"), CONTRACTS FOR AND COMPLETES ANY SUCH IMPROVEMENTS IN ACCORDANCE WITH THE PLAN AND TO THE SATISFACTION OF THE TOWNSHIP INSPECTORS, THE TOWNSHIP MAY AND SHALL AUTHORIZE THE RELEASE OF THE RESPECTIVE AMOUNT OF THE FINANCIAL SECURITY TO THE ASSOCIATION AS REIMBURSEMENT FOR THE COSTS OF SUCH IMPROVEMENTS.
- ANY ADDITIONAL DWELLINGS ON ANY LOTS BEYOND THE 70 INDIVIDUAL RESIDENTIAL LOTS AS SHOWN ON THE PLAN SHALL REQUIRE A NEW CONDITIONAL USE APPLICATION MEETING ALL ZONING ORDINANCE REQUIREMENTS OF CHAPTER 280, ARTICLE XIX FOR A DENSITY MODIFICATION DEVELOPMENT AND A NEW SUBDIVISION APPLICATION WITH FULL PUBLIC IMPROVEMENTS IN ACCORDANCE WITH EXISTING ORDINANCES. IT IS THE INTENT OF THIS CONDITION THAT SUCH FUTURE PUBLIC IMPROVEMENTS SHALL BE NECESSARY IN CONSIDERATION OF THE WAIVERS WHICH HAVE BEEN GRANTED TO PERMIT THE SUBDIVISION OF THE PROPERTY IN ITS PRESENT CONFIGURATION AS APPROVED.

CONDITIONAL USE DECISION - ISSUED JANUARY 6, 2014:

THE CONDITIONAL USE REQUEST OF THE APPLICANT IS HEREBY APPROVED FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY INTO UP TO 87 SINGLE FAMILY RESIDENTIAL LOTS AS DEPICTED IN THE PLAN, SUBJECT TO COMPLIANCE WITH ALL OTHER APPLICABLE GOVERNMENTAL ORDINANCES AND REGULATIONS AND THE FOLLOWING SPECIFIC CONDITIONS:

- ALL NEW CONSTRUCTION PROPOSED FOR LOTS 3-2 THROUGH 3-10 SHALL BE DONE IN A FASHION WHICH PROVIDES FOR MAXIMUM PROTECTION OF THE DARBY PAOLI/NEWTOWN ROAD VIEWSHED WHEN VIEWED FROM THE INTERSECTION OF THOSE ROADS. THE TOWNSHIP BOARD OF COMMISSIONERS SHALL APPROVE THE ULTIMATE PLACEMENT OF PROPOSED BUILDINGS ON EACH OF THESE LOTS SO AS TO MAXIMIZE THE VIEWSHED FROM THE EXISTING PUBLIC ROADS AND SOFTEN THE IMPACT OF THE VIEW OF THE RESIDENTIAL STRUCTURES TO BE CONSTRUCTED THERE, PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS.
- A LANDSCAPE PLAN, IN ACCORDANCE WITH THE RADNOR TOWNSHIP SHADE TREE ORDINANCE, SUFFICIENT TO SCREEN LOTS 3-2 THROUGH 3-10 FROM THE ABOVE REFERENCED INTERSECTION, WITHIN THE 100 FOOT BUFFER STRIP ADJACENT TO THE RYE FIELD, SHALL BE PREPARED AND SUBMITTED AND SUBJECT TO APPROVAL BY THE BOARD OF COMMISSIONERS DURING THE LAND DEVELOPMENT PROCESS.
- ALL PROPOSED NEW CONSTRUCTION ON ALL LOTS SHALL BE LIMITED IN HEIGHT TO 35 FEET FROM THE AVERAGE GRADE (THE AVERAGE OF THE GRADE TAKEN AT 20 FOOT INTERVALS AROUND THE BUILDING PERIMETER) TO THE TOP OF THE HIGHEST ROOF BEAMS OF A FLAT ROOF WIDTH OR TO THE MEAN LEVEL OF A SLOPED ROOF, PROVIDED THAT CHIMNEYS AND SPIRES SHALL NOT BE INCLUDED IN MEASURING THE HEIGHT. THE HEIGHT SHALL BE MEASURED FROM FINISHED GRADE AND, IN NO EVENT, SHALL ANY FILL MATERIAL RESULT IN AN INCREASE IN BUILDING HEIGHT BEYOND 35 FEET, UNLESS SOIL CONDITIONS NECESSITATE THE PLACEMENT OF FILL, AS DETERMINED BY THE RADNOR TOWNSHIP MUNICIPAL ENGINEER.
- IN THE EVENT THAT THE APPLICANT, OR ANY OF ITS SUCCESSORS OR ASSIGNS, PROPOSES TO BUILD ANY ADDITIONAL DWELLINGS BEYOND THE PROPOSED MAXIMUM LIMIT OF 64 OR 87, DEPENDING UPON WHICH PLAN IS APPROVED, SUCH ADDITIONAL DEVELOPMENT SHALL BE CONSIDERED THROUGH SUBMISSION OF A NEW CONDITIONAL USE APPLICATION, MEETING ALL ZONING ORDINANCE REQUIREMENTS OF ARTICLE XIX FOR A DENSITY MODIFICATION DEVELOPMENT, AND SHALL REQUIRE A NEW SUBDIVISION APPLICATION. ANY SUCH SUBMISSION SHALL NOT BE CONSIDERED AN AMENDMENT OF THE EXISTING PROPOSED PLAN FOR DEVELOPMENT.
- THE 100 FOOT PROPOSED BUFFER STRIP ADJACENT TO THE RYE FIELD SHALL CONTAIN NO BUILDINGS OR STRUCTURES; AND SHALL BE DEED RESTRICTED IN A FORM AND MANNER TO THE SATISFACTION OF APPROPRIATE RADNOR TOWNSHIP OFFICIALS.
- ALL NEW LOTS AND PROPOSED NEW OR EXISTING RESIDENTIAL BUILDINGS SHALL PROVIDE FOR INDIVIDUAL ON-LOT STORM WATER MANAGEMENT THROUGH SEEPAGE PITS OR OTHER NON-STRUCTURAL BMPs IN ACCORDANCE WITH THE RADNOR TOWNSHIP STORM WATER ORDINANCE. ANY AND ALL ROOF DRAINS AND SLUMP PUMPS SHALL BE TIED INTO SUCH ON-LOT STORM WATER FACILITIES.
- THE APPLICANT SHALL PERFORM SUCH STUDIES AND MAKE SUCH IMPROVEMENTS AS ARE NECESSARY IN ORDER TO ESTABLISH SUFFICIENT SEWAGE CAPACITY WITHIN THE TOWNSHIP'S MAIN TRANSMISSION LINE SERVING THE PROPERTY.
- THE APPLICANT SHALL MODIFY AND UPDATE THE TRAFFIC IMPACT STUDY WITH REGARD TO CONDUCTING NEW TRAFFIC COUNTS WHEN THE NEARBY SCHOOLS ARE IN SESSION AND RE-EXAMINATION OF ANY INTERSECTION, AS DETERMINED BY THE RADNOR TOWNSHIP TRAFFIC ENGINEER.
- THE PLAN SHALL BE SUBJECT TO MODIFICATION BY THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, AS APPROPRIATE, DURING THE SUBDIVISION AND LAND DEVELOPMENT REVIEW PROCESS.

RESPECTFULLY SUBMITTED,

/S/ WILLIAM J. BOLLA
 WILLIAM J. BOLLA, ESQUIRE
 WCNAMARA, BOLLA & PANZER
 116 EAST COURT STREET
 DOYLESTOWN, PA 18901
 HEARING OFFICER

WAIVER REQUESTS:

WAIVERS ARE REQUESTED FROM THE APPLICABLE SECTIONS OF TOWNSHIP CODE 255-20 AND 255-21 TO NOT PROVIDE INFORMATION REGARDING SOILS, WATER RESOURCES AND EXISTING FEATURES WITHIN 500 FEET OF THE SITE, IN ADDITION TO DEVELOPMENT INFORMATION FOR THIS SUBMISSION. THIS INFORMATION WAS PRESENTED ON THE PRIOR SUBDIVISION AND LAND DEVELOPMENT PLANS FOR THIS SITE AND IS STILL APPLICABLE TO THIS PORTION OF THE SITE.

PRIOR APPROVED WAIVERS:

WAIVERS WERE GRANTED FROM THE FOLLOWING SECTIONS OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS PART OF FINAL PLAN APPROVAL FOR THIS PROJECT

ARTICLE 5: DESIGN STANDARDS:

- 255-27. STREETS:
 255-27 (A-5) CUL-DE-SAC TERMINUS AT ROAD D
 255-27 (C-1) 60' R/W, 24' CARTWAY & SIDEWALKS ALONG MINOR COLLECTOR STREETS (NEWTOWN ROAD)
 255-27 (C-1) 60' R/W, 24' CARTWAY & SIDEWALKS ALONG PROPOSED LOCAL STREETS
 255-27 (D)(1) CULS-DE-SAC LENGTH
 255-27 (D)(2) CULS-DE-SAC TURNAROUND DIMENSIONS
 255-27 (E)(2) R/W WIDTH OF A PRIVATE STREET
- STREET INTERSECTIONS:
 255-27 (H)(1) INTERSECTIONS LESS THAN 90 DEGREES FOR ROAD E AT NEWTOWN ROAD, ROAD E AND ROAD C & ROAD C AND ROAD H.
- 255-36. CURBS
 255-36 CURBS WHEN REQUIRED BY THE TOWNSHIP
- 255-37. SIDEWALKS AND PEDESTRIAN PATHS
 255-37 (A) SIDEWALKS AND PATHS WHEN REQUIRED BY THE BOARD OF COMMISSIONERS.
- 255-38. SHADE TREES
 255-38 (A) STREET TREES TO BE PLANTED WHERE STREET TREES DO NOT EXIST
 255-38 (B & C) STREET TREE PLANTING INTERALS
- 255-39. CROSSWALKS
 255-39 (A) INTERIOR CROSSWALK REQUIREMENTS
 255-39 (B) CROSSWALK MARKINGS

ARTICLE 6: REQUIRED IMPROVEMENTS:

- 255-49. STREETLIGHTS
 255-49 INSTALLATION OF STREETLIGHTS
- 255-51. SIDEWALKS
 255-51 INSTALLATION OF SIDEWALKS
- 255-52. CURBS
 255-52 INSTALLATION OF CURBS

DATE: 06-01-2018
 TIME: 10:00 AM
 PROJECT: THE ARDROSSAN FARM
 DRAWN BY: ESIII LP
 CHECKED BY: DRF

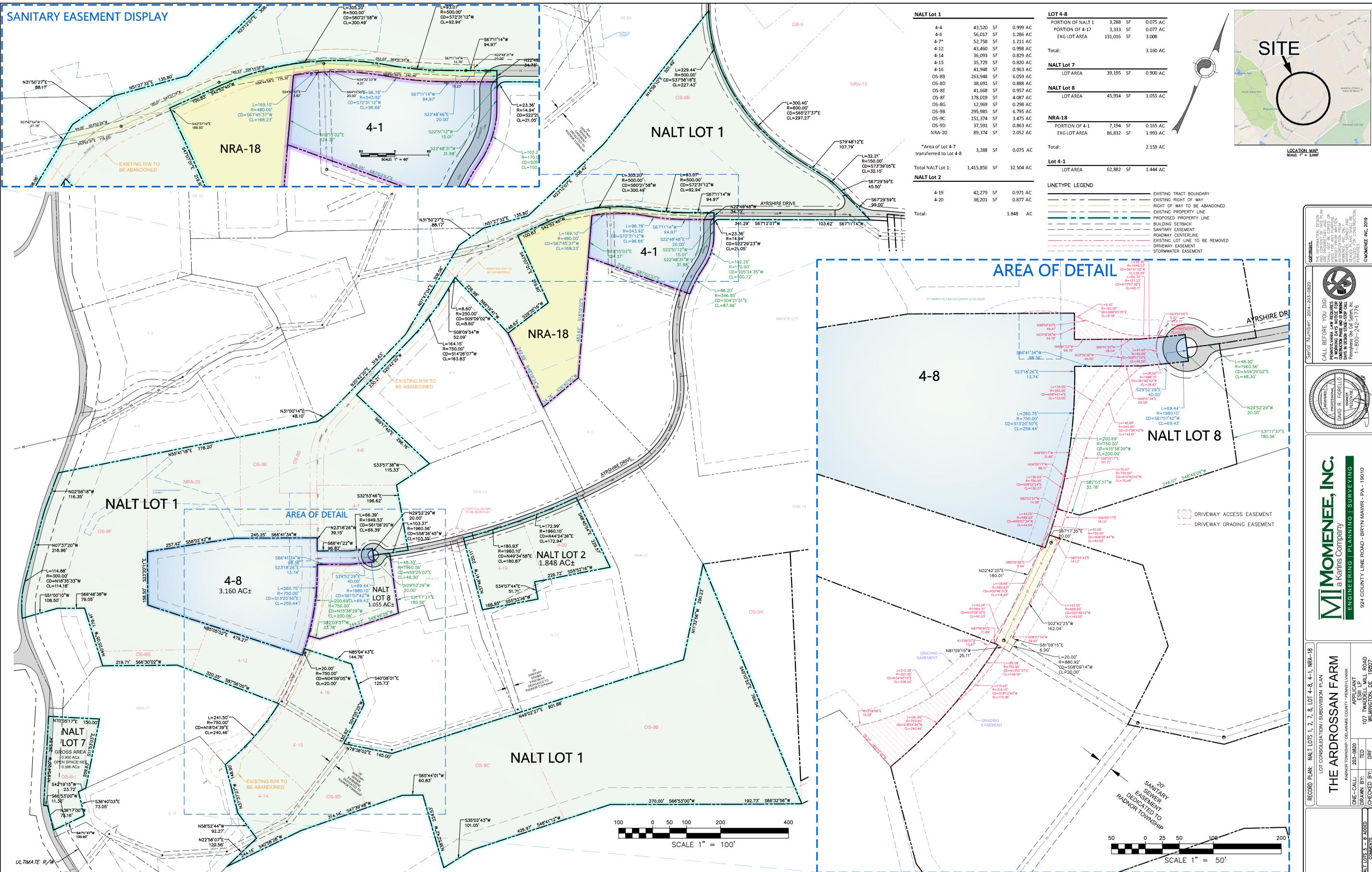
DAVID S. SCORIELLO
 P.E.
 SURVEYOR

MOMENEE, INC.
 a Karmis Company
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

NOTES AND REFERENCES: PLAN
 LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 APPLICANT: ESIII LP
 ONE-CALL: 202-862-0820
 DRAWN BY: TED
 CHECKED BY: DRF

FILE NO.: 06-012
 SHEET 2 of 12
 DATE: JUNE 28, 2019
 SCALE: AS NOTED

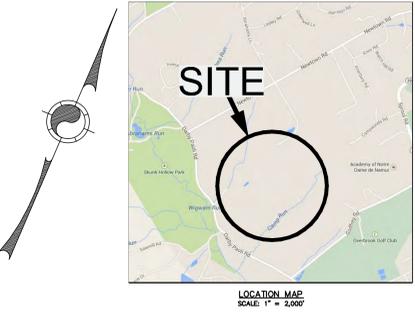
UNSWERED, INC. 2017/07/11/2020
 1000 MARKET STREET, SUITE 200, PHILADELPHIA, PA 19102
 TEL: 215-563-1234 FAX: 215-563-1235
 WWW.UNSWERED.COM



NALT Lot 1			
4-4	43,520 SF	0.999 AC	
4-6	56,017 SF	1.286 AC	
4-7	52,758 SF	1.211 AC	
4-12	43,460 SF	0.998 AC	
4-14	36,093 SF	0.829 AC	
4-15	35,729 SF	0.820 AC	
4-16	41,948 SF	0.963 AC	
OS-8B	263,948 SF	6.059 AC	
OS-8D	38,691 SF	0.888 AC	
OS-8E	41,668 SF	0.957 AC	
OS-8F	178,019 SF	4.087 AC	
OS-8G	12,969 SF	0.298 AC	
OS-9B	295,985 SF	6.795 AC	
OS-9C	151,374 SF	3.475 AC	
OS-9D	37,591 SF	0.863 AC	
NRA-20	89,374 SF	2.052 AC	
*Area of Lot 4-7 transferred to Lot 4-8			
Total NALT Lot 1: 1,415,856 SF 32.504 AC			
NALT Lot 2			
4-19	42,279 SF	0.971 AC	
4-20	38,201 SF	0.877 AC	
Total: 1,848 AC			

LOT 4-8			
PORTION OF NALT 1			
3,288 SF	0.075 AC		
PORTION OF 4-17			
3,333 SF	0.077 AC		
EXG LOT AREA			
131,016 SF	3.008 AC		
Total: 3.160 AC			
NALT Lot 7			
LOT AREA			
39,195 SF	0.900 AC		
NALT Lot 8			
LOT AREA			
45,954 SF	1.055 AC		
NRA-18			
PORTION OF 4-1			
7,194 SF	0.165 AC		
EXG LOT AREA			
86,832 SF	1.993 AC		
Total: 2.159 AC			
Lot 4-1			
LOT AREA			
62,882 SF	1.444 AC		

LINETYPE LEGEND	
(Solid line)	EXISTING TRACT BOUNDARY
(Dashed line)	EXISTING RIGHT OF WAY
(Dotted line)	RIGHT OF WAY TO BE ABANDONED
(Dashed line with dots)	EXISTING PROPERTY LINE
(Dotted line with dots)	PROPOSED PROPERTY LINE
(Dashed line with dots)	BUILDING SETBACK
(Dashed line with dots)	SANITARY EASEMENT
(Dashed line with dots)	ROADWAY CENTERLINE
(Dashed line with dots)	EXISTING LOT LINE TO BE REMOVED
(Dashed line with dots)	DRIVEWAY EASEMENT
(Dashed line with dots)	STORMWATER EASEMENT



LOT CONSOLIDATION / LOT LINE CHANGE PLAN
NALT LOTS 1, 2, 7, 8 | LOT 4-8, LOT 4-1, NRA-18

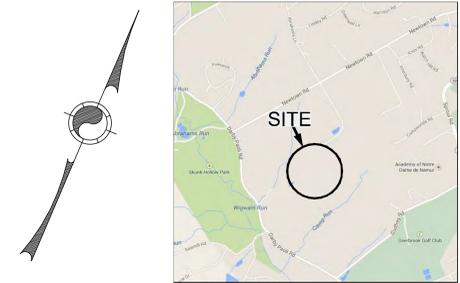
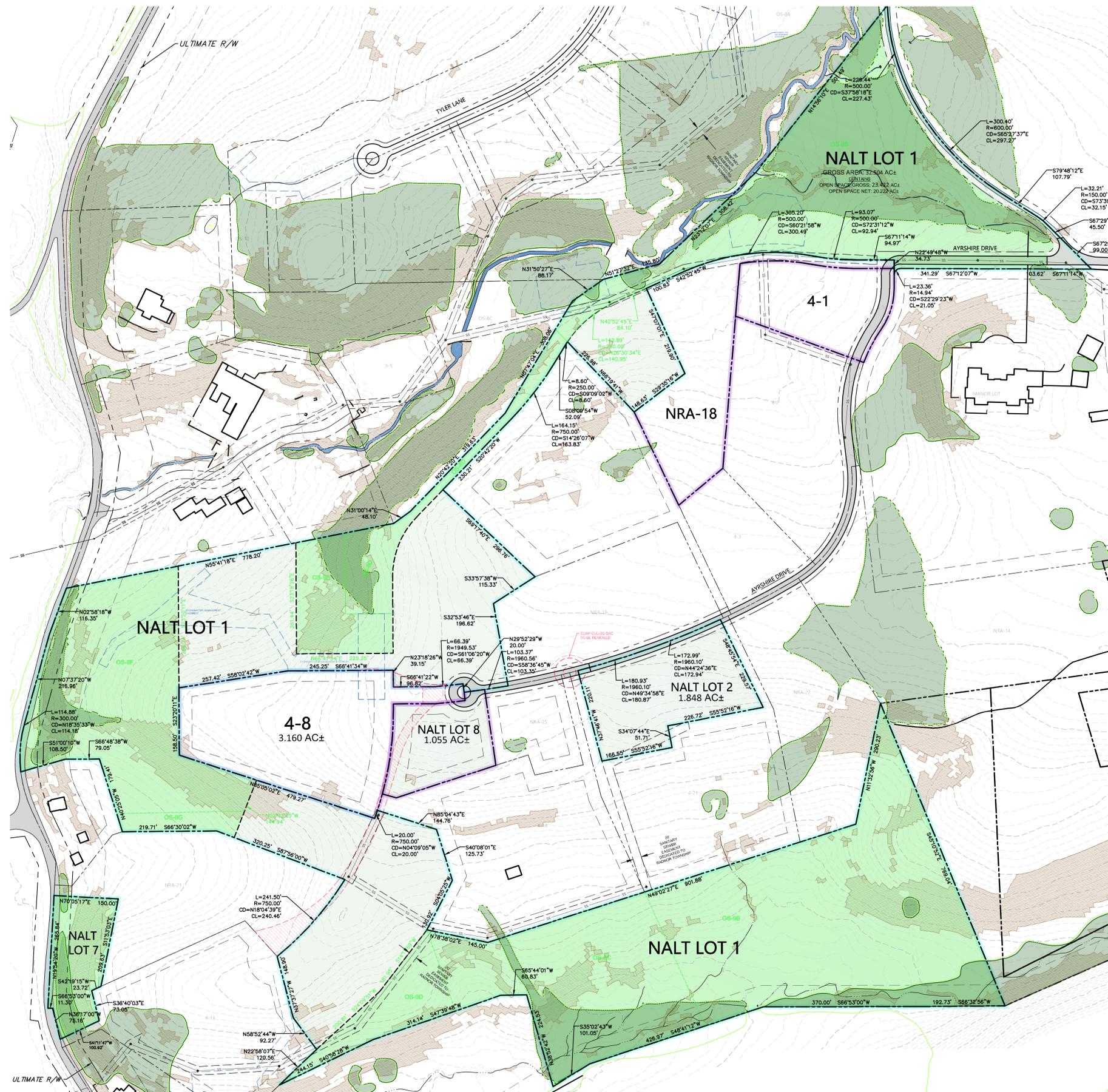
DRIVEWAY EASEMENT DETAIL
FOR LOTS 4-8 & NALT LOT 8

METES & BOUNDS LEGEND	
N00°00'00"E	NALT LOTS
00.00'	
N00°00'00"E	LOT 4-8
00.00'	NRA-18
N00°00'00"E	NALT LOT 8
00.00'	LOT 4-1
N00°00'00"E	DRIVEWAY EASEMENT
00.00'	

RECORD PLAN: NALT LOTS 1, 2, 7, 8, LOT 4-8, 4-1, NRA-18
 LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
 RANDOLPH TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA
 APPLICANT: ESILIP
 ONE-CALL: 202-882-1111
 DRAWN BY: TED
 CHECKED BY: DRF
 DATE: 6/28/2019

FILE NO.: 06-012
 SHEET 3 of 12
 DATE: JUNE 28, 2019
 SCALE: AS NOTED

FOR MORE INFORMATION, CONTACT:
MIMOMENEE, INC.
 a Kams Company
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010
 1-800-242-1776

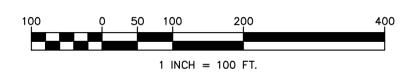


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PORTION OF 4-17 3,333 SF 0.077 AC			
EXG LOT AREA 131,016 SF 3.008 AC			
Total: 3.160 AC			
NALT Lot 7			
LOT AREA 39,195 SF 0.900 AC			
NALT Lot 8			
LOT AREA 45,954 SF 1.055 AC			
NRA-18			
PORTION OF 4-1 7,194 SF 0.165 AC			
EXG LOT AREA 86,832 SF 1.993 AC			
Total: 2.159 AC			
Lot 4-1			
LOT AREA 62,882 SF 1.444 AC			

LINETYPE LEGEND

	EXISTING TRACT BOUNDARY
	EXISTING RIGHT OF WAY
	RIGHT OF WAY TO BE ABANDONED
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	BUILDING SETBACK
	SANITARY EASEMENT
	ROADWAY CENTERLINE
	EXISTING LOT LINE TO BE REMOVED
	DRIVEWAY EASEMENT
	STORMWATER EASEMENT
	EXISTING TREE LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING SLOPES 20% AND GREATER
	EXISTING WOODED AREAS

NALT LOTS 1 & 7 - OPEN SPACE DISPLAY



OPEN SPACE FEATURES PLAN: NALT LOT 1, 4-8 & 4-17

LOT CONSOLIDATION / SUBDIVISION PLAN

THE ARDROSSAN FARM

RANDOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

APPLICANT: ESILIP

107 TWADDLE MILL ROAD, WILMINGTON, DE 19807

ONE-CALL: 202-882-XXXX

DRAWN BY: TED

CHECKED BY: DRF

DATE: 11/07/19

COMMENTS: NALT LOTS 5 - 8 ADDED

FILE NO.: 06-012

SHEET 4 of 12

DATE: JUNE 28, 2019

SCALE: 1" = 100'

SPRINT NUMBER: 2019-203-0882

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR ANY EXCAVATION WORK. PENNSYLVANIA ONE-CALL SYSTEM, INC. 1-800-242-1776

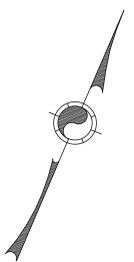
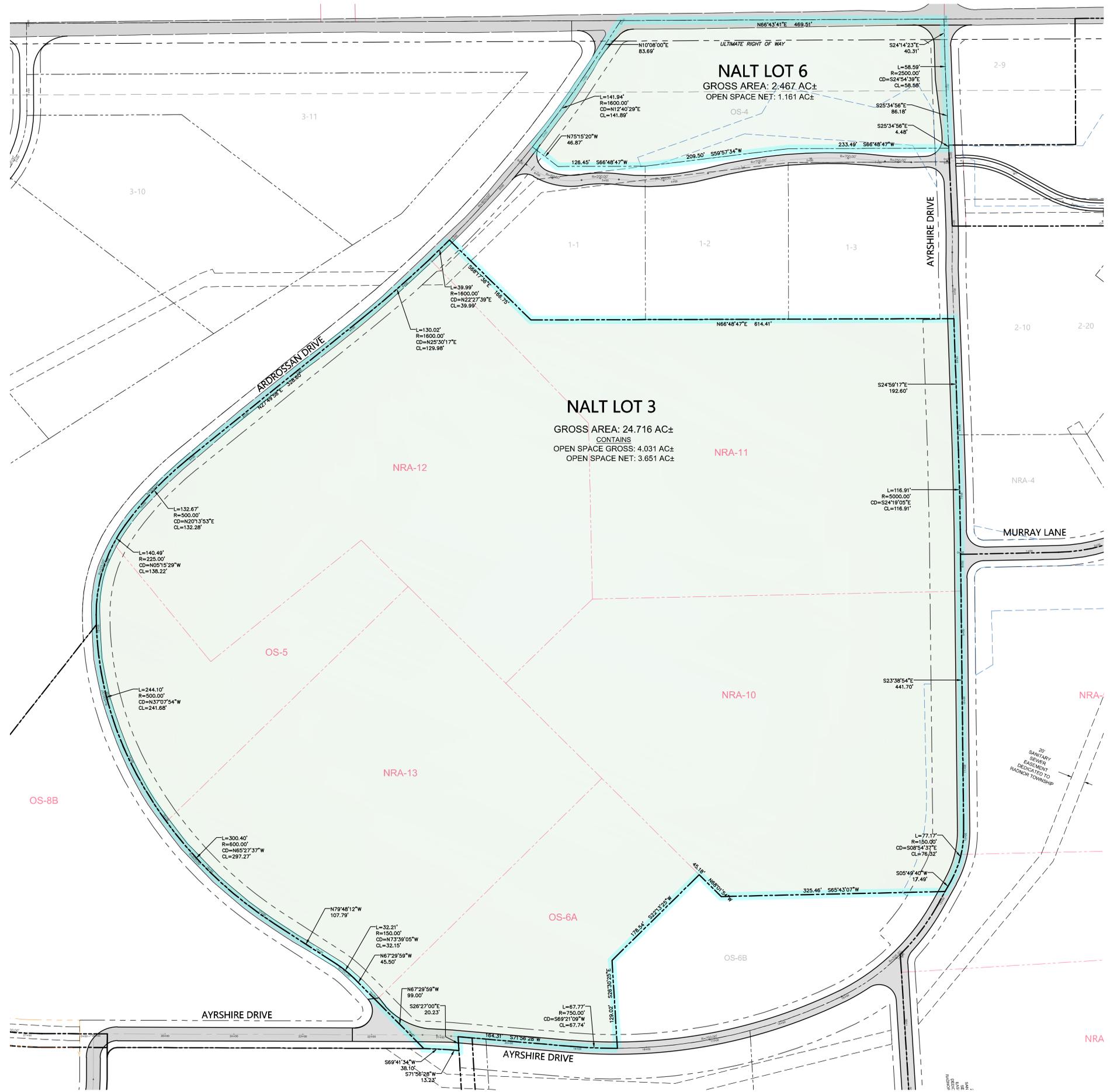
DAVID S. COFFIELD, P.E. 0027476

MIMOMENEE, INC. a Karmis Company

ENGINEERING | PLANNING | SURVEYING

924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

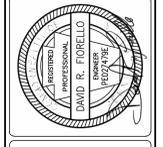
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NALT Lot 3			
NRA-10	233,930	SF	5.370 AC
NRA-11	233,719	SF	5.365 AC
NRA-12	240,062	SF	5.511 AC
NRA-13	193,327	SF	4.438 AC
OS-5	80,886	SF	1.857 AC
OS-6A	94,697	SF	2.174 AC
Total:			24,716 AC

NALT Lot 6			
Lot Area	107,450	SF	2.467 AC

DISCLAIMER:
 THE USER OF THIS PLAN AND CONTENTS OF THIS PLAN SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY WITHOUT PROPER WRITTEN NOTICE FROM THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSES OF THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. © MOMENEE, INC. 2019



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 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

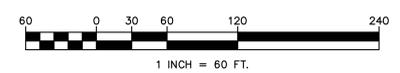
RECORD PLAN: NALT LOT 3
 LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 APPLICANT: ESILL LP
 ONE-CALL: 203-8820
 DRAWN BY: TED
 CHECKED BY: DRF

FILE NO.: 06-012
 SHEET 5 of 12
 DATE: JUNE 28, 2019
 SCALE: 1" = 60'

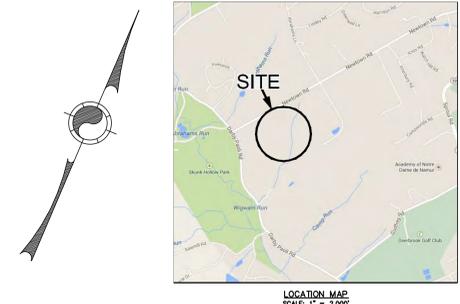
LINETYPE LEGEND

	EXISTING TRACT BOUNDARY
	EXISTING RIGHT OF WAY
	RIGHT OF WAY TO BE ABANDONED
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	BUILDING SETBACK
	SANITARY EASEMENT
	ROADWAY CENTERLINE
	EXISTING LOT LINE TO BE REMOVED
	DRIVEWAY EASEMENT
	STORMWATER EASEMENT

LOT CONSOLIDATION: NALT LOT 3 | NALT LOT 6



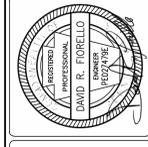
PROJECT: NALT LOT 3 & 6 SUBDIVISION PLAN
 DATE: 06/28/2019
 DRAWN BY: TED
 CHECKED BY: DRF



NALT Lot 3			
NRA-10	233,930	SF	5.370 AC
NRA-11	233,719	SF	5.365 AC
NRA-12	240,062	SF	5.511 AC
NRA-13	193,327	SF	4.438 AC
OS-5	80,886	SF	1.857 AC
OS-6A	94,697	SF	2.174 AC
Total:			24,716 AC

NALT Lot 6			
Lot Area	107,450	SF	2.467 AC

BEFORE YOU DIG
 CALL 800-487-3872
 PENNSYLVANIA LAW ENFORCEMENT
 3 WORKING DAYS NOTICE FOR
 24 HOURS ADVANCE NOTICE FOR
 DAYS IN EXCESS OF 30 DAYS
 Pennsylvania One Call System, Inc.
 1-800-442-1776



MIMOMENEE, INC.
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 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

OPEN SPACE PLAN - NALT LOT 3
 LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 ONE-CALL: 202-880-4872
 DRAWN BY: TED
 CHECKED BY: DRF

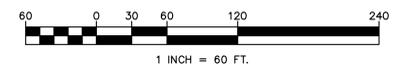
FILE NO.: 06-012
 SHEET **6** of 12
 DATE: JUNE 28, 2019
 SCALE: 1" = 60'

LINETYPE LEGEND

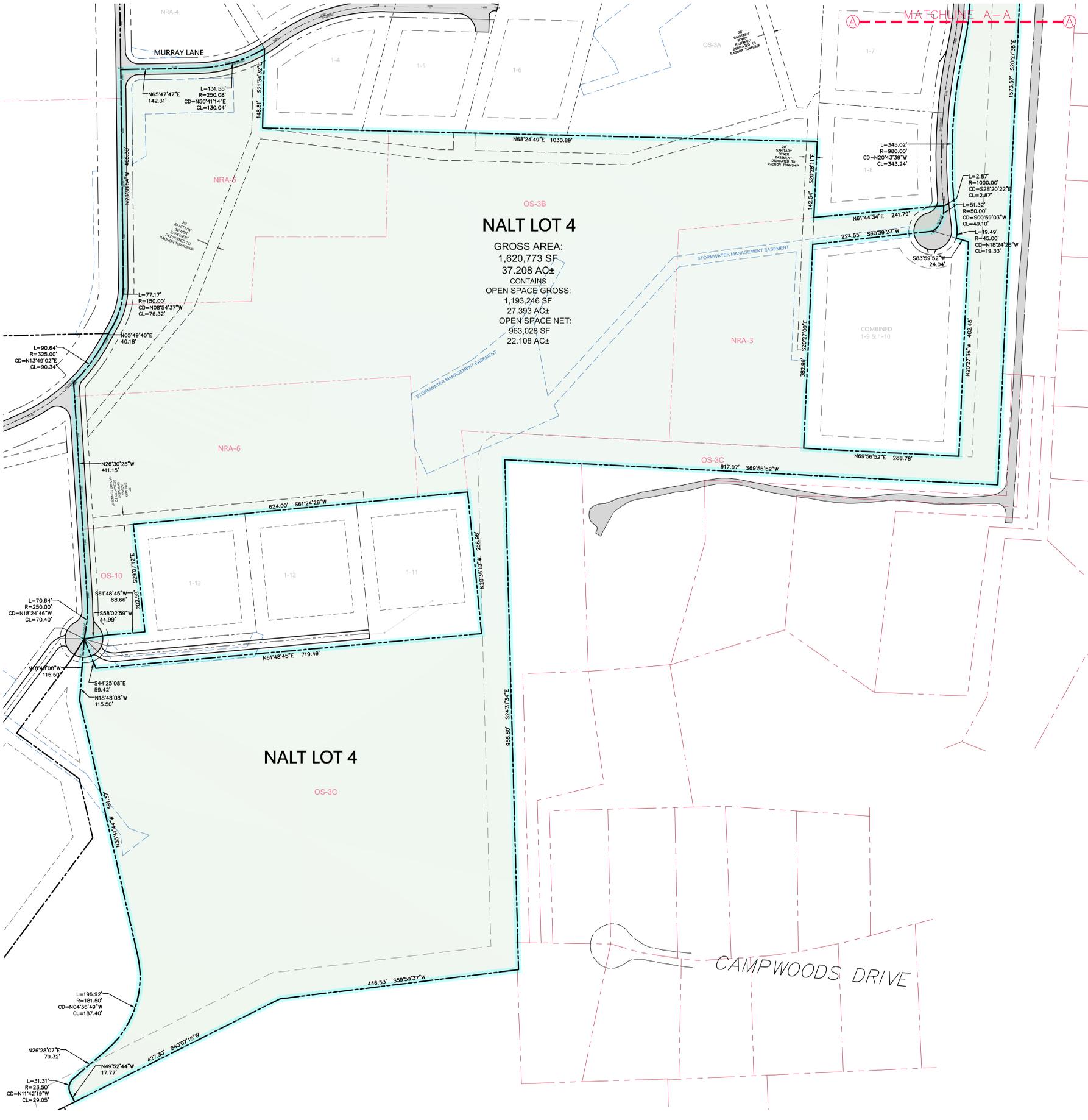
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	EXISTING RIGHT OF WAY
	RIGHT OF WAY TO BE ABANDONED
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
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	SANITARY EASEMENT
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	STORMWATER EASEMENT
	EXISTING TREE LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING SLOPES 20% AND GREATER
	EXISTING WOODED AREAS

NALT LOT 3 | NALT LOT 6

OPEN SPACE DISPLAY



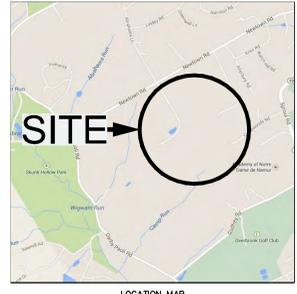
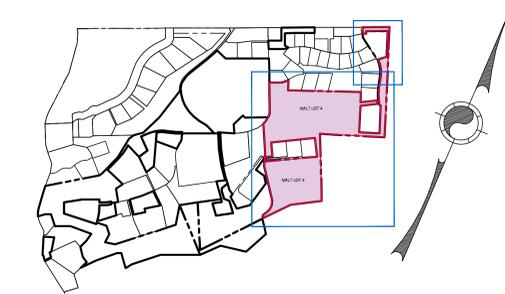
MIMOMENEE, INC. 2019071712420
 PENNSYLVANIA PROFESSIONAL ENGINEERING BOARD REGISTRATION NO. 102747
 DELAWARE COUNTY REGISTERED PROFESSIONAL ENGINEER
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010



NALT LOT 4
 GROSS AREA:
 1,620,773 SF
 37.208 AC±
 CONTAINS
 OPEN SPACE GROSS:
 1,193,246 SF
 27.393 AC±
 OPEN SPACE NET:
 963,028 SF
 22.108 AC±

NALT LOT 4

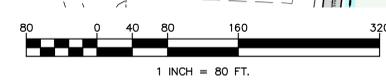
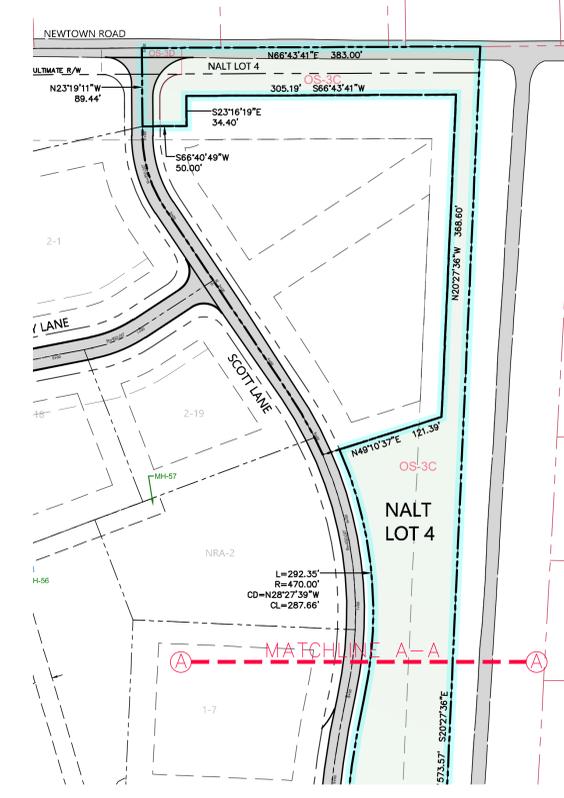
CAMPWOODS DRIVE



NALT Lot 4				
NRA-3	115,235	SF	2.645	AC
NRA-5	160,941	SF	3.695	AC
NRA-6	148,677	SF	3.413	AC
OS-3B	452,572	SF	10.621	AC
OS-10	30,265	SF	0.465	AC
OS-3C	710,309	SF	16.306	AC
OS-3D	2,674	SF	0.061	AC
Total:				37.208

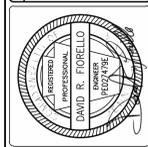
LINETYPE LEGEND

	EXISTING TRACT BOUNDARY
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	DRIVEWAY EASEMENT
	STORMWATER EASEMENT



LOT CONSOLIDATION: NALT LOT 4

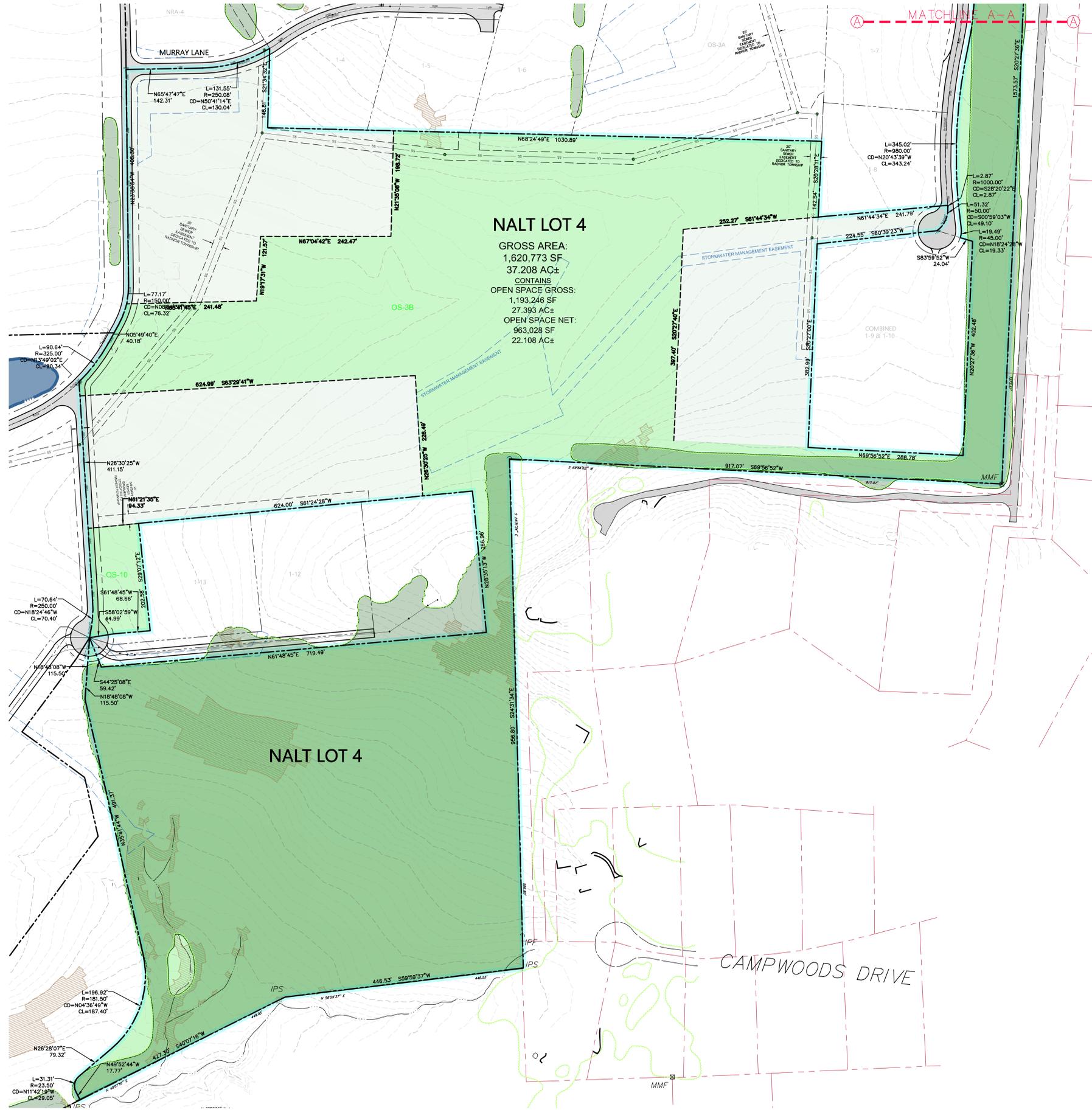
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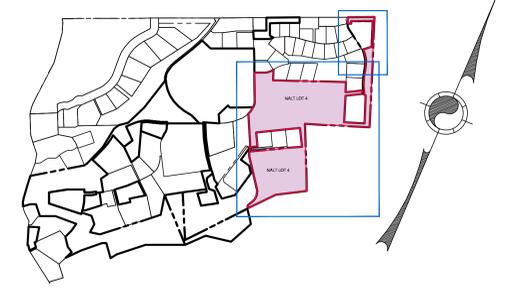
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 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: NALT LOT 4
 LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARROSSAN FARM
 RANDOLPH TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 APPLICANT: ESILL LP
 ONE-CALL: 202-880-1111
 DRAWN BY: TED
 CHECKED BY: DRF

FILE NO.: 06-012
 SHEET **7** of 12
 DATE: JUNE 28, 2019
 SCALE: 1" = 80'

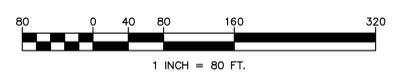


NALT LOT 4
 GROSS AREA:
 1,620,773 SF
 37.208 AC±
 CONTAINS
 OPEN SPACE GROSS:
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 OPEN SPACE NET:
 963,028 SF
 22.108 AC±



NALT Lot 4				
NRA-3	115,235	SF	2.645	AC
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OS-3C	710,309	SF	16.306	AC
OS-3D	2,674	SF	0.061	AC
Total:				37.208

- OPEN SPACE AREA**
- LINETYPE LEGEND**
- EXISTING TRACT BOUNDARY
 - EXISTING RIGHT OF WAY
 - RIGHT OF WAY TO BE ABANDONED
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
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 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - EXISTING SLOPES 20% AND GREATER
 - EXISTING WOODED AREAS

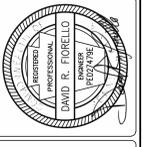


NALT LOT 4 - OPEN SPACE DISPLAY

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Serial Number: 2019-203-0820

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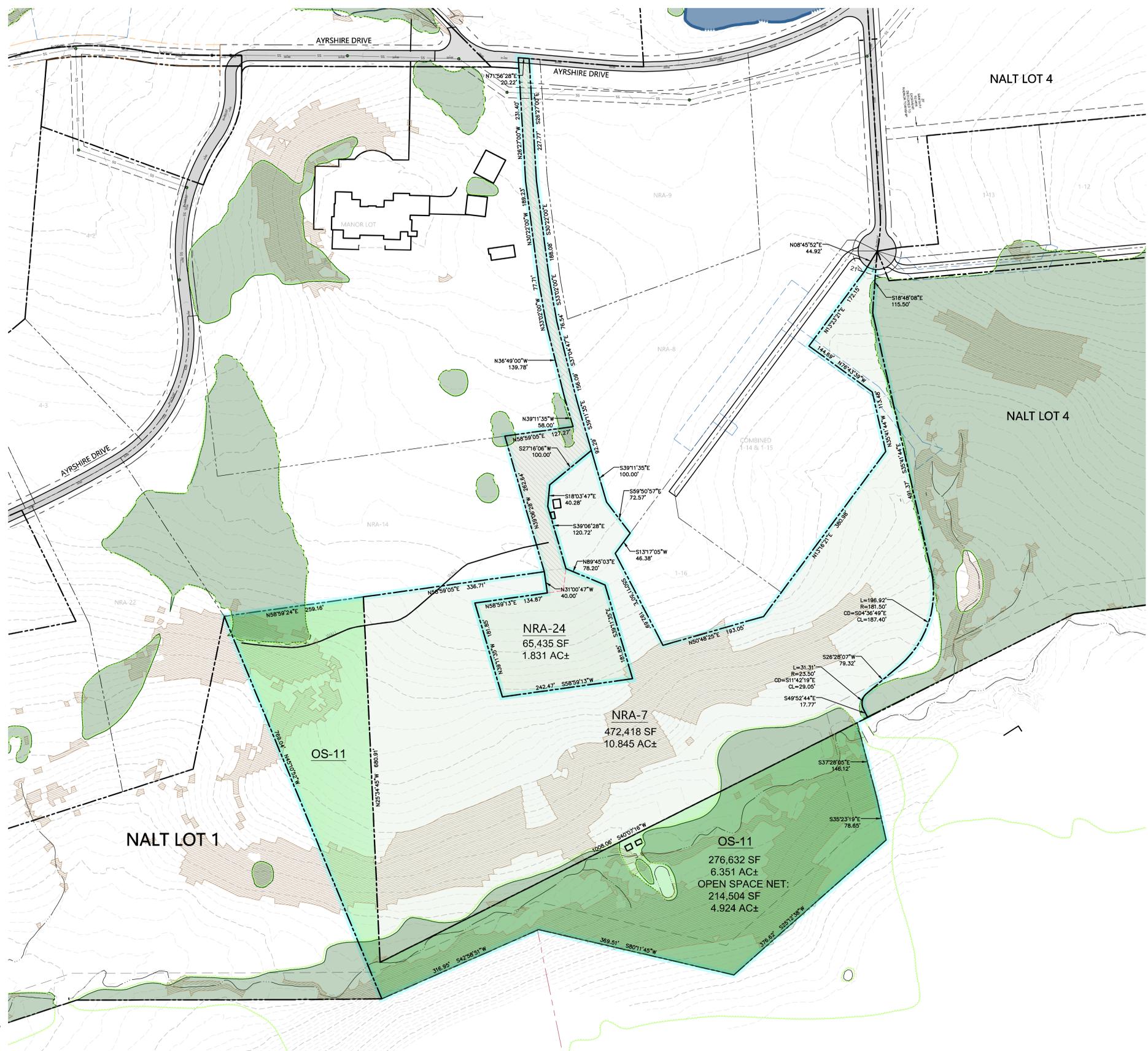
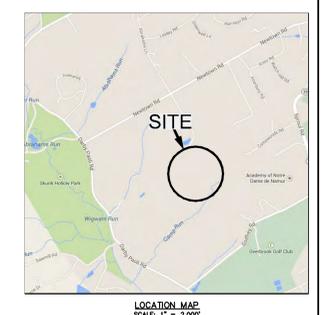
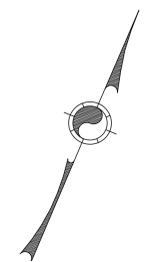


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 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

OPEN SPACE/FEATURES PLAN: NALT LOT 4: PHASE 3
 LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
 RANDOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 APPLICANT: ESIL LLP
 ONE-CALL: 2019-0820
 DRAWN BY: TED
 CHECKED BY: DRF

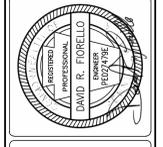
FILE NO.: 06-012
 SHEET **8** of 12
 DATE: JUNE 28, 2019
 SCALE: 1" = 80'

PROJECT: 2019-0820 - NALT LOT 4 OPEN SPACE DISPLAY
 DATE: 06/28/2019
 SHEET: 8 OF 12
 SCALE: 1" = 80'



NRA-24			
PORTION OF NRA-24	65,415 SF	1.502 AC	
PORTION OF NRA-7	14,324 SF	0.329 AC	
Total:		1.831 AC	
NRA-7			
EXISTING LOT AREA	237,736 SF	5.458 AC	
PORTION OF NRA-24	226,952 SF	5.210 AC	
Total:		10.668 AC	
OS-11			
Existing Lot Area	180,011 SF	4.132 AC	
OS-9A	96,621 SF	2.218 AC	
Total:		6.351 AC	

OPEN SPACE PLAN, RECORD PLAN: NRA-7, NRA-24, & OS-11
 LOT CONSOLIDATION / SUBDIVISION PLAN
 THE ARROSSAN FARM
 MANOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 ONE-CALL: 202-882-1111
 DRAWN BY: TED
 CHECKED BY: DRF



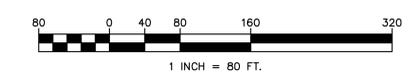
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 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

OPEN SPACE AREA

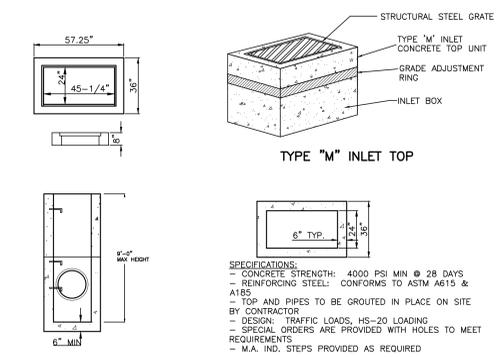
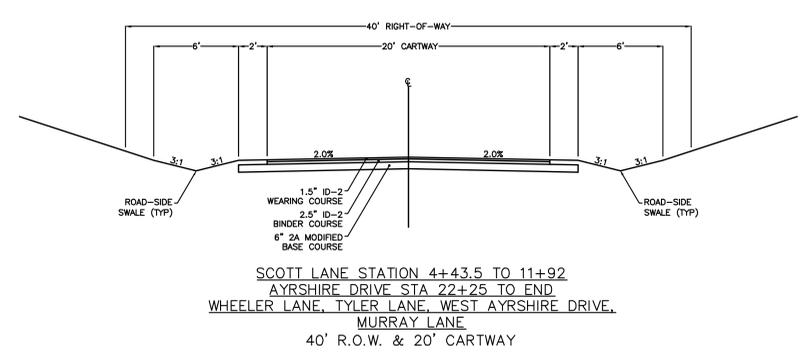
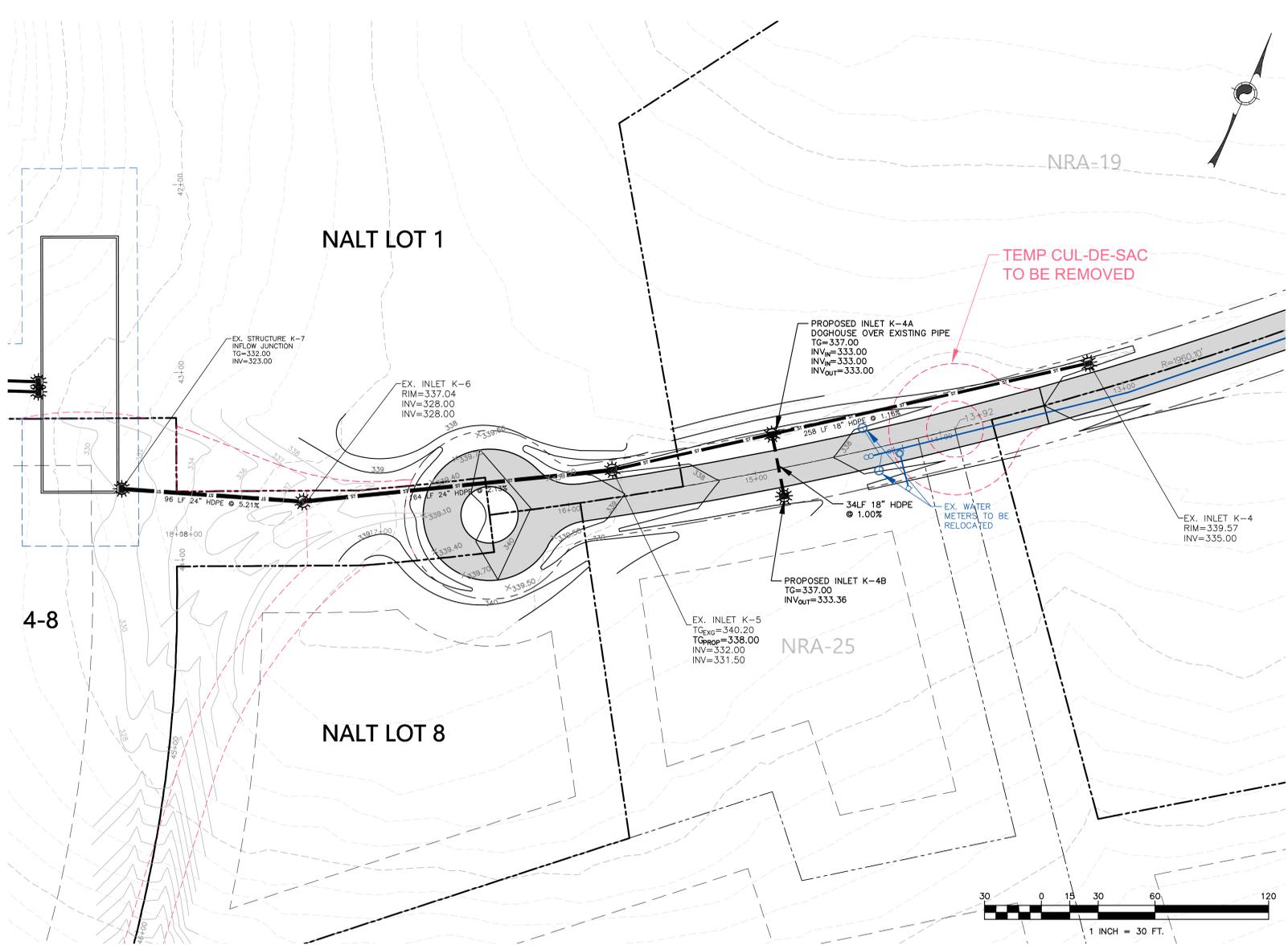
LINETYPE LEGEND

	EXISTING TRACT BOUNDARY
	EXISTING RIGHT OF WAY
	RIGHT OF WAY TO BE ABANDONED
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
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	DRIVEWAY EASEMENT
	STORMWATER EASEMENT
	EXISTING TREE LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING SLOPES 20% AND GREATER
	EXISTING WOODED AREAS

NRA-7, NRA-24, OS-11 LOT LINE CHANGE PLAN



FILE NO.: 06-012
 SHEET 10 of 12
 DATE: JUNE 28, 2019
 SCALE: 1" = 80'



- NOTES:**
1. BASE PREPARATION SHALL BE A MINIMUM OF 6" OF COMPACTED 2A SUBBASE MATERIAL.
 2. PROVIDE STRUCTURAL STEEL GRATES WITH TYPE "C" & "M" INLET TOPS.
 3. PROVIDE ALL INLET BOTTOMS WITH 1" SUMP AND HOLES TO DRAIN INLET BOTTOM.
 4. INSTALL NEW TYPE "C" INLET TOP UNIT AND NEW BICYCLE SAFE STRUCTURAL STEEL GRATE ON EXISTING INLET AND PROPOSED INLET ALONG PROPERTY FRONTAGE ON LANCASTER AVENUE, MATCH EXISTING ROAD GRADES.
 5. INLET GRATES TO BE DEPRESSURED 1" AT BACK UNLESS NOTED OTHERWISE.
 6. COAT ALL SURFACES WITH ANTI-SPALLING COMPOUND.
 7. MORTAR GROUT INLET FRAME TO BASIN.
 8. AN 8" MAXIMUM LEVELING COURSE MAY BE USED WITH PRECAST INLETS.
 9. INLET BOX CONSTRUCTION AS PER PENN-DOT SPECIFICATIONS.
 10. CONCRETE BLOCK CONSTRUCTION IS NOT ALLOWED.
 11. CAST IN PLACE CONCRETE, PRECAST CONCRETE, AND BRICK ARE THE ONLY APPROVED METHODS OF INLET BOX CONSTRUCTION.

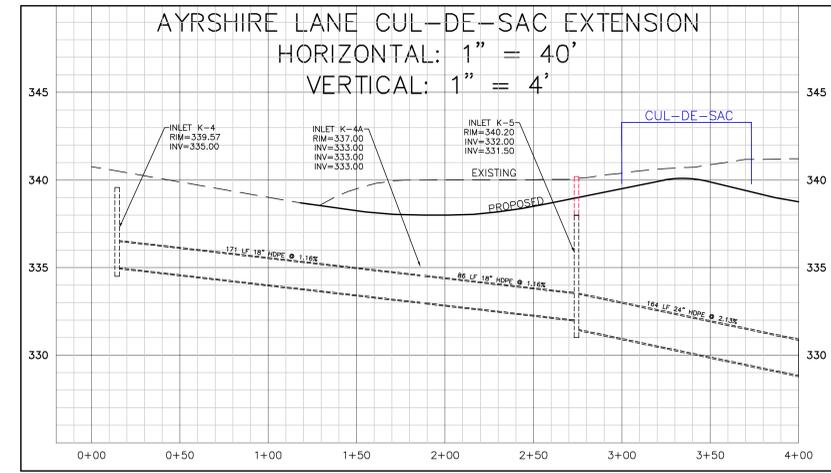
SOILS NOTES:
 SITE PREPARATION
 THE PROPOSED DEVELOPMENT SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL REMNANT FOUNDATIONS, FLOOR SLABS, CONCRETE PADS, PAVEMENTS AND UTILITIES LOCATED WITHIN AND TEN FEET BEYOND THE PERIMETER OF THE PROPOSED WORK AREA. THE REMAINDER OF THESE STRUCTURES MAY GENERALLY REMAIN IN PLACE IF REMOVED TO A MINIMUM DEPTH OF TWO FEET BELOW FINAL GRADES, PROVIDING THEIR LOCATION DOES NOT CONFLICT WITH OTHER CONSTRUCTION SUCH AS UTILITY INSTALLATION. ACTIVE UTILITIES THAT ARE PRESENT ON SITE SHOULD BE RELOCATED TO AREAS OUTSIDE OF THE PROPOSED BUILDING AREA.
 BACKFILL OF ALL DEMOLITION AND UTILITY RELOCATION AREAS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FILL AND COMPACTION CRITERIA SECTION THAT FOLLOWS. THE BACKFILL MATERIAL SHOULD BE INSPECTED AND TESTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER OF RECORD.
 PRIOR TO THE PLACEMENT OF ANY REQUIRED FILL, AREAS EXTENDING A MINIMUM OF TEN (10) FEET BEYOND THE PROPOSED CONSTRUCTION SHOULD BE STRIPPED OF ALL TOPSOIL, ROOT MAT, ASPHALT, CONCRETE, STONE, AND OTHER DELETERIOUS MATERIALS. FOLLOWING REMOVAL OF THE SURFACE MATERIALS AND PRIOR TO STRUCTURAL FILL PLACEMENT TO THE PROPOSED GRADES, ALL AREAS SHOULD BE PROOF-ROLLED AND COMPACTED. IT IS RECOMMENDED THAT A STEEL DRUM ROLLER HAVING A MINIMUM STATIC WEIGHT OF TEN (10) TONS BE UTILIZED FOR THIS PURPOSE. PROOF-ROLLING AND COMPACTION PROCEDURES ARE NECESSARY TO COMPACT AND VERIFY THE INTEGRITY OF THE UPPER ZONES OF THE SOILS. ANY LOOSE OR UNSTABLE AREAS ENCOUNTERED DURING PROOF-ROLLING, WHICH ARE THE RESULT OF EXCESSIVE MOISTURE WITHIN THE SOIL MATRIX, CAN BE AERATED AND DRIED IN-PLACE. FOLLOWING ADEQUATE DRYING TIME, THESE SOILS CAN BE DENSIFIED IN-PLACE. ALTERNATELY, ANY LOOSE OR SOFT ZONES OF SOIL CAN BE REMOVED AND REPLACED WITH STRUCTURAL FILL AS OUTLINED IN THE FILL AND COMPACTION SECTIONS BELOW.
 DUE TO THE FINED-GRAINED NATURE OF THE EXISTING RESIDUAL SOILS, REPEATED CONSTRUCTION TRAFFIC ACROSS THE SITE WILL LEAD TO INSTABILITIES. CONSTRUCTION TRAFFIC SHOULD BE LIMITED ACROSS THE SITE. IT IS RECOMMENDED THAT ALL CONSTRUCTION AREAS, INCLUDING THOSE WHICH WERE EXCAVATED TO ACHIEVE THE PLANNED SUBGRADE ELEVATION, BE PROOF-ROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE SUBGRADE STONE AND AGAIN BEFORE THE CONCRETE SLAB OR THE ASPHALT PAVEMENT SECTION. THIS WILL ALLOW FOR SOFT AND WEAK AREAS TO BE OBSERVED AND REMEDIATED, IF REQUIRED.

FILL CRITERIA
 FILL MATERIAL, WHICH SUPPORTS FOUNDATIONS, FLOOR SLABS, PAVEMENTS, AS WELL AS MATERIAL USED FOR RETAINING WALL BACKFILL AND TO CONSTRUCT BASIN BERMS, IS CONSIDERED STRUCTURAL FILL. FOLLOWING SITE PREPARATION MEASURES, STRUCTURAL FILL REQUIRED TO ELEVATE THE BUILDING PADS, FIELDS AND PAVEMENT AREAS MAY BE PLACED. IT IS ANTICIPATED THAT EXCAVATIONS TO ACHIEVE THE PROPOSED BUILDING AND SITE GRADES WILL MAKE AVAILABLE THE RESIDUAL SOILS, WEATHERED ROCK, AND POSSIBLY THE BEDROCK FOR USE AS STRUCTURAL FILL. OTHER FILL WILL HAVE TO BE IMPORTED.
 THE ADDITION OF WATER MAY BE REQUIRED TO ACHIEVE OPTIMUM MOISTURE CONTENT. EXCAVATED ROCK MAY ALSO BE UTILIZED AS STRUCTURAL FILL PROVIDED IT IS PROCESSED TO LESS THAN 4 INCHES IN SIZE, AND MIXED WITH THE SUITABLE RESIDUAL SOILS TO PROVIDE A WELL-GRADED STRUCTURAL FILL.
 SOILS EXCAVATED AT THE SITE SHOULD BE MAINTAINED BY THE CONTRACTOR. IN ORDER TO MINIMIZE PROBLEMS WITH STOCKPILED SOILS BECOMING TOO WET FOR USE AS STRUCTURAL FILL, THE SOILS EXCAVATED AND STOCKPILED SHOULD BE GRADED TO SHED WATER AND ROLLED WITH A SMOOTH DRUM ROLLER. DURING PERIODS OF WET SITE CONDITIONS, TRAVEL UPON THE BUILDING PADS, FIELDS AND WITHIN THE PAVEMENTS SHOULD BE LIMITED TO MINIMIZE DISTURBANCES WHICH WILL LEAD TO INSTABILITIES.
 ANY STRUCTURAL OR LOAD BEARING SOIL WHICH IS IMPORTED TO THE SITE (IF REQUIRED) SHOULD MEET THE FOLLOWING CRITERIA: 1) FREE OF ORGANIC MATTER, ASH, CINDERS, AND DEMOLITION DEBRIS, 2) PARTICLE SIZE DISTRIBUTION THAT IS WELL GRADED, 3) PLASTICITY INDEX LESS THAN 10, AND 4) LESS THAN 15 PERCENT BY WEIGHT ROCK FRAGMENTS LARGER THAN 3", LESS THAN 30 PERCENT BY WEIGHT LARGER THAN 3/4" AND LESS THAN 30 PERCENT BY WEIGHT SMALLER THAN THE NO. 200 SIEVE.

THE ABOVE CRITERIA ARE PROVIDED AS A GENERAL GUIDELINE FOR SOIL MATERIALS IMPORTED TO THE SITE. SOIL MATERIALS, AVAILABLE FOR USE AS A STRUCTURAL FILL, SHOULD BE SUBMITTED TO A GEOTECHNICAL ENGINEER FOR EVALUATION PRIOR TO IMPORTATION TO THE SITE.

COMPACTION CRITERIA
 STRUCTURAL FILL SHOULD GENERALLY BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING EIGHT (8) INCHES IN LOOSE THICKNESS AND COMPACTED WITH A SHEEPSFOOT OR SMOOTH DRUM VIBRATORY ROLLER WITH A MINIMUM STATIC WEIGHT OF 10 TONS. USE OF A SHEEPSFOOT ROLLER WILL AID IN CRUSHING EXCAVATED WEATHERED ROCK MATERIAL FOR USE AS STRUCTURAL FILL. THE FILL SHOULD BE PLACED IN HORIZONTAL LIFTS OF SIX (6) INCHES LOOSE THICKNESS WHERE COMPACTION BY HAND-OPERATED EQUIPMENT IS NECESSARY. THE OPTIMUM LIFT THICKNESS AND NUMBER OF REPETITIONS NECESSARY TO ACHIEVE THE REQUIRED PERCENTAGE COMPACTION VALUES SHOULD BE DETERMINED IN THE FIELD WITH TEST PASSES OF THE CHOSEN COMPACTION EQUIPMENT. THE FILL MATERIAL SHOULD BE PLACED AT, OR DEVIATE NOMINALLY FROM, THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM STANDARD D698 AND COMPACTED TO A MINIMUM PERCENTAGE OF THE MAXIMUM DRY DENSITY AS INDICATED IN THE FOLLOWING TABLE.

FILL AREA	PERCENT OF MAXIMUM DRY DENSITY AS PER ASTM STANDARD D 698
PAVEMENTS, SLAB-ON-GRADE AND FOUNDATION BEARING AREAS	95
WALKWAYS, AND BASIN BERMS	92
NON-STRUCTURAL	85



OPEN SPACE AREA

LINETYPE LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- SANITARY EASEMENT
- ROADWAY CENTERLINE
- EXISTING LOT LINE TO BE REMOVED
- DRIVEWAY EASEMENT
- STORMWATER EASEMENT
- EXISTING TREE LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SLOPES 20% AND GREATER
- EXISTING WOODED AREAS

GRADING & UTILITY PLAN FOR AYRSHIRE DRIVE CUL-DE-SAC EXTENSION

2019-06-11 10:00 AM
 1-800-242-1776
 MIMOMENEE, INC. 2019
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010
 THE ARROSSAN FARM
 RANDOLPH TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 APPLICANT: ESHILL UP
 DRAWN BY: TED
 CHECKED BY: DRF
 107 TWADDLE HILL ROAD
 WILMINGTON, DE 19807
 FILE NO.: 06-012
 SHEET 11 of 12
 DATE: JUNE 28, 2019
 SCALE: 1" = 30'
 COMMENTS: NALT LOTS 9 - 8 ADDED
 1/07/19/19

**RESOLUTION NO. 2019-
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE PLAN FOR THE
PROPERTIES LOCATED AT 733 & 741 HARRISON ROAD**

WHEREAS, Theodore and Elizabeth Wentz (“Applicant”) submitted a Lot Line Change Plan to adjust the lot line between two properties. The property located at 741 Harrison Road will increase from .999 acres to 1.221 acres and 733 Harrison Road will decrease from 2.775 acres to 2.554 acres; and

WHEREAS, the Plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Lot Line Change Plan, subject to certain terms and conditions.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Lot Line Change Plan prepared by Momenee, Inc. consisting of one (1) sheet, dated June 10, 2018, subject to the following approval conditions:

1. The Applicant shall comply with the August 22, 2019 Gannett Fleming review letter, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. The Applicant shall comply with the July 16, 2019 Gilmore & Associates review letter, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning, building code, and all county, state, federal rules and regulations.
4. New deeds reflecting the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds at the time of plan recording.

In addition to the Plan approval conditions, the following SALDO waiver is approved:

a. Section 255-22-B.1(k) which requires existing principal buildings and driveways to be shown on the adjacent peripheral strip along sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site must be shown on the Plans.

_____ Approved

_____ Denied

b. Section 255-22-B.1(p) which requires contour lines measured at vertical intervals of two feet to be shown on the Plans and requires that such elevations shall be determined by on-site survey.

_____ Approved _____ Denied

c. Section 255-22-B.1(r) which requires large trees over six inches in caliper to be shown on the Plans.

_____ Approved _____ Denied

d. Section 255-27-C.(2) which states that where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of right-of-way.

_____ Approved _____ Denied

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

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____



Gannett Fleming

Excellence Delivered As Promised

Date: August 22, 2019

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

From: Roger Phillips, PE

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

RE: 733/741 Harrison Road
Theodore and Elizabeth Wentz– Applicant

Date Accepted: July 1, 2019
90 Day Review: September 29, 2019

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision 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 adjust the lot line between the two properties. This will increase 741 Harrison Road from .999 acres to 1.221 acres and decrease 733 Harrison from 2.775 acres to 2.554 acres. There are no improvements proposed with this application.

The applicant is requesting the following waiver:

1. §255-22-B. 1(k)- which requires existing principal buildings (and their respective uses) and driveways to be shown on the adjacent peripheral strip along with sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. Existing buildings on the two lots are shown.
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4. §255.27.C(2) - which states that where a subdivision abut or contains an existing street of inadequate right-of- way width, the Board of Commissioners may require the reservation or dedication of rights- of-way to conform with the required standards.

733 & 741 Harrison Road – Lot Line Change Plan

Plans Prepared By: Momenee, Inc.

Dated: 06/10/2018

Zoning

1. §280-15.A – Every lot shall have a lot area of not less than one acre. 741 Harrison Road is currently .999 acres and will be 1.221 acres after the lot line adjustment. This is an existing non-conformity that the applicant will bring into conformance with this application.

Subdivision and Land Development

1. §255-22-B.1(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
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General

1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
2. The title report submitted refers to “Restrictions as to Subdivisions” Book 7058 p.141. Please provide a copy of the information for review by the Township Solicitor.
3. We note the location map used on the plans is outdated. 733 Harrison Road is not 2 separate parcels as shown.



Gannett Fleming

Steve Norcini, Township Engineer
733/741 Harrison Road
August 22, 2019

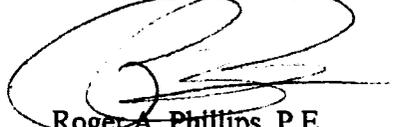
4. The zoning table indicates 366 square feet of an existing wall from 733 Harrison will now be located on 741 Harrison due to the lot line revision. The existing wall must be shown on the plans.

The applicant appeared before the Planning Commission on August 5, 2019. The Planning Commission recommended approval of the plan and requested waivers.

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: July 16, 2019

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

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

cc: Kevin Kochanski, ASLA, R.L.A., Radnor Township Director of Community Development
Patricia Sherwin, Radnor Township Engineering Clerk
Mary C. Eberle, Grim, Biehn, & Thatcher, Solicitor,
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: 733 & 741 Harrison Road Lot Line Adjustment
Final Minor Land Development Review
Radnor Township, Delaware County, PA
G&A 19-07021

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Lot Line Change Plan for 733 & 741 Harrison Road for the applicants, Theodore and Elizabeth Wentz. The parcels are located in the R-1 Residential Zoning District and consists of 3.773 acres and transfer 0.221 acres of land from 733 Harrison Road (TMP No. 36-04-022-22-02) to 741 Harrison Road (TMP No. 36-04-022-24-00); following approval of the lot line adjustment, the owner of 741 Harrison Road intends on demolishing the existing structure and constructing a new residential home.

A. DOCUMENTS REVIEWED

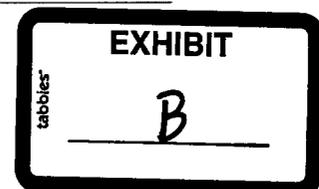
1. Subdivision and Land Development Application Form.
2. A cover letter dated June 25, 2019 prepared by Momenee, Inc.
3. Lot Line Change Plan (1 Sheet) for 733 & 741 Harrison Road, dated June 10, 2018, prepared for Theodore and Elizabeth Wentz, prepared by Momenee, Inc.

B. REVIEW COMMENTS

1. §255-22.B(1) – The minor subdivision plan shall show or be accompanied by the following information:
 - i. §(f) – A North point.

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

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



- ii. §(k) – Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this include properties across streets).
 - iii. §(p) – Contour lines measured at vertical intervals of two feet.
 - iv. §(r) – Large trees over six inches in caliper.
2. §255-27.B(3)(e) and §255-27.C(1) – Harrison Road is identified as a local street requiring 60 feet of Right-of-Way, a 28 foot cartway width, curbs and sidewalks. Harrison Road presently includes a 50 foot Right-of-Way, intermittent curbing including along the opposing roadway frontage and no sidewalks. The cartway width is not identified on the plan; however, it appears to be an approximately 16 foot cartway width.

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: September 17th, 2019

Re: 731-741 Harrison Road – Final, Minor Subdivision Plan

The applicants appeared before the Commissioners, for Caucus, at the regularly scheduled September 9th, 2019 Board of Commissioners meeting. They are now before the Commissioners seeking final approval.

The applicants, Theodore and Elizabeth Wentz, are proposing to adjust the lot line between 733 and 741 Harrison Road. The proposed lot line change will increase the size of 741 Harrison (from 0.999 acres to 1.221 acres) and decrease the lot size of 733 Harrison (from 2.775 acres to 2.554 acres).

The detailed SALDO and Zoning review by Gannett Fleming, Incorporated, is attached. This review also notes the waivers requested.



*Excellence Delivered **As Promised***

Date: August 22, 2019

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

From: Roger Phillips, PE

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

RE: 733/741 Harrison Road
Theodore and Elizabeth Wentz– Applicant

Date Accepted: July 1, 2019
90 Day Review: September 29, 2019

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision 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 adjust the lot line between the two properties. This will increase 741 Harrison Road from .999 acres to 1.221 acres and decrease 733 Harrison from 2.775 acres to 2.554 acres. There are no improvements proposed with this application.

The applicant is requesting the following waiver:

1. §255-22-B. 1(k)- which requires existing principal buildings (and their respective uses) and driveways to be shown on the adjacent peripheral strip along with sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. Existing buildings on the two lots are shown.
2. §255-22-B. 1(p) - which requires contour lines measured at vertical intervals of two feet to be shown on the plans and requires that such elevations shall be determined by on-site survey.
3. §255-22-B.1(r) - which requires large trees over six inches in caliper to be shown on the plans.
4. §255.27.C(2) - which states that where a subdivision abut or contains an existing street of inadequate right-of- way width, the Board of Commissioners may require the reservation or dedication of rights- of-way to conform with the required standards.



733 & 741 Harrison Road – Lot Line Change Plan

Plans Prepared By: Momenee, Inc.

Dated: 06/10/2018

Zoning

1. §280-15.A – Every lot shall have a lot area of not less than one acre. 741 Harrison Road is currently .999 acres and will be 1.221 acres after the lot line adjustment. This is an existing non-conformity that the applicant will bring into conformance with this application.

Subdivision and Land Development

1. §255-22-B.1(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
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General

1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
2. The title report submitted refers to “Restrictions as to Subdivisions” Book 7058 p.141. Please provide a copy of the information for review by the Township Solicitor.
3. We note the location map used on the plans is outdated. 733 Harrison Road is not 2 separate parcels as shown.

Steve Norcini, Township Engineer
733/741 Harrison Road
August 22, 2019

4. The zoning table indicates 366 square feet of an existing wall from 733 Harrison will now be located on 741 Harrison due to the lot line revision. The existing wall must be shown on the plans.

The applicant appeared before the Planning Commission on August 5, 2019. The Planning Commission recommended approval of the plan and requested waivers.

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

Very truly yours,

GANNETT FLEMING, INC.



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



DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike
Media, PA 19063
Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

COUNCIL

JOHN P. McBLAIN
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

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

LINDA F. HILL
DIRECTOR

August 15, 2019

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

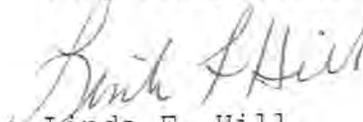
RE: Name of Dev't: 733 & 741 Harrison Road Lot Line Change
DCPD File No.: 34-5501-03-19
Developer: Theodore and Elizabeth Wentz
Location: East side of Harrison Road, approximately
300' south of Parkes Run Lane
Recv'd in DCPD: 07/16/2019

Dear Mr. Robert A. 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 August 15, 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: Theodore and Elizabeth Wentz
Momenee INC



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

Date: August 15, 2019
File No.: 34-5501-03-19

PLAN TITLE: 733 & 741 Harrison Road Lot Line Change

DATE OF PLAN: 07/10/2018

OWNER OR AGENT: Theodore and Elizabeth Wentz

LOCATION: East side of Harrison Road, approximately 300' south of Parkes Run Lane

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Subdivision

ZONING DISTRICT: R-1

SUBDIVISION ORDINANCE: Local

PROPOSAL: Adjust lot lines of two lots totaling 3.776 acres

UTILITIES: Public

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Joshua Chast

REMARKS:

PREVIOUS ACTION

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on July 19, 2003, as final subdivision. The applicant proposed to subdivide four acres into three lots. The Planning Commission recommended approval.



Date: August 15, 2019
File No.: 34-5501-03-19

REMARKS (continued):

CURRENT PROPOSAL

Currently, the applicant proposes a lot line adjustment in which 733 Harrison Road transfers 9,622 sq. ft. to 741 Harrison Road. Also, the dwelling on 741 Harrison Road will be demolished and replaced and there will be new driveway installed with a 1127 sq. ft. garage.

SITE CHARACTERISTICS

The site's existing conditions include being surrounded by other large single-family detached dwellings. Located directly behind the property line of 733 Harrison Road is a church. The site is near the Radnor trail and several parks.

APPLICABLE ZONING

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

COMPLIANCE

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

SEWAGE FACILITIES

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

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

Date: August 15, 2019
File No.: 34-5501-03-19

REMARKS (continued):

STORMWATER MANAGEMENT

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

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.

August 21, 2019

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

**RE: Lot Line Change – 733 & 741 Harrison Road
Radnor Township, Delaware County**

Our File # 12-020

Dear Steve:

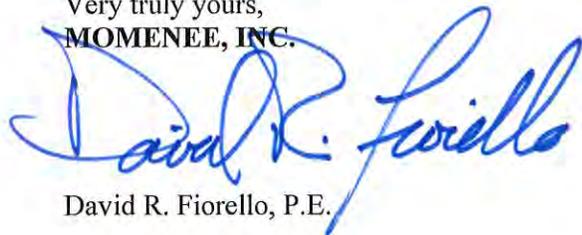
On June 25th, on behalf of Beth and Ted Wentz, owners of the lots at 733 and 741 Harrison Road, we submitted an application for a change of lot lines to transfer 0.221 acres of land from the 733 Harrison Road parcel to the 741 Harrison Road parcel.

As discussed at the Planning Commission meeting on August 5th we are requesting the following waivers from the Subdivision and Land Development Ordinance. The planning Commission recommended the approval of the noted waivers.

- §255-22-B.1(k)- which requires existing principal buildings (and their respective uses) and driveways to be shown on the adjacent peripheral strip along with sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. Existing buildings on the two lots are shown
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- §255.27.C{2} – Which states that where a subdivision abut or contains an existing street of inadequate right-of- way width, the Board of Commissioners may require the reservation or dedication of rights- of-way to conform with the required standards.

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

Very truly yours,
MOMENEE, INC.



David R. Fiorello, P.E.

12020 LLC-L02-RT

cc: Ted & Beth Wentz
Chris Berg – Pohlig Builders.



Excellence Delivered *As Promised*

Date: July 30, 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: 733/741 Harrison Road
Theodore and Elizabeth Wentz– Applicant

Date Accepted: July 1, 2019
90 Day Review: September 29, 2019

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733 & 741 Harrison Road – Lot Line Change Plan

Plans Prepared By: Momenee, Inc.
Dated: 06/10/2018

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Steve Norcini, Township Engineer
733/741 Harrison Road
July 30, 2019

Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required. This must be provided, or a waiver requested.

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

Very truly yours,

GANNETT FLEMING, INC.



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



MEMORANDUM

Date: July 16, 2019

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

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

cc: Kevin Kochanski, ASLA, R.L.A., Radnor Township Director of Community Development
Patricia Sherwin, Radnor Township Engineering Clerk
Mary C. Eberle, Grim, Biehn, & Thatcher, Solicitor,
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Final Minor Land Development Review
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A. DOCUMENTS REVIEWED

1. Subdivision and Land Development Application Form.
2. A cover letter dated June 25, 2019 prepared by Momenee, Inc.
3. Lot Line Change Plan (1 Sheet) for 733 & 741 Harrison Road, dated June 10, 2018, prepared for Theodore and Elizabeth Wentz, prepared by Momenee, Inc.

B. REVIEW COMMENTS

1. §255-22.B(1) – The minor subdivision plan shall show or be accompanied by the following information:
 - i. §(f) – A North point.

- ii. §(k) – Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this include properties across streets).
 - iii. §(p) – Contour lines measured at vertical intervals of two feet.
 - iv. §(r) – Large trees over six inches in caliper.
2. §255-27.B(3)(e) and §255-27.C(1) – Harrison Road is identified as a local street requiring 60 feet of Right-of-Way, a 28 foot cartway width, curbs and sidewalks. Harrison Road presently includes a 50 foot Right-of-Way, intermittent curbing including along the opposing roadway frontage and no sidewalks. The cartway width is not identified on the plan; however, it appears to be an approximately 16 foot cartway width.



DELAWARE COUNTY PLANNING DEPARTMENT

1055 E. Baltimore Pike
Media, PA 19063
Phone: (610) 891-5200

Email: 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

July 25, 2019

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

RE: Title: 733 & 741 Harrison Road Lot Line Change
Applicant(s): Theodore and Elizabeth Wentz
File Number: 34-5501-03-19
Meeting Date: 08/15/2019
Municipality: Radnor Township
Location: East side of Harrison Road, approximately 300'
south of Parkes Run Lane
Received: 07/16/2019

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Michael Leventry at (610) 891-5215.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Linda F. Hill
Director

cc: Theodore and Elizabeth Wentz
Radnor Township
Momenee INC



June 25, 2019

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

**RE: Lot Line Change – 733 & 741 Harrison Road
Radnor Township, Delaware County**

Our File # 12-020

Dear Steve:

On behalf of Beth and Ted Wentz, owners of the lots at 733 and 741 Harrison Road, we are submitting an application for a change of lot lines to transfer 0.221 acres of land from the 733 Harrison Road parcel to the 741 Harrison Road parcel.

Enclosed for review are the following:

- Signed Township Application
- Township Application fee of \$400 based on the requirements for a lot line change.
- Professional escrow deposit in the amount of \$4,000.00.
- Act 247 Review Form
- Act 247 Review Fee of \$170.00
- 19 full size copies of the lot line change plans (8 signed & notarized).
- 7 11x17 copies of the lot line change plans
- Copy of title reports for both parcels with deeds
- 10 USB Thumb Drives containing the following
 - Copy of this letter in PDF Format
 - Plans in PDF format
 - Copies of signed applications and supporting documents in PDF format

I trust that this information will be sufficient in order to be placed on the next Planning Commission schedule for review. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE, INC.



David R. Fiorello, P.E.

12020 LLC-L01-RT

cc: Ted & Beth Wentz
Chris Berg – Pohlig Builders.

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: 733 and 741 Harrison Road

Zoning District: R-1 (RESIDENTIAL) Application No. _____
(Twp. Use)

Fee \$ 400 / \$4,000 PSA Ward No. _____ Is property in HARB District NO

Applicant: (Choose one) Owner X Equitable Owner _____

Name: THEODORE H. WENTZ AND ELIZABETH M. WENTZ

Address 733 HARRISON ROAD, VILLANOVA, PA 19085

Telephone _____ Fax _____ Cell _____

Email ewentz@att.net

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 3.773 ACRES Area of disturbance N/A

Number of proposed buildings N/A Proposed use of property: RESIDENTIAL

Number of proposed lots: LOT LINE REVISION OF 2 LOTS NO ADDITIONAL LOTS

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. _____

NONE

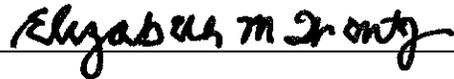
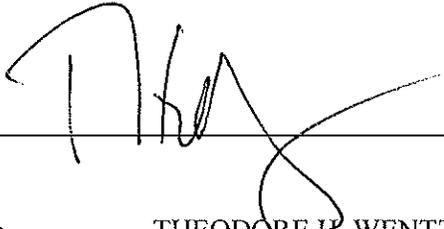
Are there any infringements of Chapter 280 (Zoning), and if so what and why? _____

NONE

Individual/Corporation/Partnership Name:

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature: _____



Print Name _____

THEODORE H. WENTZ

ELIZABETH M. WENTZ

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 THEODORE H. & ELIZABETH M. WENTZ E-mail EWENTZ @ATT.NET

Address 733 HARRISON ROAD, VILLANOVA PA 19087 Phone _____

Name of Development 733 AND 741 HARRISON ROAD LOT LINE CHANGE

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 type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District R-1

Tax Map # 36 / 22 / 092

Tax Folio # 36 / 04 / 02222 / 00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

ADJUST LOT LINES BETWEEN THE TWO LOTS TO TAKE AREA FROM 733 HARRISON ROAD AND TO ADD IT TO
741 HARRISON ROAD. THE EXISTING RESIDENTIAL STRUCTURE ON 733 HARRISON ROAD IS TO REMAIN. THE EXISTING STRUCTURE
ON 741 WILL BE DEMOLISHED AND A NEW RESIDENCE WILL BE CONSTRUCTED IN ITS PLACE

Total Site Area 3.776 Acres
Size of All Existing Buildings 14,380 Square Feet
Size of All Proposed Buildings 0 Square Feet
Size of Buildings to be Demolished 0 Square Feet

ELIZABETH WENTZ
Print Developer's Name
HOMEOWNER

Elizabeth Wentz
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.

Transaction Identification Data for reference only:

Issuing Agent: Trident Land Transfer Company LP
Issuing Office's ALTA® Registry ID: 1036942
Commitment Number: 19PA04758
Issuing Office File Number: 19PA04758
Property Address: 733 and 741 Harrison Road, Villanova, PA 19085

SCHEDULE A

1. Commitment Date: May 6, 2019 at 01:00 AM
2. Policy to be issued:
 - a. Proposed Insured: Theodore H. Wentz, Jr. and Elizabeth M. Wentz
Proposed Policy Amount: \$0.00
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:

Theodore H. Wentz, Jr. and Elizabeth M. Wentz

SEE SCHEDULE C ATTACHED HERETO



Lisa DeWolf
President
Trident Land Transfer Company

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Schedule B-I
TRIDENT LAND TRANSFER COMMITMENT

Requirements

1. 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. DEED FROM: Theodore H. Wentz Jr. and Elizabeth M. Wentz, husband and wife
TO: Theodore H. Wentz Jr. and Elizabeth M. Wentz, husband and wife
DATED:
RECORDED:
5. Possible unfiled mechanics liens and municipal claims.
6. Terms of any unrecorded lease or rights of parties in possession.
7. Proof that all natural persons in this transaction are of full age and legally competent.
8. Proof of identity of parties as set forth in Recital.
9. 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.
10. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this form. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
11. Information must be furnished concerning the Social Security Number(s) and/or the Tax Identification Number(s) and future addresses of grantors for the completion of Substitute Form 1099 at the Closing of Transaction.
12. 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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13. 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.
14. 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 2019
Assessment \$3,421,770.00 (premises A) and \$217,280.00 (premises B)
Tax ID / Parcel No. 36-04-02222-00 (premises A) and 36-04-02224-00 (premises B)
15. WATER, STORMWATER AND SEWER RENTS:
Receipts for Water, Stormwater (if applicable) and Sewer Rents for the three prior years to be produced.
Water, Stormwater and Sewer Rents for the current year 2019.
16. MECHANICS AND MUNICIPAL CLAIMS: NONE
17. MORTGAGES:
 - a. Amount: \$2,000,000.00
Mortgagor: Theodore H. Wentz and Elizabeth Mitchell Wentz
Mortgagee: the Bryn Mawr Trust Company
Dated: 12/19/2012 and Recorded 1/11/2013 in Volume 5254 page 1028. (open-end) (affects A).
2013

Note: The above mortgage appears to be an OPEN END MORTGAGE securing future advances. If this mortgage is to be paid in full/satisfied and removed from the policy to be issued on this matter, the equity loan account is to be closed or frozen before the payoff is issued.
18. JUDGMENTS: NONE
19. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
20. 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.
21. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
22. 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.
23. Last Insured: TA Title Insurance; No. SPR113-483; Dated: 11/19/2004; Amount: \$4,632,215.00 (premises A).

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24. Last Insured: Strong Abstract; No. 08-014; Dated: 4/11/2008; Amount: \$1,050,000.00 (premises B).
25. The following note is for Informational Purposes Only:

The following deed(s) affecting said land were recorded within six (6) months of the date of this report:
NONE

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Schedule B-II
TRIDENT LAND TRANSFER COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Report Date and the date on which all of the Schedule B, Part I - Requirements are met.
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 Harrison Road. (affects A and B)
7. Restriction as to subdivisions in Volume 5078 page 141.
8. Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in Subdivision Plans, recorded in Map Plan/Book No. 25 page 257 and 25 page 73 and 35 page 262, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
9. Stormwater Agreement 5739 page 2100. (affects A)
10. Driveway Easement in Volume 3358 page 986.
11. Temporary Easement in Volume 3314 page 2139.

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12. Restrictions as set forth, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law in Deed Book 353 page 260 and Deed Book 598 page 399.
13. Rights granted to Philadelphia Suburban Water Co. in Deed Book 625 page 265 and Deed Book 624 page 467.
14. Rights granted to the Township of Radnor in Deed Book 766 page 546.

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SCHEDULE C

The Land is described as follows:

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground situate in, Radnor Township, County of Delaware, Commonwealth of Pennsylvania, according to a plan prepared by Momenee and Associates, Inc., Consulting Engineers and Land Surveyors titled "Lot Consolidation Plan-733 Harrison Road" Sheet 1 of 1, Plan Volume 35-262, (erroneously missed in prior deed) dated December 19, 2011, last revised January 23, 2012 as follows, to wit:

BEGINNING at a point in the middle of Harrison Road (50 feet wide), said point being a common corner with lands N/F of Donald A. Harris and Patricia Harris (Harris Revocable Trust) and located at the distance of 397.86 feet measured Southwesterly along the middle of Harrison Road from its intersection with the middle of Parkes Run Lane (50 feet wide); thence from said beginning point, leaving Harrison Road along aforesaid lands of Harris, North 86 degrees 53 minutes 30 seconds East the distance of 330.91 feet to a corner point; thence along lands N/F of Christ Church Ithan, South 16 degrees 52 minutes 36 seconds East the distance of 253.61 feet to a corner point; thence along lands N/F of James L. & Amy H. Goldman and lands N/F of Gregg R. & Shannon F. Frigerio, South 66 degrees 36 minutes 33 seconds West the distance of 339.20 feet to a corner point; thence along Lands N/F of Theodore H. & Elizabeth Mitchell Wentz, North 38 degrees 51 minutes 37 seconds West the distance of 266.27 feet to a point in the middle of Harrison Road; thence along the middle of Harrison Road the following two courses and distances, 1) along the arc of a circle curving to the left, having the radius of 717.68 feet, and a central angle of 01 degree 27 minutes 59 seconds, and arc distance of 18.37 feet to a point of compound curvature; thence continuing along the arc of a circle, curving to the left, having the radius of 172.15 feet and a central angle of 52 degrees 39 minutes 34 seconds, an arc distance of 158.22 feet to the first mentioned point and place of beginning.

The Grantees hereby acknowledge that this is a deed of consolidation intended to merge the heretofore acquired parcels and that future independent use of the parcels would require Subdivision approval.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground situate in the Radnor Township County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a certain Survey and Plan thereof made by Alva L. Rogers R. L. S., Ardmore, Pennsylvania, on August 20, A.D. 1924 and revised November 2, A.D. 1925 as follows, to wit:

BEGINNING at a point in the middle line of Harrison Road (50 feet wide) at the distance of 575.39 feet measured Southwardly and Westwardly along the said middle line of Harrison Road from the intersection with the middle line of Parks Run Lane (50 feet wide), which point of intersection is at the distance of 379.30 feet measured South 35 degrees 34 minutes West along the middle line of Parks Run Lane from its intersection with the middle line of Conestoga Road; thence extending from the beginning point South 38 degrees 54 minutes 30 seconds East 265.73 feet to a point in line of land now or late of R. L. Montgomery; thence extending South 66 degrees 31 minutes 48 seconds West (erroneously described in prior Deed as South 66 degrees 13 minutes 48 seconds West) along said land now or late of said R. L. Montgomery 206.90 feet to a point, a corner of Lot No. 13; thence extending North 26 degrees 47 minutes West along line of Lot No. 13, 231.83 feet to a point in the said middle line of Harrison Road; and thence extending Northeastwardly along the said middle line of Harrison Road on the arc of a circle curving to the left with a radius of 717.68 feet the arc distance of 151.1 feet (the chord of said arc bears North 57 degrees 9 minutes 15 seconds East 151.50 feet to the first mentioned point and place of beginning.

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Tax ID / Parcel No. 36-04-02222-00 (premises A) and 36-04-02224-00 (premises B)

As to Premises A: (733 Harrison Road)

Being the same premises which Theodore H. Wentz and Elizabeth Mitchell Wentz by Deed dated 2/29/2012 and recorded 3/6/2012 in Delaware County in Volume 5078 Page 141 conveyed unto Theodore H. Wentz Jr. and Elizabeth M. Wentz, husband and wife, in fee.

As to Premises B: (741 Harrison)

Being the same premises which Marsha A. Connolly and Jeanine A. Segal, Executrices of the Estate of Olga J. Connolly, deceased by Deed dated 4/11/2008 and recorded 4/15/2008 in Delaware County in Volume 4341 Page 2200 conveyed unto Theodore H. Wentz, Jr. and Elizabeth M. Wentz, husband and wife, in fee.

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County Home Public Access Home Property Search Home Contact Us

- Site Information
- Residential
- Commercial
- Delinquent Tax
- Sketch
- Map

PARID: 3604022200
 WENTZ THEODORE H &
Parcel

TaxMap ID:
 733 HARRISON RD

1 of 1
 Return to Search Results

Site Location: 733 HARRISON RD
 Legal Description: 2 STY HSE 2C GAR POOL H/P
 173,160 SQ FT
 Map Number: 36-22 -092:000
 Municipality: 36 RADNOR TOWNSHIP
 School District: S08 - RADNOR SCHOOL DISTRICT
 Property Type: 01 - Taxable Residential
 Homestead Status - Next School Bill Cycle: No
 Homestead Status - Current School Bill Cycle: No
 Homestead %
 Homestead Approved Year
 Additional Info: B - NEW CONSTRUCTION
 Veteran's Exemption: No

- Actions
- Printable Summary
 - Printable Version



Current Owner

Name: WENTZ THEODORE H &
 Name: WENTZ ELIZABETH MITCHELL
 Address: 733 HARRISON RD
 City: VILLANOVA
 State: PA
 Zip Code: 19065-

Owner History

Owner	Book	Page	Sale Date	Sale Price
WENTZ THEODORE H &	5078	0141	03-06-2012	1
WENTZ THEODORE H & ELIZABETH MITCHELL	3358	0984	12-06-2004	4632215
MATLOCK HOLDING CORP	2809	0116	06-13-2003	3500000
RITTENHOUSE SALLY L	495	2176	08-07-1987	665285
ELKINS WM & HELEN	0000	0000	11-01-1971	0

Original Current Year Assessment

Type of Assessment	Assessment Value	Assessment Date	Reason for Change	Comment
01-Taxable Residential	\$3,421,770		B-NEW CONSTRUCTION	

Prior Year Final Assessment(s)

Year	Assessment
2018	\$3,421,770
2017	\$3,421,770
2016	\$2,915,400
2015	\$3,522,620
2014	\$3,522,620

County Tax Receivable

Tax Year	Billing Year	Billing Period	Billing Date	Face Amount Due	Discount Posted	Penalty Posted	Fees Posted	Payment Posted	Balance	Pay Date	Type
2019	2019	Original	02/01/2019	18,686.29	-373.73			-18,312.56	0.00	02/04/2019	Discount
2018	2018	Original	02/01/2018	19,161.91	-383.24			-18,778.67	0.00	02/05/2018	Discount
2017	2017	Original	02/01/2017	16,326.24	-326.53			-15,999.71	0.00	02/28/2017	Discount
2017	2017	Interim	12/05/2017	708.91		70.89		-779.80	0.00	01/08/2018	Penalty
2016	2016	Original	02/01/2016	16,326.24	-326.53			-15,999.71	0.00	02/22/2016	Discount
2015	2015	Original	02/01/2015	19,726.67	-394.54			-19,332.13	0.00	02/18/2015	Discount

Delinquent Tax

No Outstanding Delinquent Amounts Found On File

EXCLUDES: Trash, Sewer, and other Local Fees

Tax Sale Information

Status: No Sale Scheduled

Delaware County Courthouse &
Government Center
201 West Front Street
Medro, PA 19063

Contact Us
Email: webmaster@co.delaware.pa.us
Hours: Monday-Friday 8:30am-4:15pm

Location [Google Map](#)

[Search Disclaimer](#)
[Privacy Policy](#)

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Prepared by and Return to: **A**
John D. Maida, Esquire
Plymouth Greene Office
1000 Germantown Pike B8
Plymouth Meeting, PA 19462
File No. WENTZ
UPI #

RD BK05078-0141
2012014230 03/08/2012 11:25:51 AM:1
RCD FEE: \$84.50

DT-DEED



DELAWARE
COUNTY

38-RADNOR \$0.00

THOMAS J. JUDGE SR. ROD

This Indenture, made the 29th day of February, 2012,

Between

THEODORE H. WENTZ AND ELIZABETH MITCHELL WENTZ, H/W

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

THEODORE H. WENTZ AND ELIZABETH MITCHELL WENTZ, H/W

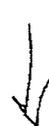
(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Dollars 00/100** (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

Premises
A

All that certain lot or piece of ground situate in, Radnor Township, **County of Delaware**, Commonwealth of Pennsylvania, according to a plan prepared by Momenec and Associates, Inc., Consulting Engineers and Land Surveyors titled "Lot Consolidation Plan-733 Harrison Road" Sheet 1 of 10 dated December 19, 2011, last revised January 23, 2012 as follows, to wit: *Plan Vol 35-262*

BEGINNING at a point in the middle of Harrison Road (50' wide), said point being a common corner with lands N/F of Donald A. Harris and Patricia Harris (Harris Revocable Trust) and located at the distance of 397.86 feet measured southwesterly along the middle of Harrison Road from its intersection with the middle of Parkes Run Lane (50 feet wide), THENCE from said beginning point, leaving Harrison Road along aforesaid lands of Harris, North 86 degrees 53 minutes 30 seconds East the distance of 330.91 feet to a corner point, thence along lands N/F of Christ Church Ithan, South 16 degrees 52 minutes 36 seconds East the distance of 253.61 feet to a corner point, thence along lands N/F of James L. & Amy H. Goldman and lands N/F of Gregg R. & Shannon F. Frigerio, South 66 degrees 36 minutes 33 seconds West the distance of 339.20 feet to a corner point, thence along Lands N/F of Theodore H. & Elizabeth Mitchell Wentz, North 38 degrees 51 minutes 37 seconds West the distance of 266.27 feet to a point in the



middle of Harrison Road, thence along the middle of Harrison Road the following two courses and distances , 1) along the arc of a circle curving to the left, having the radius of 717.68 feet, and a central angle of 01 degrees 27 minutes 59 seconds, and arc distance of 18.37 feet to a point of compound curvature, thence continuing along the arc of a circle, curving to the left, having the radius of 172.15 feet and a central angle of 52 degrees 39 minutes 34 seconds, an arc distance of 158.22 feet to the first mentioned point and place of beginning.

Parcel No. _____

BEING the culmination of the following two premises heretofore granted to the Grantors following a consolidation thereof as follows:

1) that which MATLACK HOLDING COMPANY, LP A PA LIMITED PARTNERSHIP, by Deed dated November 19, 2004, and recorded December 6, 2004, in Volume 3358, Page 984, granted and conveyed unto THEODORE H. WENTZ & ELIZABETH MITCHELL WENTZ, in fee; and

2) that which MATLACK HOLDING COMPANY, LP A PA LIMITED PARTNERSHIP, by Deed dated November 19, 2004, and recorded December 6, 2004, in Volume 3358, Page 821, granted and conveyed unto THEODORE H. WENTZ & ELIZABETH MITCHELL WENTZ, in fee.

See Vol 4341-2200 for premises B

Restriction

The Grantees hereby acknowledge that this is a deed of consolidation intended to merge the heretofore acquired parcels and that future independent use of the parcels would require subdivision approval.

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

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

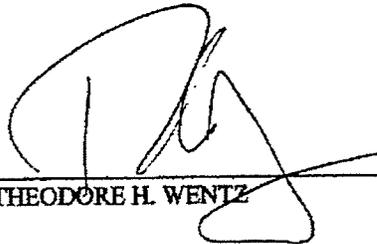
And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described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

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

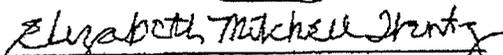
Sealed and Delivered

IN THE PRESENCE OF US:

John P. Hines


THEODORE H. WENTZ {SEAL}

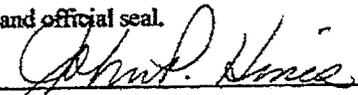
John P. Hines


ELIZABETH MITCHELL WENTZ {SEAL}

State of Florida }
County of Martin } ss

On this, the 29 day of February, 2012, before me, the undersigned Notary Public, personally appeared, THEODORE H. WENTZ & ELIZABETH MITCHELL WENTZ, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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


Notary Public
My commission expires April 9, 2016

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

733 HARRISON ROAD
RADNOR, PA VILLANOVA, PA 19085
Premises *EMW THW*

On behalf of the Grantees



RD BK05078-0141
2012014230 03/06/2012 11:25:51 AM:1
RCD FEE: \$84.50

DT-DEED



36-RADNOR 50.00

THOMAS J. JUDGE SR. ROD

DELAWARE
COUNTY

Deed

UPI # 136-04-02222-00

THEODORE H. WENTZ AND
ELIZABETH MITCHELL WENTZ

TO

THEODORE H. WENTZ and ELIZABETH
MITCHELL WENTZ

John D. Maida, Esquire
Plymouth Greene Office
1000 Germantown Pike B8
Plymouth Meeting, PA 19462

4P.

①

Corporation Deed

This Deed,

made on November 19, 2004, between,
Matlack Holding Company, L.P., a Pennsylvania Limited Partnership,

a corporation organized and existing under and by virtue of the laws of Pennsylvania
hereinafter called the Grantor, of the one part, and

Theodore H. Wentz and Elizabeth Mitchell Wentz, husband and wife,
hereinafter called the Grantees, of the other part.

Witnesseth, that in consideration of **Four Million Six Hundred Thirty Two Thousand Two Hundred Fifteen dollars & no cents, (\$4,632,215.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants by entirety.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania described according to a Lot Line Change Plan, Lots 2 & 3 - Rittenhouse Arbor, made by Momenec and Associates, Inc., Civil Engineers and Land Surveyors, Bryn, Mawr, Pa., dated August 7, 2003, recorded December 10, 2003 in Plan Volume 25 page 257, as follows, to wit:

BEGINNING at a point of curve on the title line in bed of Harrison Road (50 feet wide), on a corner of Lot no. 3 on said plan; thence extending from said beginning point along the title line if the bed of Harrison Road, aforesaid, on the arc of a circle curving to the left having a radius of 172.15 feet the arc distance of 60.32 feet to a point, a corner of Lot 1 on said Plan; thence extending North 86 degrees, 53 minutes, 30 seconds East, 330.91 feet to a point in line of lands now or late of Christ Church ITHA; thence extending along same, South 16 degrees, 52 minutes, 36 seconds East, 253.61 feet to a concrete monument a corner of lands now or late of Matlack Holding Company, L.P., (Lot 3 Villeneuve); thence extending along same South 66 degrees, 36 minutes, 33 seconds West 104.03 feet to an iron pin a corner of Lot no. 3 on said plan; thence extending along same, the 2 following courses and distances; (1) North 55 degrees, 26 minutes, 47 seconds West 348.61 feet to an iron pin, a point of curve; and (2) North 73 degrees, 1 minute, 58 seconds West, 30 feet to a point of curve on the title line in the bed of Harrison Road, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan (said Plan being a Lot Line Change Plan from Plan recorded in Plan Volume 25 page 73).

ALSO Being 733 Harrison Road.

BEING part of the same premises which Sally L. Rittenhouse, by Indenture bearing date the 6th day of June A.D. 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Delaware, aforesaid, in Record Book 2809 page 116 &c., granted and conveyed unto Matlack Holding Company, LP, a Pennsylvania Limited Partnership (erroneously shown in Deed as a Pennsylvania Corporation), and/or its Nominees, in fee.

UNDER AND SUBJECT to certain restrictions as now appear of record.

BEING Folio #36-04-02222-00.

RD BK03358-0984
 2004*41946 NOV 19 2004 12:03:47 PM
 PA DEED REC'D BY REC'D COM TAX SERVED 23 01 TAX SERVED 15
 DELAWARE COUNTY
 THOMAS J. JUDGE SR REC
 RADNOR SERVED 23

2004111946 Page: 984.00

And the said Grantor does hereby covenant to and with the said Grantees that he, the said Grantor, its successors and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, them or any of them.

In witness whereof, the said Grantor has caused these presents to be duly executed, the day and year first above written.

Sealed and delivered in the presence of:

Matlack Holding Company, L.P.
by C.F. Holloway, III-Matlack, LLC, a Pennsylvania
Limited Liability Company, Sole General Partner

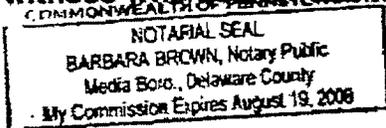
Attest:

Caswell F. Holloway, III
Sole Member

State of Pennsylvania
County of Delaware

On November 19, 2004, before me, the undersigned officer, personally appeared Caswell F. Holloway, III who acknowledged himself to be the sole Member of C.F. Holloway, III-Matlack, LLC, the sole General Partner of the said Grantor Partnership and that he, as Sole Member being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of the Partnership.

In witness whereof, I hereunto set my hand and official seal.



Barbara Brown
Notary Public

DEED

File No. SPR113-483 Folio/Parcel No.: Folio# 36-04-02222-00

Grantor: Matlack Holding Company, L.P., a Pennsylvania Limited Partnership,

Grantee: Theodore H. Wentz and Elizabeth Mitchell Wentz, husband and wife

I certify the address of the Grantee to be, and mail tax bill to: 733 Harrison Road, Villanova, PA 19085

Premises: 733 Harrison Road, (Lot 2), Radnor Township, Delaware County, Pennsylvania

Return document to: T.A. Title Insurance Company, 130 South State Road, Suite 285, Springfield, Pennsylvania 19064

This Deed,

made on November 19, 2004, between,

Matlack Holding Company, L.P., a Pennsylvania Limited Partnership,

a corporation organized and existing under and by virtue of the laws of
hereinafter called the Grantor, of the one part, and

Theodore H. Wentz and Elizabeth Mitchell Wentz, husband and wife,

hereinafter called the Grantees, of the other part.

Witnesseth, that in consideration of **One Million Three Hundred Forty Eight Thousand Three Hundred Seventy Two dollars & no cents, (\$1,348,372.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants by entirety.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania described according to a Lot Line Change Plan, Lots 2 & 3 - Rittenhouse Arbor, made by Momenec and Associates, Inc., Civil Engineers and Land Surveyors, Bryn Mawr, Pa., dated August 7, 2003, recorded December 10, 2003 in Plan Volume 25 page 257, as follows, to wit:

BEGINNING at a point of curve on the title line in the bed of Harrison Road, (50 feet wide), a corner of Lot no. 2 on said plan; thence extending from said beginning point, along line of Lot no. 2, aforesaid, the 2 following courses and distances, (1) South 73 degrees 1 minute 58 seconds East 30 feet to a point; and (2) South 55 degrees 26 minutes 47 seconds East 348.61 feet to a point in line of lands now or late of Matlack Holding Company, L.P., (Lot 3 Villeneuve) on said plan; thence extending along same and also along line of other lands now or late of Matlack Holding Company, L.P., (Lot 4 Villeneuve) on said plan; South 64 degrees 36 minutes 33 seconds West 235.17 feet to a point, a corner of lands now or late of Marc A. and Olga J. Connolly on said plan; thence extending along same, North 38 degrees 51 minutes 37 seconds West 266.27 feet to a point of curve on the title line in the bed of Harrison Road, aforesaid; thence extending along same, the 2 following courses and distances, (1) on the arc of a circle curving to the left, having a radius of 717.68 feet, the arc distance of 18.37 feet to a point of compound curve, and (2) on the arc of a circle curving to the left, having a radius of 172.15 feet, the arc distance of 97.90 feet to a point a corner of Lot no. 2, aforesaid, the first above mentioned point and place of beginning.

BEING Lot No. 3 on said Plan (said Plan being a Lot Line Change Plan from Plan recorded in Plan Volume 25 page 73).

ALSO BEING 737 Harrison Road.

BEING part of the same premises which Sally L. Rittenhouse, by Indenture bearing date the 6th day of June A.D. 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Delaware, aforesaid, in Record Book 2809 page 116 &c., granted and conveyed unto Matlack Holding Company, L.P. a Pennsylvania Limited Partnership (erroneously shown in Deed as a Pennsylvania Corporation), and/or its Nominees, in fee.

UNDER AND SUBJECT to certain restrictions as now appear of record.

BEING Folio #36-04-02222-02.

RD BK03658 0821

841410

2004141928

RECORDED 20041119 10:00 AM



DELAWARE COUNTY

36-04-02-02-02

RECORDED BY JUDGE BY REC

And the said Grantor does hereby covenant to and with the said Grantees that he, the said Grantor, its successors and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, them or any of them.

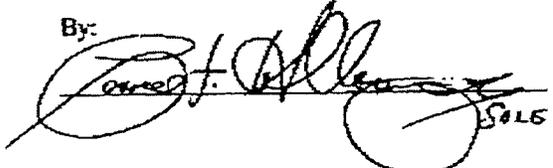
In witness whereof, the said Grantor has caused these presents to be duly executed, the day and year first above written.

Sealed and delivered in the presence of:

Matlack Holding Company, L.P.
by C.F. Holloway, III-Matlack, LLC, a Pennsylvania
Limited Liability Company, Sole General Partner

Attest:

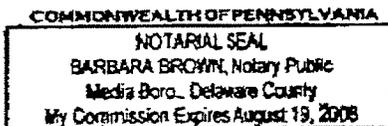
By:

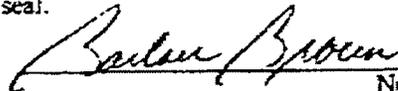

SOLE MEMBER

State of Pennsylvania
County of Delaware

On November 19, 2004, before me, the undersigned officer, personally appeared, Caswell F. Holloway, III who acknowledged himself to be the sole Member of C.F. Holloway, III-Matlack, LLC, the sole General Partner of the said Grantor Partnership and that he, as Sole Member being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the Partnership.

In witness whereof, I hereunto set my hand and official seal.




Notary Public

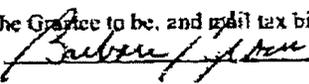
DEED

File No. SPR113-484

Folio/Parcel No.: Folio# 36-04-02222-02

Grantor: Matlack Holding Company, L.P., a Pennsylvania Limited Partnership

Grantee: Theodore H. Wentz and Elizabeth Mitchell Wentz, husband and wife

I certify the address of the Grantee to be, and mail tax bill to: 733 Harrison Road,
Pennsylvania 19085 

Premises: 7 Harrison Road, (Lot 3), Radnor Township, Delaware County, Pennsylvania

Return document to: T.A. Title Insurance Company, 130 South State Road, Suite 205, Springfield, Pennsylvania 19064

**STORMWATER CONTROLS AND BEST MANAGEMENT PRACTICES
OPERATIONS AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this 9 day of November 2015, by and between Thomas & Elizabeth Wentz, (hereinafter "Landowner"), and RADNOR TOWNSHIP, Delaware County, Pennsylvania.

Address 733 Harrison Road, Villanova, PA 19085 _____

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed the land records of Delaware County, Pennsylvania, Deed Book _____ at Page _____, (hereinafter "Property") AKA Subdivision, Land Development, Grading Permit # 15-165A__.

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the Stormwater Controls and BMP Operations and Maintenance Plan approved by the Municipality (hereinafter referred to as the "Plan") for the property identified herein, which is FOLIO # 36040222200 and made part hereof, as approved by the Municipality, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMPs); and

WHEREAS, the Municipality, and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of Radnor Township and the protection and maintenance of water quality require that on-site stormwater Best Management Practices be constructed and maintained on title Property; and

WHEREAS, for the purposes of this agreement, the following definitions shall apply: BMP - "Best Management Practice;" activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipal Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters and detention basins.

- Infiltration Trench - A BMP surface structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer,
- Seepage Pit - An underground BMP structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer,
- Rain Garden - A BMP overlain with appropriate mulch and suitable vegetation designed, constructed, and maintained for the purpose of providing infiltration or recharge of

RD BK05739-2100

DM-DEED MISCELLANEOUS

2015066162 12/04/2015 01:09:04 PM:1

RCD FEE: \$98.50

Document 2015066162 Page: 2100.00



DELAWARE
COUNTY

Description: Delaware, PA Document - Book, Page 5739.2100 Page: 1 of 4

Order: 7706063 Comment:

stormwater into the soil and/or underground aquifer, and

WHEREAS, the Municipality requires, through the implementation of the Plan, that stormwater management BMPs as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, his successors and assigns, and

NOW, THEREFORE, in consideration of the foregoing acknowledgements, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed by the Landowner in accordance with the plans and specifications identified on the Plan.
2. The Landowner shall operate and maintain the BMP(s) as shown on the Plan in good working order and in a manner acceptable to the Municipality and in accordance with the specific maintenance requirements noted on the Plan.
3. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever it deems such inspection to be necessary. Whenever possible, the Municipality shall notify the Landowner prior to entering the property.
4. In the event the Landowner fails to operate and maintain the BMP(s) as shown on the Plan in good working order and in a manner acceptable to the Municipality, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to repair and/or maintain said BMP(s). This provision shall not be construed to allow the Municipality to erect any permanent structure on the land of the Landowner. It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.
5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Municipality.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMP(s) by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. The Landowner, its heirs, executors, administrators, assigns, and other successors in

interests do hereby release Municipality's employees, staff, elected and appointed officials and designated representatives from any and all past, present and future actions, causes of action, demands, claims, damages, loss of services, expenses, compensation, third party actions, suits at law or in equity, including claims or suites for contribution and/or indemnity and all consequential damage on account of or in any way growing out of any and all known and unknown personal injuries and all property damage, including without limitation, any and all claims arising out of construction, presence, existence or maintenance of the BMP(s) by the Landowner or Municipality. In the event that a claim is asserted against the Municipality, its designated representatives, staff, elected or appointed officials or employees, the Landowner will immediately indemnify and hold harmless the said Municipality, its designated representatives, employees, staff, elected and/or appointed officials named from any loss, cost and expense and, any and all claims against them or any of them, for contribution and indemnity by any other person, firm or corporation which arises from, or is related to construction, presence, existence or maintenance of the BMP(s) by the Landowner or Municipality. In the event that any judgment or claim against the Municipality, its designated representatives, employees, staff elected or appointed officials will be allowed by any court of competent jurisdiction, then the Landowner shall pay all costs and expenses relating to said judgment or claim in order that the same be immediately fully satisfied.

8. The Municipality shall make every effort to inspect the BMP(s) at a minimum of once every three years to insure their continued functioning. However, in the event that the Municipality fails, for whatever reason, to perform said inspections the failure to provide such inspection shall in no way be used against the Municipality; the responsibility for the maintenance and operation and repair BMP(s) shall always be the sole responsibility of Landowner hence, it is Landowner's responsibility to properly inspect the BMP at regular intervals to insure its continued and proper functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Delaware County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his heirs, administrators, executors, and assigns, and any other successors in interests, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

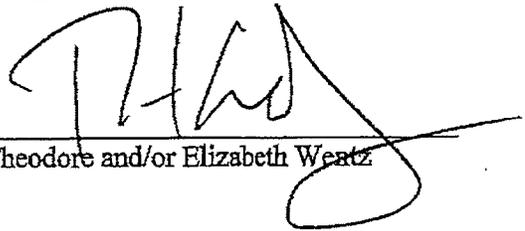
For the Municipality:



Robert Zienkowski
Township Manager/Secretary

(SEAL)

For the Landowner:



Theodore and/or Elizabeth Wentz

ATTEST:

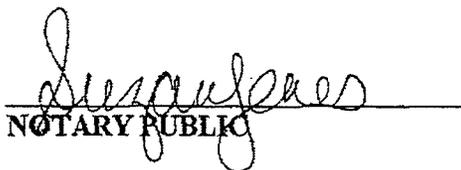
Radnor (City, Township)

County of DELAWARE, Pennsylvania

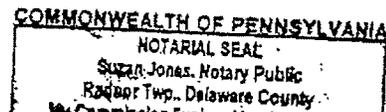
I, the undersigned officer, a Notary Public in and for the County and State aforesaid, whose
commission expires on the 23 day of March, 2019,

hereby acknowledge, personally appeared Theodore Wentz, who being
duly sworn according to law, deposes and says that he/she is the owner or equitable owner of the
property herein described.

GIVEN UNDER MY HAND THIS 9th day of November, 2015


NOTARY PUBLIC

(SEAL)



2

Record and Return to:

Mr. & Mrs. Theodore H. Wentz, Jr.
733 Harrison Road
Villanova, PA 19085

T. A. TITLE INSURANCE COMPANY
130 South State Road
Suite 205
Springfield, PA 19064

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, dated as of the 19th day of November, 2004, is made by Mitchell & Wentz, L.P ("Grantor"), a Pennsylvania limited partnership, and Theodore H. Wentz, Jr. and Elizabeth M. Wentz (collectively, "Grantee").

BACKGROUND

A. Grantor is the owner in fee simple of a certain tract of land in Radnor Township, Delaware County, Pennsylvania, identified as Lot No. 3 on a Plan of Subdivision, entitled Final Subdivision Plan for Matlack Holding Company, made by Momenee & Associates, dated April 14, 2003, last revised July 24, 2003, and recorded August 14, 2003 in Deed Book 25, Pg. 0073 in the Office for the Recording of Deeds in and for Delaware County, and that certain Lot Line Change Plan for Lots 2 and 3 Rittenhouse Arbor for Matlack Holding Company, made by Momenee & Associates, dated August 7, 2003, last revised October 31, 2003 and recorded December 10, 2003 in Deed Book 25, Pg. 257 in the Office for the recording of Deeds in and for Delaware County (both plans collectively, the "Land Plan"), and as more particularly described in Exhibit "A" attached to and incorporated in this Easement Agreement (the "Burdened Property").

B. Grantee is the owner in fee simple of a certain tract of land in Radnor Township, Delaware County, Pennsylvania, identified as Lot No. 2 on the Land Plan and as more particularly described in Exhibit "B" attached to and incorporated in this Easement Agreement (the "Benefited Property").

C. A driveway serving the Benefited Property has been constructed on a portion of the Burdened Property, and Grantee desires to obtain, and Grantor is willing to grant, an easement over, under, through and across that portion of the Burdened Property on which the driveway is located as shown and described in Exhibit "C" attached to and incorporated in this Easement Agreement (the "Easement Area") for ingress, egress and utilities, all as more particularly provided for in this Easement Agreement.

NOW, THEREFORE, Grantor, for itself and for its successors in title to the Burdened Property and assigns, hereby declares that the Burdened Property shall be held, sold, conveyed, transferred, mortgaged, used, leased, and occupied subject to the following covenants and easements, all of which shall be construed to and shall run with the Burdened Property and every part thereof and shall be binding upon, and inure to the benefit of, every person or entity having any right, title or interest in or to the Burdened Property or any part thereof, as well as their respective heirs, successors and assigns, according to the terms of this Easement Agreement, as

RD BK03358-0586

2004111947

ON DEED REC'D - RECORDS

11/19/04 12:01:45 PM



DELAWARE COUNTY

TO RECORD \$10.00

THOMAS J. JOHNS III, REG.

2004111947 PPS&L 586.00

Handwritten signature/initials

follows:

1. Easement Area Purpose. The Easement Area is hereby subjected to a perpetual, non-exclusive easement in favor of the Benefited Property for vehicular and pedestrian ingress and egress, and the installation and maintenance of utilities, to, from and for the Benefited Property.

2. Construction. Grantee and its contractors and subcontractors of any tier shall have the right to enter the Easement Area and such areas adjacent thereto as are reasonably necessary, from time to time, to perform any and all work required to construct, install, maintain, repair and replace the driveway and any utilities located therein. Grantee covenants that it will not record, nor permit any of its contractors or subcontractors of any tier to record, any mechanics' or other lien against the Easement Area or the Burdened Property in connection with any such construction work. Notwithstanding the foregoing, if any such mechanics' or other lien or claim shall be filed, purporting to be for labor or material furnished or to be furnished at the request of Grantee, then Grantee shall, at its sole cost and expense, cause the same to be discharged by payment, bond or otherwise within ten (10) days after the filing thereof, and upon failing to do so, Grantor may cause the discharge thereof without investigation as to the validity thereof or as to any counterclaims, offsets or defenses thereto. Grantee shall be responsible for discharging any such lien and shall defend, indemnify and hold harmless Grantor from and against any and all claims, costs, damages, liabilities and expenses (including reasonable attorney's fees) which may be brought or imposed against or incurred by reason of any such lien or claim or the discharge thereof. Prior to commencement of any work within the Easement Area, Grantee (for itself and any contractors or subcontractors of any tier engaging in such construction work) shall deliver to Grantor a certificate of insurance, in form and substance and for coverages and amounts reasonably satisfactory to Grantor, naming Grantor and its mortgagees, if any, as an additional insured, as their interests may appear. Such insurance may be provided through contractors or subcontractors performing the work. In addition, Grantee shall defend, indemnify and hold harmless Grantor from and against any and all claims, costs, damages, liabilities and expenses (including reasonable attorney's fees) which may be brought or imposed against or incurred by Grantor arising out of or in connection with any such work within the Easement Area. Upon completion of such work, Grantee shall restore, or cause to be restored, any disturbed area of the Burdened Property as nearly as is practical to its condition prior to disturbance.

3. Maintenance. After construction or restoration of the Easement Area as provided in Sections 1 and 2 above, Grantee (a) shall have full responsibility for the on-going maintenance of the Easement Area, and (b) shall not alter or modify, or permit any other party to alter or modify, the grading of the Easement Area without written consent of Grantor, which consent shall not be unreasonably withheld.

4. Miscellaneous.

(a) Headings. Headings preceding the paragraphs of this Easement Agreement are intended for convenience of reference only and shall not be applied in the interpretation of the subject matter of this Easement Agreement.

(b) Governing Law. This Easement Agreement shall be interpreted and construed in

Exhibit A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances. Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania described according to a Lot Line Change Plan, Lots 2 & 3 - Rittenhouse Arbor, made by Momenee and Associates, Inc., Civil Engineers and Land Surveyors, Bryn Mawr, Pa., dated August 7, 2003, recorded December 10, 2003 in Plan Volume 25 page 257, as follows, to wit:

BEGINNING at a point of curve on the title line in the bed of Harrison Road, (50 feet wide), a corner of Lot no. 2 on said plan; thence extending from said beginning point, along line of Lot no. 2, aforesaid, the 2 following courses and distances, (1) South 73 degrees 1 minute 58 seconds East 30 feet to a point; and (2) South 55 degrees 26 minutes 47 seconds East 348.61 feet to a point in line of lands now or late of Matlack Holding Company, L.P., (Lot 3 Villeneuve) on said plan; thence extending along same and also along line of other lands now or late of Matlack Holding Company, L.P., (Lot 4 Villeneuve) on said plan; South 66 degrees 36 minutes 33 seconds West 235.17 feet to a point, a corner of lands now or late of Marc A. and Olga J. Connolly on said plan; thence extending along same, North 38 degrees 51 minutes 37 seconds West 266.27 feet to a point of curve on the title line in the bed of Harrison Road, aforesaid; thence extending along same, the 2 following courses and distances, (1) on the arc of a circle curving to the left, having a radius of 717.68 feet, the arc distance of 18.37 feet to a point of compound curve, and (2) on the arc of a circle curving to the left, having a radius of 172.15 feet, the arc distance of 97.90 feet to a point a corner of Lot no. 2, aforesaid, the first above mentioned point and place of beginning.

BEING Lot No. 3 on said Plan (said Plan being a Lot Line Change Plan from Plan recorded in Plan Volume 25 page 73). ALSO BEING 7__ Harrison Road.

BEING part of the same premises which Sally L. Rittenhouse, by indenture bearing date the 6th day of June A.D. 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Delaware, aforesaid, in Record Book 2809 page 116 &c., granted and conveyed unto Matlack Holding Company, LP, a Pennsylvania Limited Partnership (erroneously shown in Deed as a Pennsylvania Corporation), and/or its Nominees, in fee.

UNDER AND SUBJECT to certain restrictions as now appear of record.

BEING Folio #36-04-02222-02.

Exhibit B

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances. Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania described according to a Lot Line Change Plan, Lots 2 & 3 - Rittenhouse Arbor, made by Momence and Associates, Inc., Civil Engineers and Land Surveyors, Bryn, Mawr, Pa., dated August 7, 2003, recorded December 10, 2003 in Plan Volume 25 page 257, as follows, to wit:

BEGINNING at a point of curve on the title line in bed of Harrison Road (50 feet wide), on a corner of Lot no. 3 on said plan; thence extending from said beginning point along the title line if the bed of Harrison Road, aforesaid, on the arc of a circle curving to the left having a radius of 172.15 feet the arc distance of 60.32 feet to a point, a corner of Lot 1 on said Plan; thence extending North 86 degrees, 53 minutes, 30 seconds East, 330.91 feet to a point in line of lands now or late of Christ Church ITHA; thence extending along same, South 16 degrees, 52 minutes, 36 seconds East, 253.61 feet to a concrete monument a corner of lands now or late of Matlack Holding Company, L.P., (Lot 3 Villeneuve); thence extending along same South 66 degrees, 36 minutes, 33 seconds West 104.03 feet to an iron pin a corner of Lot no. 3 on said plan; thence extending along same, the 2 following courses and distances; (1) North 55 degrees, 26 minutes, 47 seconds West 348.61 feet to an iron pin, a point of curve; and (2) North 73 degrees, 1 minute, 58 seconds West, 30 feet to a point of curve on the title line in the bed of Harrison Road, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan (said Plan being a Lot Line Change Plan from Plan recorded in Plan Volume 25 page 73).

ALSO Being 733 Harrison Road.

BEING part of the same premises which Sally L. Rittenhouse, by Indenture bearing date the 6th day of June A.D. 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Delaware, aforesaid, in Record Book 2809 page 116 &c., granted and conveyed unto Matlack Holding Company, LP, a Pennsylvania Limited Partnership (erroneously shown in Deed as a Pennsylvania Corporation), and/or its Nominees, in fee.

UNDER AND SUBJECT to certain restrictions as now appear of record.

BEING Folio #36-04-02222-00.

FORM 2004111947 Page 989.00

accordance with the laws of the Commonwealth of Pennsylvania.

(c) Binding Effect. This Easement Agreement will inure to the benefit of and bind Grantor and Grantee, their respective successors and assigns, and their respective successors in title to the Burdened Property and the Benefited Property. Any purchaser of any portion of the Burdened Property or the Benefited Property, shall be automatically deemed, by acceptance of title thereto, to have taken such title subject to the easements, terms, covenants, restrictions, conditions, and obligations contained in this Easement Agreement.

(d) Counterparts. This Easement Agreement may be executed in several counterparts, each of which shall be deemed an original and all such counterparts together shall constitute but one and the same instrument.

TO HAVE AND TO HOLD the Easement Area herein described in Exhibit "C", privileges and rights unto Grantee, its successors and assigns, at all times hereafter, as herein provided, as benefiting and appurtenant to the Benefited Property, subject to the obligations as herein provided, and as burdening the Burdened Property.

AND, the Grantor, its successors and assigns, does by these presents, covenant, grant and agree to and with Grantee, its heirs, successors, and assigns, all and singular the easement herein described and granted, to Grantee, its heirs, successor and assigns, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under any of them. SHALL AND WILL, WARRANT AND FOREVER DEFEND.

EXECUTED by Grantor and Grantee as of the date and year first above written.

Grantor: Mitchell & Wentz, LP,
by its general partner, Yellow Dog Properties, Inc.

By: Elizabeth M. Wentz
Elizabeth M. Wentz, President

Grantees:

Theodore H. Wentz, Jr.

Elizabeth M. Wentz
Elizabeth M. Wentz

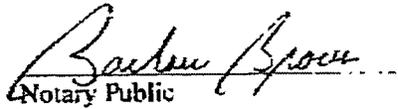
List of Exhibits:

- Exhibit A: Legal Description of the Burdened Property
- Exhibit B: Legal Description of the Benefited Property
- Exhibit C: Legal Description and Plan of the Easement Area

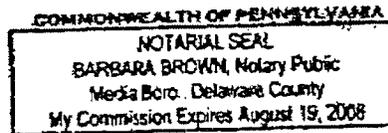
COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF Delaware :

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Elizabeth M. Wentz, whose name is subscribed to the foregoing instrument as President of **Yellow Dog Properties, Inc.**, the General Partner of **Mitchell & Wentz, LP**, personally appeared before me this day, and he acknowledged and swore that she signed, sealed and delivered the said instrument as her free and voluntary act and deed for the uses and purposes therein set forth and that the statements therein contained are true.

Given under my hand and notarial seal this day of November, 2004.


Notary Public

My Commission Expires:

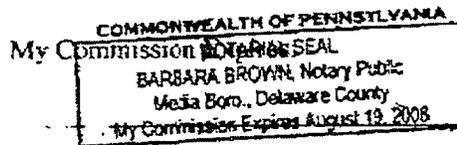


COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Delaware : SS

On this 17 day of November, 2004, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **Theodore H. Wentz**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Barbara Brown [SEAL]
Notary Public



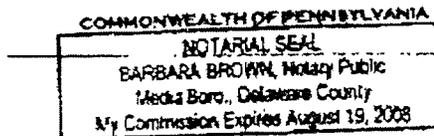
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Delaware : SS

On this 19 day of November, 2004, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **Elizabeth M. Wentz**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Barbara Brown [SEAL]
Notary Public

My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	3358
Page Number	0986
Date Recorded	12-6-04

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration or by gift or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Barbara Brown, T.A. Title Insurance Company	Telephone Number:	Area Code (610) 586-8100
Street Address	130 South State Road Suite 205, Springfield, Pennsylvania 19064	City	State Zip Code

B. TRANSFER DATA	Date of Acceptance of Document
Grantor(s)/Lessor(s) Matlack Holding Company, L.P., a Pennsylvania Limited Partnership, by C.F. Holloway III-Matlack LLC, a Pennsylvania Limited Liability Company, Sole General Partner	Grantee(s)/Lessee(s) Theodore H. Wentz and Elizabeth Mitchell Wentz, husband and wife
Street Address 119 Gallagher Road City Wayne, PA 19087	Street Address 733 Harrison Road City Villanova, PA 19085
State Zip Code	State Zip Code

C. PROPERTY LOCATION		
Street Address 733 Harrison Road (Lot 2)	County Delaware	School District Radnor
City, Township, Borough Radnor Township	Tax Parcel Number Folio# 36-04-02222-00	

D. VALUATION DATA		
1. Actual Cash Consideration \$4,632,215.00	2. Other Consideration + None	3. Total Consideration = 4,632,215.00
4. County Assessed Value 794560	5. Common Level Ratio Factor X 1.26	6. Fair Market Value =993,225.00

E. EXEMPTION DATA	
1A. Amount of Exemption Claimed 100%	1B. Percentage of Interest Conveyed 100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. Name of decedent: Estate File #
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number page.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)

Other. (Please explain exemption claimed, if other than listed above.) Easement Agreement between Mitchell & Wentz, LP and Theodore H. Wentz, Jr. and Elizabeth M. Wentz, - driveway constructed on portion of Lot 3 for ingress, egress and utilities particularly provided in Easement Agreement benefiting Lot 2.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>X Barbara Brown</i>	Date 11/19/04
---	------------------

SPR 113-426

3

Temporary Easement Agreement

This Temporary Easement Agreement is granted by Matlack Holding Company L.P. ("Grantor") in favor of Donald A. and Ellen Harris ("Grantee") as of this 20th day of September, 2004.

WHEREAS Grantor has, on the date hereof, transferred, sold and conveyed to Grantee property located in Radnor Township, Delaware County, Pennsylvania, as more particularly described in Exhibit A attached hereto and made a part hereof (the "Benefited Property").

WHEREAS Grantor is the fee simple owner of a parcel of land adjoining the Benefited Property, which adjoining parcel is more particularly described in Exhibit B attached hereto and made a part hereof (the "Burdened Property").

WHEREAS Grantee desires to construct and install an in ground swimming pool and related facilities (collectively, the "Pool") on the Benefited Property, and Grantor is willing to permit access to the Benefited Property through the Burdened Property for purposes of constructing and installing the Pool, but only for a limited period of time.

NOW THEREFORE, for good and valuable consideration, intending to be legally bound, the parties agree as follows:

1. Grant. Grantor hereby grants to Grantee a temporary non-exclusive easement to pass over and through the Burdened Property from the date hereof until May 15, 2005 solely for vehicular access to the rear of the Benefited Property for the purpose of constructing and installing the Pool on the Benefited Property.

2. Terms and Conditions.

(a) The easement and rights granted to Grantee hereunder are temporary and shall expire and automatically terminate on May 15, 2005, without the need for any further documentation whatsoever, and regardless of whether the Pool has been completed. Grantee agrees to commence construction of the Pool no later than March 1, 2005. Time is of the essence with respect to the time periods set forth in this temporary easement. Notwithstanding the foregoing, upon request of Grantor, Grantee shall execute such documentation as will evidence and confirm the expiration and termination of this temporary easement, in recordable form.

(b) Grantee shall coordinate all access through and over the Burdened Property with Grantor at least 24 hours in advance, including, without limitation, the pathway over which vehicles may travel. Grantee acknowledges that the Burdened Property is under construction and Grantee agrees that entry onto and through the Burdened Property is at Grantee's sole risk and Grantee, for itself and all others claiming through Grantee, affirmatively assumes all such risk.



DELAWARE COUNTY

1

RD 2K03314-2139
2004123794
RECORDED

ON DEEDS REC'D ALL PARTS

EXHIBIT A

ALL THAT CERTAIN lot or parcel of land known as Lot No.1, 729 Harrison Road situate in Radnor Township, Delaware County, Commonwealth of Pennsylvania, described according to a Plan of Rittenhouse Arbor, made by Momenee and Associates, Inc., Civil Engineers and Land Surveyors, Bryn Mawr, PA, dated April 14, 2003, Last revised July 24, 2003 and recorded in Plan Volume 25, page 73, as follows, to wit:

BEGINNING at a point of curve on the title line in the bed of Harrison Road (50 feet wide), on a corner of Lot no. 2 on said plan; thence extending from said beginning point, along the title line in the bed of Harrison Road, aforesaid, the 2 following courses and distances, (1) on the arc of a circle curving to the left, having a radius of 172.15 feet, an arc distance of 88.56 feet to a point of tangent and (2) North 32 degrees 35 minutes 00 seconds West 17.06 feet to a point a corner of lands now or late of Barbara Ann and Elaine M. Rzepski on said plan; thence extending along same and crossing the Northeasterly side of Harrison Road, aforesaid, North 57 degrees 25 minutes 00 seconds East 233.15 feet to a point a corner of lands now or late of Michael I. McCabe on said plan; thence extending along same and also along line of lands of Ithan Christ Church on said plan; the 2 following courses and distances, (1) South 58 degrees 31 minutes 40 seconds East 155.07 feet to a point and (2) South 16 degrees 52 minutes 36 seconds East 130 feet to a point a corner of Lot no. 2, aforesaid; thence extending along same and recrossing the Northeasterly side of Harrison Road, at South 86 degrees 53 minutes 30 seconds West 330.91 feet to the first above mentioned point and place of beginning.

BEING Lot No. 1 on said plan, containing 53,493 square feet or 1.228 acres.

BEING part of the same premises which Sally L. Rittenhouse, by Indenture dated the 6th day of June, 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Delaware, aforesaid, in Record Book 2809, page 116&c., granted and conveyed unto Matlack Holding Company, LP, a Pennsylvania limited partnership, in fee.

BEING Folio No. 36-04-02222-01 (formerly part of Folio No. 36-04-02222-00).

HARRISON RD

EXHIBIT B

Policy Number: A60-0264940/\$2657.26

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a map of property of J. O. Lorange, et ux, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated February 1955 and last revised May 28th, 1964, as follows, to wit:

BEGINNING at a point in the title line in the bed of Parkes Run Lane (fifty feet wide) at the distance of two hundred ninety-five and eight one-hundredths feet measured on a course of South thirty-five degrees thirty-four minutes West along said title line from its intersection with the title line in Conestoga Road fifty feet wide a corner of Lot No. 1 on said Plan; thence along Lot No. 1 the three following courses and distances; (1) South fifty-eight degrees thirty-one minutes forty seconds East two hundred sixty and forty one-hundredths feet to a point; (2) North seventy-nine degrees thirty-four minutes seven seconds East ninety-one and forty-six one-hundredths feet to a point; (3) North thirty degrees four minutes fifty-four seconds East seventy-three and ten one-hundredths feet to a corner of Lot No. 3; thence along Lot No. 3 South fifty-nine degrees fifty-five minutes six seconds East one hundred sixty feet to a point in line of land of Trustees of St. Marins Church; thence along said South thirty degrees four minutes fifty-four seconds West one hundred seventy-eight and ten one-hundredths feet to a point; thence by land of G. B. Clothier and land of John W. Lyons, North fifty-eight degrees thirty-one minutes forty seconds West four hundred ninety-three and sixty one-hundredths feet to a point in the title line in the bed of Parkes Run Lane; thence along said title line on the arc of a circle curving to the right with a radius of eight hundred thirty feet, the arc distance of sixteen and seventy one-hundredths feet, the chord of said arc bearing North thirty-six degrees eight minutes twenty seconds East sixteen and fifty-eight one-hundredths feet to a point; thence still along said title line in Parkes Run Lane, North thirty-five degrees thirty-four minutes East twenty-three and fifty-four one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING on acre of land

BEING Lot No. 2 on said plan.

TOGETHER with the right, liberty and privilege of the said Douglas L. Fiske and Roberta C., his wife, their heirs and assigns, to use of the electric poles and utility lines presently extending from the Conestoga Road across Lot #3 on said Plan, for the purpose of providing light, heat and power and telephone service to the buildings erected on the premises hereby conveyed and with the further right and privilege of the grantees their heirs and assigns to enter upon said Lot #3 for the purpose of maintenance and repair of said poles and utility lines. The cost of said maintenance and repairs to be borne equally among the owners of Lots 2, 3 and 4 on said Plan.

RESERVING unto the said Harvey B. Austin and Eleanor W., his wife, their heirs and assigns the use of said utility poles and lines for the purpose of supplying light, heat and power to Lots 3 and 4 on said plan with the right to enter upon the premises herein conveyed to make the necessary connection to said utility lines; subject, however, to the proportionate part of the expense of the maintenance and repair of said presently existing poles and lines.

IT IS FURTHER AGREED by and between the parties hereto, their heirs and assigns, that they will join in and execute any instrument required by The Philadelphia Electric Company to supply said (Lots 2, 3 and 4) with light, heat, power and telephone service. IN THE EVENT The Philadelphia Electric Company does not purchase the said poles and utility lines within one year from the date to this indenture, then the Grantors herein agree to install in a workman like manner at their own expense. electric service entirely within the lot lines of the premises hereby conveyed to the existing dwelling erected thereon.

Being BEING FOJ.10 #36-04-02132-01

<http://phila.titlewave.net/PolicyPreview.asp?DocNum=465728&FolderNum=465728&Inde.> 3/30/2002

(c) Grantee agrees to provide Grantor with evidence of general commercial liability insurance prior to entry onto the Burdened Property, in form, substance and amount reasonably satisfactory to Grantor and naming Grantor as an additional insured.

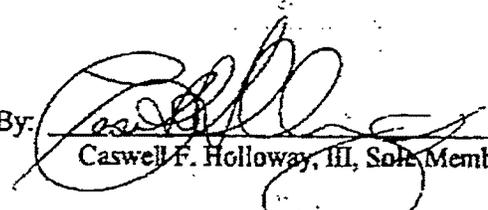
(d) Grantee agrees to indemnify, defend and hold harmless Grantor from and against any and all liability, claims, expenses and costs (including, without limitation, reasonable attorney's fees), and any damage caused to the Burdened Property beyond normal wear and tear of construction vehicles, arising out of or in connection with the exercise of any rights granted under this temporary easement agreement or any breach hereof.

(e) Grantee shall not store any equipment or materials on the Burdened Property.

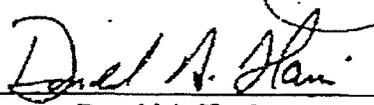
(f) Grantor, at Grantor's expense, will dismantle a portion of the existing fence and remove existing landscaping materials on the Benefited Property as is necessary to permit vehicular access to the Benefited Property, as determined by Grantor in its sole discretion. Grantor will restore any fencing and landscaping material so removed on or before thirty (30) days after the expiration of this Temporary Easement Agreement.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Temporary Easement Agreement as of the date first stated above.

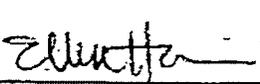
Matlack holding Company L.P., by its general partner, C.F. Holloway, III - Matlack, LLC

By: 

Caswell F. Holloway, III, Sole Member



Donald A. Harris



Ellen Harris

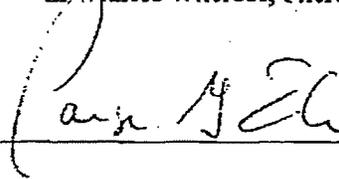
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Delaware

SS

On this 20th day of September, 2004, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared CASWELL F. HOLLOWAY, III, who acknowledged himself to be the Sole Member of C. F. HOLLOWAY, III-MATLACK, LLC, a Pennsylvania limited liability company, the general partner of MATLACK HOLDING COMPANY, LP, a Pennsylvania limited partnership, and that he as such officer of such general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such officer of the general partner.

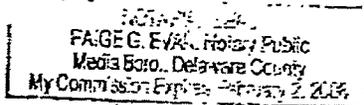
In Witness Whereof, I hereunto set my hand and official seal.



[SEAL]

Notary Public

My Commission Expires:

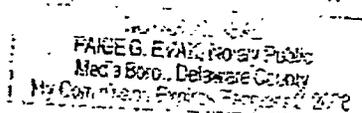


State of Pennsylvania
County of Delaware

On September 20, 2004, before me, the undersigned officer, personally appeared Donald A. Harris and Ellen Harris, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public



DEED BOOK 353 PAGE 260

BUILDING RESTRICTIONS

Dated 9/16/1924

UNDER AND SUBJECT nevertheless, to the aforesaid certain condition and building restrictions.

ALSO UNDER AND SUBJECT to the following building restrictions to wit:-

That no house other than a detached house costing not less than \$20,000.00 shall be erected on any of said lots, provided, however, that a private garage may be erected in connection therewith a house, the house and garage together costing not less than \$20,000.00 and further than no building shall be erected or used on the above granted premises for the purpose of a store, public garage, public stable, factory, machine shop or for any offensive use or occupation.

BUILDING RESTRICTIONS

Dated 9/16/1924

UNDER AND SUBJECT nevertheless, to the aforesaid certain condition and building restrictions.

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That no house other than a detached house costing not less than \$20,000.00 shall be erected on any of said lots, provided, however, that a private garage may be erected in connection therewith a house, the house and garage together costing not less than \$20,000.00 and further than no building shall be erected or used on the above granted premises for the purpose of a store, public garage, public stable, factory, machine shop or for any offensive use or occupation.

DELAWARE COUNTY

DEED OF DEDICATION: William K. Holman and Sarah Louise Holman, his wife, etal,
TO The Township of Radnor dated 9/17/1928 recorded 10/9/1928 DEED BOOK 766
PAGE 546

BED of Park's Run Lane extending from Abraham's Lane to Conestoga Road.

To hold & unto (2) its successors and assigns as and for a public street or
highway and for no other use or purpose whatsoever.

... ..
RIGHT OF WAY AGREEMENT: Harold B. Larzelere et ux etal to Philadelphia
Suburban Water Co. dated _____ Recorded 8-3-1925 DEED BOOK 625 page 265.

A right of way for the laying of water pipe on Parkes Run Lane connecting to
the existing 6" water pipe East of Lesley Lane extending Southeasterly and
Southeasterly to Harrison Road in Ithan, Radnor Township, Delaware County,
Pennsylvania, a distance of 827"

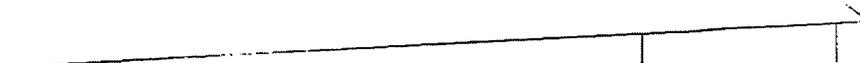
.....

DELAWARE COUNTY

RIGHT OF WAY: Paul H. Stull and Frieda V. Stull, his wife; Harold B. Larzelere and Anne S. Larzelere, his wife; Emmett C. Roop, singleman, -TO- Philadelphia Suburban Water Company dated 12/2/1925 and recorded 12/5/1925 in DEED BOOK 624 PAGE 467.

GRANTING a right of way for the laying of water pipe on Harrison Road connecting to the 6 inch water pipe on Lesley Road and extending Southeasterly and North-easterly to Park's Run Lane, at Ithan, Radnor Township, Delaware County, State of Pennsylvania a distance of 2300 feet as per plan attached. The land through which the said Paul H. Stull, et al, conveys the right of way to the Philadelphia Suburban Water Company by this instrument being Deeded to us as per Deed dated September 4, 1924 and recorded at Media, Pennsylvania in Deed Book 569 page 115.

This right of way is granted to the Philadelphia Suburban Water Company for the purpose of laying their pipes or conduits, appurtenances and appliances thereto, to conduct water with the privilege of entering upon the same and making such excavations, fills, and levels as may be requisite, and the privilege of laying such other pipe or pipes or other conduits, appurtenances and appliances thereto as they may deem necessary and of making such repairs and laying other pipes or conduits, appurtenances and appliances thereto, as may from time to time be necessary.



[County Home](#) [Public Access Home](#) [Property Search Home](#) [Contact Us](#)

- Site Information
- Residential
- Commercial
- Delinquent Tax
- Sketch
- Map

PARID: 36040222400
 WENTZ THEODORE H JR &

TaxMap ID:
 741 HARRISON RD

1 of 1
[Return to Search Results](#)

Parcel

Site Location: 741 HARRISON RD
 Legal Description: 1 STY HSE GAR
 1 ACRE
 Map Number: 36-29 -005-000
 Municipality: 36 RADNOR TOWNSHIP
 School District: 508 - RADNOR SCHOOL DISTRICT
 Property Type: 01 - Taxable Residential
 Homestead Status - Next School Bill Cycle: No
 Homestead Status - Current School Bill Cycle: No
 Homestead %
 Homestead Approved Year
 Additional Info: -
 Veteran's Exemption: No

- Actions**
- Printable Summary
 - Printable Version

Current Owner

Name: WENTZ THEODORE H JR &
 Name: WENTZ ELIZABETH M
 Address: 733 HARRISON RD
 City: VILLANOVA
 State: PA
 Zip Code: 19085-

Owner History

Owner	Book	Page	Sale Date	Sale Price
WENTZ THEODORE H JR &	4341	2200	04-15-2008	1050000
CONNOLLY MARC A & OLGA J	0000	0000	05-03-1972	0

Original Current Year Assessment

Type of Assessment	Assessment Value	Assessment Date	Reason for Change	Comment
01-Taxable Residential	\$217,280		-	

Prior Year Final Assessment(s)

Year	Assessment
2018	\$217,280
2017	\$217,280
2016	\$217,280
2015	\$217,280
2014	\$217,280

County Tax Receivable

Tax Year	Billing Year	Billing Period	Billing Date	Face Amount Due	Discount Posted	Penalty Posted	Fees Posted	Payment Posted	Balance Pay Date	Type
2019	2019	Original	02/01/2019	1,186.57	-23.73			-1,162.84	0.00 02/06/2019	Discount
2018	2018	Original	02/01/2018	1,216.77	-24.35			-1,192.42	0.00 02/06/2018	Discount
2017	2017	Original	02/01/2017	1,216.76	-24.34			-1,192.42	0.00 02/28/2017	Discount
2016	2016	Original	02/01/2016	1,216.76	-24.34			-1,192.42	0.00 02/22/2016	Discount
2015	2015	Original	02/01/2015	1,216.76	-24.34			-1,192.42	0.00 02/19/2015	Discount

Delinquent Tax

No Outstanding Delinquent Amounts Found On File

EXCLUDES: Trash, Sewer, and other Local Fees

Tax Sale Information

Status: No Sale Scheduled

Delaware County Courthouse &
Government Center
201 West Front Street
Media, PA 19063

Contact Us
Email: webmaster@co.delaware.pa.us
Hours: Monday-Friday 8:30am-4:15pm

Location [Google Map](#)

[Search Disclaimer](#)
[Privacy Policy](#)

Copyright: 2018 by Delaware County, Pennsylvania | Last Updated: 18/Jun/2019 | Powered by [lastWorld Public Access](#)



B [Handwritten scribbles]

Document Search Results

Name Search

Book / Page Search

You searched for: Parcel:36-04-02224-00 Sort:Filed Date Desc

Total Rows 4 , Viewing 1 - 4

Handwritten notes:
2P
3. R-4341/2200
4. R-563/2094

Book/Page	Parcel	Date Filed	Doc Type	Direct Party	Indirect Party
R-4930/1224	36-04-02224-00	5/3/2011 3:30:14 PM	SATISFACTION OF MORTGAGE	WENTZ, THEODORE H	BRYN MAWR TRUST CO
R-4436/1273	36-04-02224-00	9/29/2008 9:47:39 AM	MORTGAGE	WENTZ, THEODORE H	BRYN MAWR TRUST CO
R-4341/2200	36-04-02224-00	4/15/2008 12:30:08 PM	DEED \$1,050,000.00	CONNOLLY, MARSHA A /EXX	WENTZ, THEODORE H /JR
R-563/2094	36-04-02224-00	4/12/1988 12:00:08 AM	Mortgage Satisfaction	CONNOLLY, MARC A	FIDELITY BANK

Handwritten: 44701279

Handwritten: 2902-1057

Created by TeamIA, Lexington, South Carolina

Handwritten: 2902-1057 3d

Handwritten: ~~249-1139~~
428-064

B

Prepared by and Return to:
Strong Abstract, Inc.
1974 Sproul Road, Suite 103
Broomall, PA 19008
610-353-4841

File No. 08-014

UPI # 36-04-02224-00

RD BK04341-2200

BY-DEED

2006027432 04/15/2008 12:30:08 PM:3

RD FEE: \$7000 POL. SUB. TAX: \$15,750.00 ST TAX: \$10,200.00



DELAWARE
COUNTY

30 RACINOR \$15,750.00

TAKING A JOSEPH M. BOG

This Indenture, made the 11th day of April, 2008,

Between

**MARSHA A. CONNOLLY AND JEANINE A. SEGAL, EXECUTRICES OF THE
ESTATE OF OLGA J. CONNOLLY, DECEASED**

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

THEODORE H. WENTZ JR. AND ELIZABETH M. WENTZ, H/W

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

Witnesseth that in consideration of the sum off **ONE MILLION FIFTY THOUSAND DOLLARS 00/100 (\$1,050,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, as tenants by the entirety, their heirs and assigns,

Premises B

ALL THAT CERTAIN lot or piece of ground situate in the Radnor Township County of Delaware and State of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Alva L. Rogers R. L. S., Ardmore, Pennsylvania, on August 20, A.D. 1924 and revised November 2, A.D. 1925 as follows, to wit:

BEGINNING at a point in the middle line of Harrison Road (50 feet wide) at the distance of 575.39 feet measured Southwardly and Westwardly along the said middle line of Harrison Road from the intersection with the middle line of Parks Run Lane (50 feet wide), which point of intersection is at the distance of 379.30 feet measured South 35 degrees 34 minutes West along the middle line of Parks Run Lane from its intersection with the middle line of Conestoga Road; thence extending from the beginning point South 38 degrees 54 minutes 30 seconds East 265.73 feet to a point in line of land now or late of R. L. Montgomery; thence extending South 66 degrees 31 minutes 48 seconds West (erroneously described in prior Deed as South 66 degrees 13 minutes 48 seconds West) along said land now or late of said R. L. Montgomery 206.90 feet to a point, a corner of Lot No. 13; thence extending North 26 degrees 47 minutes West along line of Lot No. 13, 231.83 feet to a point in the said middle line of Harrison Road; and thence extending Northeastwardly along the said middle line of Harrison Road on the arc of a circle curving to the left with a radius of 717.68 feet the arc distance of 151.1 feet (the chord of said arc bears North 57 degrees 9 minutes 15 seconds East 151.50 feet to the first mentioned point and place of beginning.

CONTAINING 1 acre of land be the same more or less and being Lot No. 12 on the above mentioned plan.

BEING Folio #36-04-02224-00

BEING 741 Harrison Road, Villanova, PA 19085

BEING THE SAME PREMISES which May Cline, by Deed dated March 20, 1972, and recorded May 3, 1972, in Volume 2431, Page 1139, granted and conveyed unto Marc A. Connolly and Olga J. Connolly, h/w, in fee.

AND THE SAID Marc A Connolly has since departed this life on 4/5/2006 vesting title in Olga J. Connolly by rights of survivorship.

AND THE SAID Olga J. Connolly has since departed this life on 12/8/2007 leaving a Will e Register of Wills Office of Delaware County being part of Estate File #2387-2684, wherein she named Marsha A. Connolly & Jeanine A. Segal, Executrices of the Estate of Olga J. Connolly and to whom Letters Testamentary were granted on 12/14/2007.

-over
10 yrs

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever therunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

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

And the said, Executor of the aforesaid covenants, promises and agrees to and with said Grantees, their heirs and assigns, that he/she, the said Executor of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF US:

[Handwritten signature]

ESTATE OF OLGA J. CONNOLLY

By: *Marsha A. Connolly* (SEAL)
Marsha A. Connolly, Executrix

By: *Jessamine A. Segal* (SEAL)
Jessamine A. Segal, Executrix

Commonwealth of Pennsylvania } ss
County of Delaware

On this, the 11th day of April, 2008 before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared Marsha A. Connolly and Jessamine A. Segal, Executrices of the Estate of Olga J. Connolly, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they have executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

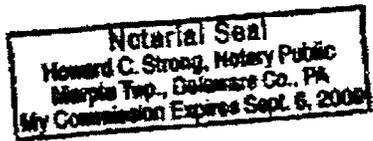
[Handwritten signature]

Notary Public
My commission expires _____

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

733 Harrison Rd.
Villanova, PA 19085

On behalf of the Grantees



This Indenture made this 20 day of March 19 72.

Between MAY CLINE, Widow

(hereinafter called the Grantor)

MARC A. CONNOLLY and OLGA J. CONNOLLY, his wife,

(hereinafter called the Grantee(s)).

Witnesseth That the said Grantor for and in consideration of the sum of Fifty-three Thousand (\$53,000.00) Dollars lawful money of the United States of America, unto her well and truly paid by the said Grantee(s) at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee(s) their heirs and assigns, as tenants by entireties, _____

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Alva L. Rogers R.L.S., Ardmore, Pennsylvania, on August 20, A.D. 1924 and revised November 2, A.D. 1925 as follows, to wit: _____

BEGINNING at a point in the middle line of Harrison Road (50 feet wide) at the distance of 575.39 feet measured Southwardly and Westwardly along the said middle line of Harrison Road from its intersection with the middle line of Parks Run Lane (50 feet wide), which point of intersection is at the distance of 379.30 feet measured South 35 degrees 34 minutes West along the middle line of Parks Run Lane from its intersection with the middle line of Conestoga Road; thence extending from the beginning point South 38 degrees 54 minutes 30 seconds East 255.73 feet to a point in line of land now or late of R. L. Montgomery; thence extending South 66 degrees 31 minutes 48 seconds West (erroneously described in prior Deed as South 66 degrees 13 minutes 48 seconds West) along said land now or late of said R. L. Montgomery 206.90 feet to a point, a corner of Lot No. 13; thence extending North 26 degrees 47 minutes West along line of Lot No. 13, 231.83 feet to a point in the said middle line of Harrison Road; and thence extending Northeastwardly along the said middle line of Harrison Road on the arc of a circle curving to the left with a radius of 717.68 feet the arc distance of 151.31 feet (the chord of said arc bears North 57 degrees 9 minutes 15 seconds East 151.50 feet to the first mentioned point and place of beginning. _____

CONTAINING 1 acre of land be the same more or less and being Lot No. 12 on the above mentioned plan. _____

BEING the same premises which Leslie W. Cline and May his wife by Deed dated July 6, 1964 and recorded in Delaware County in Deed Book 2180 page 187 conveyed unto Leslie W. Cline and May his wife, in fee. _____

AND the said Leslie W. Cline has since departed this life. _____

UNDER AND SUBJECT to agreements and building restrictions of record. _____

2431 1139

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of 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 S. their heirs and assigns, to and for the only proper use and behoof of the said Grantee S. their heirs and assigns forever, as tenants by entireties.

Under and Subject as aforesaid.

The state stamps affixed represents tax on full consideration including liens and encumbrances.

VALUE OF PREMISES AS DEFINED BY ORDINANCE IS \$13,000.00 AND TAX PAID ON SUCH VALUE \$30.00

COMMONWEALTH TITLE CO.

By James R. Smith



Date 5-3-72
Transfer Tax in the amount of \$30.00 has been paid on a card of Acknowledgment.

And the said Grantor for herself, her heirs, executors, administrators

does by these presents, covenant, grant and agree, to and with the said Grantee S, their heirs and assigns, that she the said Grantor her heirs all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee S their heirs and assigns, against her, the said Grantor her heirs and against all and every person or persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under her, them, or any of them shall and will Subject as aforesaid WARRANT and forever DEFEND.

In Witness Whereof, The said Grantor has caused these presents to be duly executed the day and year first herein above written.

Sealed and Delivered
IN THE PRESENCE OF US:

E. J. Remif

May Olive (SEAL)
May Olive

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Delaware*

On this, the *20th* day of *March* 1972.
before me, the undersigned officer, personally appeared

MAY CLINE, Widow
(IND.) known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

or
(CORP.) who acknowledged himself to be the _____ of _____ a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as _____

In Witness Whereof, I hereunto set my hand and official seal.

Elizabeth J. Kennedy NOTARY PUBLIC

COMMONWEALTH LAND
INSURANCE COMPANY
453368

C 428 064-A

COMMONWEALTH LAND
The Delaware Company
Title Insurance Since 1876

DEED

MAY CLINE, WIDOW

to

MARC A. CONNOLLY and
OLGA J. CONNOLLY

Premises: 741 Harrison Rd.
Wadnor Twp.,
Delaware Co., Pa.

COUNTY OF DELAWARE
PENNSYLVANIA
RECEIVED
MAY 3 1972
DEED REGISTRATION DEPT

MAY 3 12 47 PM '72

610-261-6000

RECORDED in the Office for Recording of Deeds in and for
Del. Co. Pa. on Deed
Book No. 2431 Page 1139
Witness by hand and seal of officer this Third
day of May A.D. 1972

Edwin S. Hooper
Recorder of Deeds

Deputy

The address of the above-named Grantor
is 741 Harrison Rd.
Wadnor Twp., Pa.
on behalf of the Grantor
done & signed on

360x2431 PAGE 1141

Primary Order Information

State PA
County / Town Delaware
Order Type Residential Buy/Sell
Application No. 7706063
Application Date / Time 6/13/2019 2:50:13 PM
Contact User Name Oman, Dirk - dirk.oman+hsoa@foxroach.com
Contact User Phone 610-889-7670
Company Name Trident Land Transfer Company[Devon]
Associated Company
Sales Rep
Production User (If opened internally)
Email Confirmation When Complete: dcunderwriter@foxroach.com
Brand Commonwealth
Customer Reference No. 19PA04758
Additional Reference No.
BackTitle No.

Seller / Owner

Individual

First Name	Middle Name	Last Name	Status
Theodore	H.	Wentz Jr.	and
Elizabeth	M.	Wentz	

Entity/ Estate / Trust

Entity / Estate / Trust(s)

Buyer / Borrower

Individual

First Name	Middle Name	Last Name	Status
Theodore	H.	Wentz Jr.	and
Elizabeth	M.	Wentz	

Entity/ Estate / Trust

Entity / Estate / Trust(s)

Sale Price / Loan Information

Sale Price: \$ 1.00

Lender 1: Loan No. 1:

Lender 1 Clause:

Loan Amount 1: \$

Lender 2: Loan No. 2:

Lender 2 Clause:

Loan Amount 2: \$

Property Information

.Street No 733	Street Name & 741 Harrison Road
City Villanova	State PA
Municipality	Zip Code 19085
Condominium Name	Unit Number
Subdivision / Development	Building
Lot	Phase
Section	Block
.Tax ID / Parcel No 36-04-02222-00;36-04-02224-00	Township
New Construction No	Range
Section 1/4	New Plat No
Last Deed Book	Vacant Land No
Plat / Condo Book	1/4 1/4 Section
Recorded Lot	Page
Plat Instrument Number	Page
.Certificate No	Recorded Plat
	Map No.
	Torrens No
	Abstract No

Request Product

Selected Product

Title Search Report with 24 Month Chain of Title

Due Date

6/18/2019 2:48:00 PM

Comments

This search is for two (2) adjacent lots, owned by the same individuals, regarding the re-drawing of the boundary line between them.

C-Track Public Access

Search

CRITERIA

+FirstName = "marc" +LastName = "connolly"

FILTERS

Case Type

Municipal Lien (1)

Case Filed Date

Older (1)

Closed

No (1)

RESULTS

Case Number	Case Classification	Case Filed Date	Party Name	Party Role
CV-1995-011490	Civil NR - Municipal Lien - Waste	09/26/1995	CONNOLLY, MARC	Defendant

1 to 1 of 1 records

C-Track Public Access

Search

CRITERIA

+FirstName = "olga" +LastName = "connolly"

FILTERS

Case Type

Municipal Lien (1)

Case Filed Date

Older (1)

Closed

No (1)

RESULTS

Case Number	Case Classification	Case Filed Date	Party Name	Party Role
CV-1995-011490	Civil NR - Municipal Lien - Waste	09/26/1995	CONNOLLY, OLGA	Defendant

1 to 1 of 1 records



Firm Mailing Book For Accountable Mail

Name and Address of Sender
Rodner Township
Engineering
301 Ivers Ave
Lebanon, PA 19089

USPS Tracking/Article Number

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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

Affix Stamp Here



U.S. POSTAGE PAID
WAYNE, PA
19087
JUL 26 19
AMOUNT
\$3.28
R2304E105271-10

SC	Fee	SCRD	Fee	SH	Fee
----	-----	------	-----	----	-----

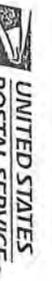
1.	2.	3.	4.	5.	6.	7.	8.	Post	Handling Charge - if Registered and over \$50,000 in value	Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
CARUSO RICHARD E & SALLY F 512 CHAUMONT DRIVE VILLANOVA, PA 19085	ANTANAVICIUS GINTARAS & KRISTINA 612 NEWTOWN RD VILLANOVA, PA 19085	BROWN LESLEY G 501 VAN LEARS RUN VILLANOVA, PA 19085	DENHARDT TROY 506 VAN LEARS RUN VILLANOVA, PA 19085	TYBURSKI JONATHAN D & JOHANNA 502 VAN LEARS RUN VILLANOVA, PA 19085	SHAW KATHERINE A 702 KNOX RD, VILLANOVA, PA 19085	BEGLEY-OTT BRYNNE & OTT MICHAEL RYAN 706 KNOX RD VILLANOVA PA 19085	MCNAMARA WILLIAM B 719 NEWTOWN ROAD VILLANOVA, PA 19085									

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Firm Mailing Book For Accountable Mail

Name and Address of Sender
Radnor Township
Engineering
301 First Ave
Wayne PA 19087

USPS Tracking/Article Number

Check type of mail or service

Adult Signature Required Priority Mail Express

Adult Signature Restricted Delivery Registered Mail

Certified Mail Return Receipt for Merchandise

Certified Mail Restricted Delivery Signature Confirmation

Collect on Delivery (COD) Signature Confirmation Restricted Delivery

Insured Mail Priority Mail

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

1.	2.	3.	4.	5.	6.	7.	8.	SC Fee	SCRD Fee	SH Fee
615 NEWTOWN ROAD ASSOC LP 120 ARRANDALE BLVD EXTON, PA 19341	ESSER STEPHEN F 505 VAN LEARS RUN VILLANOVA, PA 19085	GOODMAN MICHAEL H & CHERYL C 500 VAN LEARS RUN VILLANOVA, PA 19085	WEIR SUSAN & AIDAN 507 SHADELAND RD VILLANOVA, PA 19085	REH GREGORY K & MARIANN B 707 NEWTOWN RD VILLANOVA, PA 19085	JANSCHKA WILLIAM & MARYANNE 713 NEWTOWN RD VILLANOVA, PA 19085	BOWEN STEPHEN J & MARNIE P 670 NEWTOWN RD VILLANOVA, PA 19085	HAN STEVE & NAH HAN 618 NEWTOWN RD VILLANOVA, PA 19085			
Handling Charge - if Registered and over \$50,000 in value										
Adult Signature Required										
Adult Signature Restricted Delivery										
Restricted Delivery										
Return Receipt										
Signature Confirmation										
Signature Confirmation Restricted Delivery										
Special Handling										

U.S. POSTAGE PAID
WAYNE PA
19087
JUL 26 19
AMOUNT
\$3.28
R2304E105271-10
0000

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

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

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

PSN 7530-02-000-9098



Firm Mailing Book For Accountable Mail

Name and Address of Sender
Radnor Township
Engineering
301 Tiven Ave
Wayne PA 19087

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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

Posta

U.S. POSTAGE PAID
 WAYNE, PA
 19087
 JUL 26 19
 AMOUNT
\$3.28
 R2304E105271-10

USPS Tracking/Article Number	Addresssee (Name, Street, City, State, & ZIP Code™)	Posta	1 cc	uuu	C	SCRD	SH
					ie	Fee	Fee

1.	BERGMAN LAURIE & LONG STEPHEN K 335 OAK TERRACE ST DAVIDS, PA 19087						
2.	FRICK BENJAMIN C 500 CONESTOGA RD VILLANOVA, PA 19085						
3.	SCHUG DAVID & CHRISTI 533 CONESTOGA RD VILLANOVA, PA 19085						
4.	GORDON JEROME L 537 CONESTOGA ROAD VILLANOVA, PA 19085						
5.	CUMMINS JON A & AMY G 25 ORCHARD LA VILLANOVA, PA 19085						
6.	PAOLINO MATTHEW J 770 PARKES RUN LN VILLANOVA, PA 19085						
7.	BEATTY JANE N 759 PARKES RUN LN VILLANOVA, PA 19085						
8.	UNTERBERGER JENNIFER H 821 LAWRENCE LA NEWTOWN SQUARE, PA 19073						

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee): [Signature]



Firm Mailing Book For Accountable Mail

Name and Address of Sender
Radnor Township
Engineers c/o
301 Iven Ave
Wayne PA 19087

USPS Tracking/Article Number

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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

Affix (for air Post)

Postage \$

U.S. POSTAGE PAID
WAYNE, PA
19087
JUL 26, 19
AMOUNT
\$3.28
R2304E105271-10

CRD Fee
SH Fee

1.	2.	3.	4.	5.	6.	7.	8.	Postmaster, Per (Name of receiving employee)														
								Postage	Handling Charge - if Registered and over \$50,000 in value	Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling	CRD Fee	SH Fee				
JACOBY MICHAEL E & KATHLEEN B 775 PARKES RUN LA VILLANOVA, PA 19085	KEATOR JOAN R 349 OAK TERR WAYNE, PA 19087	MCCCLAIN GARY P O BOX 414 WAYNE, PA 19087	HOFFMAN DAVID F 1022 SPRING MILL RD VILLANOVA, PA 19085	SCHUG DAVID & CHRISTI 533 CONESTOGA RD VILLANOVA, PA 19085	ZENOZI BABAK 2 ITHAN WOODS LN VILLANOVA, PA 19085	COHEN MICHAEL S 4 ITHAN WOODS LN VILLANOVA, PA 19085	KANIA ARTHUR J TRUST TWO BALA PLAZA - SUITE 525 BALA CYNWYD, PA 19004															



Firm Mailing Book For Accountable Mail

Name and Address of Sender
Radnor Township
Engineering
301 Iven Ave
Wayne, PA 19087

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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



U.S. POSTAGE PAID
WAYNE, PA
19087
JUL 26, 19
AMOUNT
\$3.28
R2304E105271-10

USPS Tracking/Article Number	Address (Name, Street, City, State, & ZIP Code™)	Fee	COD	SC Fee	SCRD Fee	SH Fee
1.	MARGOLIS EDWARD H 1 ITHAN WOODS LN VILLANOVA, PA 19085					
2.	BENAU DANNY A 505 CHAUMONT DR VILLANOVA, PA 19085					
3.	STAGLIANO GREGORY G 502 CHAUMONT DR VILLANOVA, PA 19085					
4.	DUSKA RONALD F SR & BRENDA 518 CONESTOGA RD VILLANOVA, PA 19085					
5.	SCHANZ JOHN DAMIAN & ELIZABETH ANN 739 PARKES RUN LA VILLANOVA, PA 19085					
6.	PORTER ANDREW W JR 743 PARKES RUN LN VILLANOVA, PA 19085					
7.	BROWN THOMAS K 797 HARRISON RD VILLANOVA, PA 19085					
8.	GAUDIOSI MONICA M 6 ITHAN WOODS LA VILLANOVA, PA 19085					
Total Number of Pieces Listed by Sender: 8						
Total Number of Pieces Received at Post Office: 8						
Postmaster, Per (Name of receiving employee)						
Complete in Ink						

Handling Charge - if Registered and over \$50,000 in value

JUL 26



Firm Mailing Book For Accountable Mail

Name and Address of Sender
 Radnor Township
 Engineers
 301 Iiven Ave
 Wayne, PA 19087

USPS Tracking/Article Number

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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

Postage

5

Handling Charge - if Registered and over \$50,000 in value

0000

CRD Fee

SH Fee

Signature Confirmation Restricted Delivery

Return Receipt

Restricted Delivery

Adult Signature Restricted Delivery

Adult Signature Required

Special Handling



U.S. POSTAGE PAID
 WAYNE, PA
 19087
 JUL 26, 19
 AMOUNT
\$3.28
 R2304E105271-10

1.	2.	3.	4.	5.	6.	7.	8.
COHEN NATHANIEL R 745 HARRISON RD VILLANOVA, PA 19085	LARIJANI MOHAMMAD & ELIZABETH A 736 NEWTOWN RD VILLANOVA, PA 19085	SHERMAN ADAM 29 MATLACK LN VILLANOVA, PA 19085	KOFFLER JONATHAN 720 NEWTOWN RD VILLANOVA, PA 19085	MOONEY EDWARD J JR & NELIA N 22 MATLACK LA VILLANOVA, PA 19085	GHAZI MAHMUD N & MAHA 2 MATLACK LA VILLANOVA, PA 19085	FRAZIER JOHN W IV & GRACE B 761 HARRISON ROAD VILLANOVA, PA 19085	CLARKE JAMES J & MARGARET Z 760 NEWTOWN RD VILLANOVA, PA 19085

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete in Ink

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Firm Mailing Book For Accountable Mail

Radnor Township
Engineers
301 Iversen Ave
Wayne PA 19087

USPS Tracking/Article Number

Name and Address of Sender

Check type of mail or service

Adult Signature Required Priority Mail Express

Adult Signature Restricted Delivery Registered Mail

Certified Mail Return Receipt for Merchandise

Certified Mail Restricted Delivery Signature Confirmation

Collect on Delivery (COD) Signature Confirmation Restricted Delivery

Insured Mail Signature Confirmation Restricted Delivery

Priority Mail

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

Postage (if Sealed)



U.S. POSTAGE PAID
WAYNE PA
19087
JUL 26 19
AMOUNT
\$3.28
R2304E105271-10

RD Fee SH Fee

1.	2.	3.	4.	5.	6.	7.	8.	Postmaster, Per (Name of receiving employee)									
								Postage	Handling Charge - if Registered and over \$50,000 in value	Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	RD Fee	SH Fee
MOHAN DIVYA & SHARMA DHRUV NILALSH 717 HARRISON RD VILLANOVA, PA 19085	GRETZ ROBERT J JR & SUSAN A 847 LESLEY RD, VILLANOVA, PA 19085	MCCLAIN GARY E & CHRISTINE F 794 HARRISON ROAD VILLANOVA, PA 19085	CARPINELLO PAUL & LISA W 758 HARRISON RD VILLANOVA, PA 19085	TRUMPBOR EDWARD A & GEORGINE G 1606 LARK LANE VILLANOVA, PA 19085	DAVIES NIGEL 754 NEWTOWN RD VILLANOVA, PA 19085	COONEY GERALD W & PATRICIA A 500 ATTERBURY RD VILLANOVA, PA 19085	BELVEAL SCOTT P & CAROLYN 734 HARRISON ROAD VILLANOVA, PA 19085										

Complete in Ink

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Firm Mailing Book For Accountable Mail

Name and Address of Sender
**Rednor Township
 Engineers
 301 Ives Ave
 Wayne PA 19087**

USPS Tracking/Article Number

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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



U.S. POSTAGE PAID
 WAYNE, PA
 19087
 JUL 26 19
 AMOUNT
\$3.28
 R2304E105271-10

1.	2.	3.	4.	5.	6.	7.	8.	SC Fee	SCRD Fee	SH Fee
CHOI ERIC 130 DRAKES DRUM DR BRYN MAWR, PA 19010	CIVITELLA M & BARBARA 764 NEWTOWN ROAD VILLANOVA, PA 19085	ARCHER CYNTHIA H 750 HARRISON RD VILLANOVA, PA 19085	GRIMES KAREN H & JOSEPH P JR 753 HARRISON RD VILLANOVA, PA 19085	ZABRANSKY VACLAV P & ANNA P 742 NEWTON ROAD VILLANOVA, PA 19085	LICHTENWALNER CHARLES A & MEGAN K 25 MATLACK LANE VILLANOVA, PA 19085	GRAHAM PHILIP & ANNE 724 NEWTOWN RD VILLANOVA, PA 19085	BARNWELL SARAH RUTH 21 MATLACK LANE VILLANOVA, PA 19085			
Handling Charge - if Registered and over \$50,000 in value										
					Adult Signature Required					
					Adult Signature Restricted Delivery					
					Restricted Delivery					
					Return Receipt					
					Signature Confirmation					
					Signature Confirmation Restricted Delivery					
					Special Handling					

Total Number of Pieces Listed by **Sender**

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

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

Complete in Ink

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Firm Mailing Book For Accountable Mail

Name and Address of Sender
 Radnor Township
 Engineer
 301 Iven Ave
 Wayne, PA 19087

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

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

U.S. POSTAGE PAID
 WAYNE, PA
 19087
 JUL 26 19
 AMOUNT
\$3.28
 R2304E105271-10

USPS Tracking/Article Number

1.	2.	3.	4.	5.	6.	7.	8.	Fee	COD	SC Fee	SCRD Fee	SH Fee					
ARCHER PIERCE & CYNTHIA H 750 HARRISON RD VILLANOVA, PA 19085	PORTER ANDREW W JR 743 PARKS RUN LN VILLANOVA, PA 19085	WENTZ THEODORE H JR & ELIZABETH M 733 HARRISON RD VILLANOVA, PA 19085	GRIMES KAREN H & JOSEPH P JR 753 HARRISON ROAD VILLANOVA, PA 19085	BECK JASON W & SHAYNA M 728 NEWTOWN RD VILLANOVA, PA 19085	CURRY SUSAN H 710 NEWTOWN ROAD VILLANOVA, PA 19085	JANICZEK MARK 23 MATLACK AVE VILLANOVA, PA 19085	MATLACK HOLDING CO LP 110 GALLAGHER RD WAYNE, PA 19087	Handling Charge - if Registered and over \$50,000 in value			Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee):

Complete in Ink

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PS Form 3877, January 2017 (Page 1 of 2)
 PSN 7530-02-000-9098



Firm Mailing Book For Accountable Mail

Radnor Township
Engineers
301IVEN AVE
BOGERT PA 19087

Check type of mail or service

Adult Signature Required Priority Mail Express

Adult Signature Restricted Delivery Registered Mail

Certified Mail Return Receipt for Merchandise

Certified Mail Restricted Delivery Signature Confirmation

Collect on Delivery (COD) Signature Confirmation Restricted Delivery

Insured Mail

Priority Mail

Affix S (for add Postage)

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U.S. POSTAGE PAID
WAYNE, PA
19087
JUL 26 19
AMOUNT
\$3.28
R2304E105271-10

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (E Service) Fee	Charge if registered	COD	Check type of mail or service							RD Fee	SH Fee
					Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling		
1.	LANNI ALLISON D 20 MATLACK LN VILLANOVA, PA 19085												
2.	MCLAUGHLIN SLADE H & CAROLINE B 6 MATLACK LA VILLANOVA, PA 19085												
3.	FRIGERIO R GREGG & SHANNON E 10 MATLACK LA VILLANOVA, PA 19085												
4.	HANSELL RAYMOND J & MARY SUE 506 CHAUMONT DR VILLANOVA, PA 19085												
5.	CARR ROBERT F & BRENN TAMARA A 510 CHAUMONT DR VILLANOVA, PA 19085												
6.	CARUSO RICHARD E & SALLY F 512 CHAUMONT DRIVE VILLANOVA, PA 19085												
7.	JACOBS HARRISON P & ERIKA G 104 DOVECOTE LANE VILLANOVA, PA 19085												
8.	AGARWAL BRAJESH N & PASHA 503 VAN LEARS RUN VILLANOVA, PA 19085												

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender: 8
 Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)
 PSN 7530-02-000-9098
 Complete in Ink
 Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Firm Mail and Book For Accountable Mail

Name and Address of Sender
Rednor Township
Engineer
301 Iven Ave
Wayne, PA 19087

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

Affirmation (for e Post)

U.S. POSTAGE PAID
WAYNE, PA
19087
JUL 26, 19
AMOUNT
\$3.28
R2304E105271-10

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Delivery Fee	Change	Registration	Signature Confirmation	Signature Confirmation Restricted Delivery	SH Fee
1.	DOERNER BRIAN D & FAULCONBRIDGE LUCY F HEMSLEY 782 HARRISON RD VILLANOVA, PA 19085							
2.	BOLE CAROLINE B 5 ITHAN WOODS LN VILLANOVA, PA 19085							
3.	PEW GEORGE L & SALLY CHINN PEW 569 CONESTOGA RD VILLANOVA, PA 19085							
4.	STEARNS MARK & MONA 503 CHAUMONT DR VILLANOVA, PA 19085							
5.	ATTITEH EDWARD F & CAMPBELL MADELEINE P 500 CHAUMONT DR VILLANOVA, PA 19085							
6.	YARNALL STEPHEN G 514 CONESTOGA RD VILLANOVA, PA 19085							
7.	WENTZ THEODORE H & ELIZABETH M 733 HARRISON RD VILLANOVA, PA 19085							
8.	PORTER ANDREW W JR 743 PARKES RUN LN VILLANOVA, PA 19085							
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		Handling Charge - if Registered and over \$50,000 in value		



Firm Mailing Book For Accountable Mail

United States Postal Service®
 Name and Address of Sender
 Radnor Township
 Engineer
 301 Iven Ave
 Coeysie, PA 19087

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

Affix: (for ad Post)

Postage Summary Fee

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U.S. POSTAGE PAID
 WAYNE, PA 19087
 JUL 26 19 AMOUNT
\$3.28
 R2304E105271-10

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	CRD Fee	SH Fee
1.	CUNNINGHAM TERENCE P & ANNE C 795 HARRISON RD VILLANOVA, PA 19085			
2.	RAR ASSOCIATES LLC 131 S SYCAMORE ST NEWTOWN, PA 18940			
3.	PRIVADARSHI SAMARESH & SARITA 8 ITHAN WOODS LN VILLANOVA, PA 19085			
4.	FOO E HSIN & SUZANNA 3 ITHAN WOODS LN VILLANOVA, PA 19085			
5.	DEANGELIS DOMINICK A & TINA M 575 CONESTOGA RD VILLANOVA, PA 19085			
6.	SRINIVASAN GEETHA & GOPALAKRISHNAN ANAND 501 CHAUMONT DR VILLANOVA, PA 19085			
7.	CHRIST CHURCH - ITHAN 536 CONESTOGA RD VILLANOVA, PA 19085			
8.	YARNALL STEPHEN G 514 CONESTOGA RD VILLANOVA, PA 19085			

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

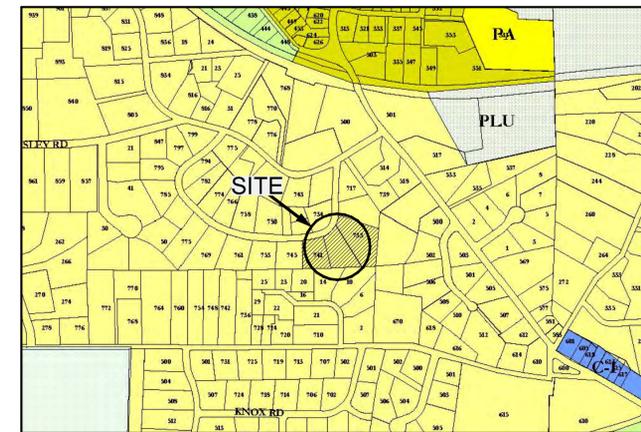
Signature Confirmation Restricted Delivery

Special Handling

LOT LINE CHANGE PLAN

733 HARRISON ROAD & 741 HARRISON ROAD

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

741 HARRISON ROAD
OWNER:
THEODORE & ELIZABETH WENTZ
733 HARRISON ROAD
VILLANOVA, PA 19085

DEED BOOK 4341 PAGE 2200
BLOCK UNIT 29-005-000
PARCEL # 36-04-022-24-00

741 HARRISON ROAD - EXISTING CONDITIONS
GROSS AREA: (TO THE TITLE LINE) GROSS LOT AREA 43,537 S.F. (0.999 AC)

NET AREA (MINUS R.O.W.) 39,682 S.F. (0.911 AC)

ERROR OF CLOSURE: 1:100,000+

EXISTING IMPERVIOUS COVERAGE:

RESIDENCE	4,654 S.F. **
DETACHED GARAGE	1,164 S.F. **
DRIVEWAY	3,408 S.F.
WALKS/STEPS	221 S.F.
WALLS	75 S.F.
TOTAL	9,522 S.F. (21.87%)
**BUILDING COVERAGE	5,818 S.F. (13.36%)

733 HARRISON ROAD

OWNER:
THEODORE & ELIZABETH WENTZ
733 HARRISON ROAD
VILLANOVA, PA 19085

DEED BOOK 4341 PAGE 2200
BLOCK UNIT 29-005-000
PARCEL # 36-04-022-24-00

733 HARRISON ROAD - EXISTING CONDITIONS

GROSS AREA 120,878 SF (2.775 AC)

-75% OF STEEP SLOPES (1,083 SF) -542 SF (0.014 AC)

ADJUSTED GROSS AREA 120,336 SF (2.763 AC)

NET AREA 115,625 SF (2.654 AC)

ERROR OF CLOSURE: 1:100,000+

EXISTING IMPERVIOUS COVERAGE:

RESIDENCE	6,703 S.F. **
PORCH	188 S.F. **
GARAGE	1,127 S.F. **
POOL HOUSE	544 S.F. **
DRIVEWAY	7,009 S.F.
POOL PATIO	582 S.F.
WALKS/STEPS	672 S.F.
POOL/SPA COPING	155 S.F.
STEPPING STONES	540 S.F.
LOWER PATIOS	1,062 S.F.
UPPER PATIO	291 S.F.
OTHER	38 S.F.
WALLS	532 S.F.
TOTAL	19,443 S.F. (16.08%)
**BUILDING COVERAGE	8,562 S.F. (7.08%)

PARCEL-A: AREA TO BE TRANSFERRED FROM 733 HARRISON ROAD TO 741 HARRISON ROAD

GROSS AREA: (TO THE TITLE LINE) 9,622 SF (0.221 AC)

NET AREA: (TO THE ROAD R/W) 9,543 SF (0.219 AC)

741 HARRISON ROAD - PROPOSED CONDITIONS

GROSS AREA: (TO THE TITLE LINE) GROSS LOT AREA 53,159 S.F. (1.220 AC)

NET AREA (MINUS R.O.W.) 49,225 S.F. (1.130 AC)

ERROR OF CLOSURE: 1:100,000+

EXISTING IMPERVIOUS COVERAGE:

RESIDENCE	4,654 S.F. **
DETACHED GARAGE	1,164 S.F. **
DRIVEWAY	3,408 S.F.
WALKS/STEPS	221 S.F.
WALLS	441 S.F.
TOTAL	9,888 S.F. (18.60%)
**BUILDING COVERAGE	5,818 S.F. (10.94%)

733 HARRISON ROAD - PROPOSED CONDITIONS

GROSS AREA 111,256 SF (2.554 AC)

-75% OF STEEP SLOPES (1,083 SF) -542 SF (0.014 AC)

ADJUSTED GROSS AREA 110,714 SF (2.542 AC)

NET AREA 106,082 SF (2.435 AC)

ERROR OF CLOSURE: 1:100,000+

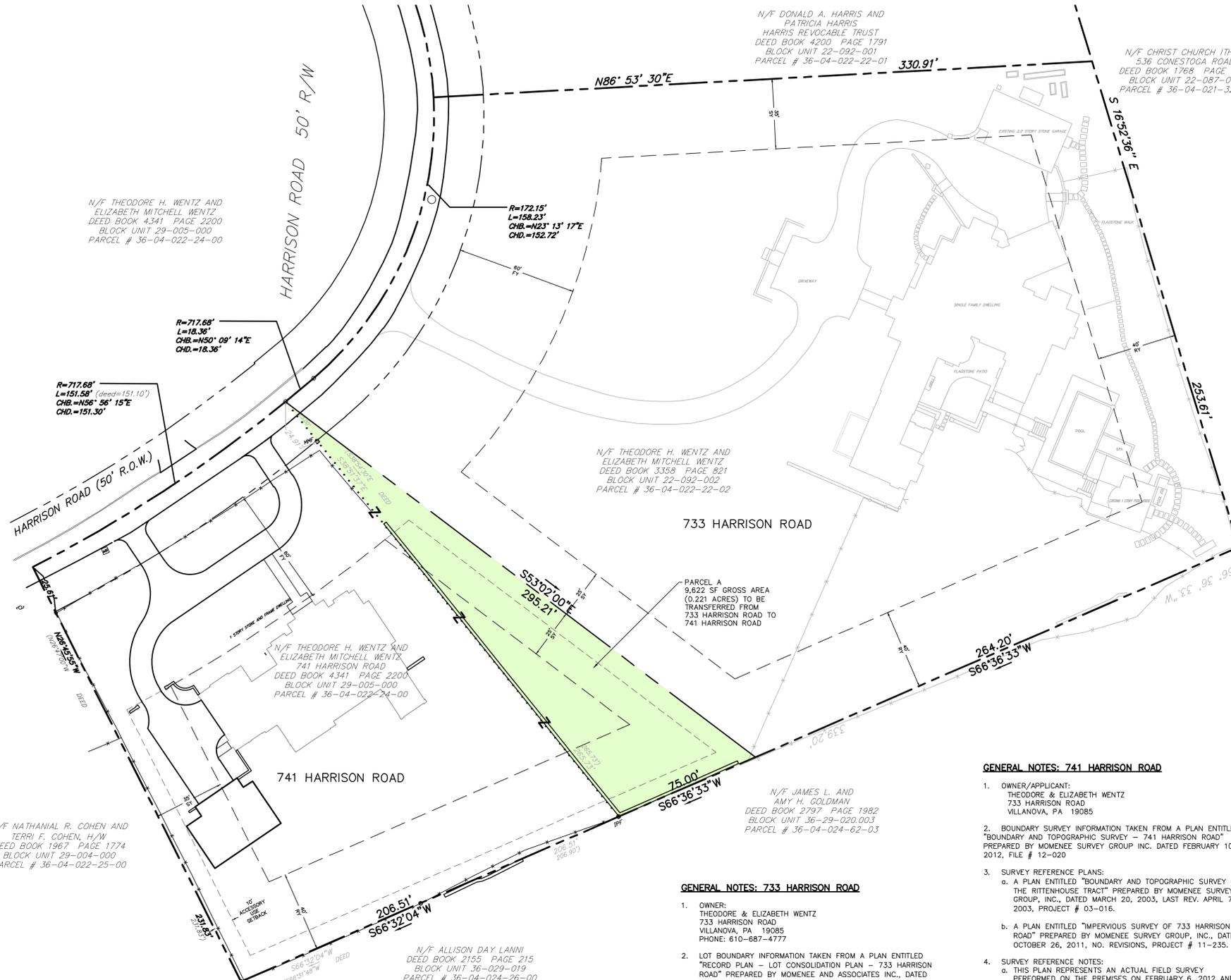
EXISTING IMPERVIOUS COVERAGE:

RESIDENCE	6,703 S.F. **
PORCH	188 S.F. **
GARAGE	1,127 S.F. **
POOL HOUSE	544 S.F. **
DRIVEWAY	7,009 S.F.
POOL PATIO	582 S.F.
WALKS/STEPS	672 S.F.
POOL/SPA COPING	155 S.F.
STEPPING STONES	540 S.F.
LOWER PATIOS	1,062 S.F.
UPPER PATIO	291 S.F.
OTHER	38 S.F.
WALLS	166 S.F.
TOTAL	19,077 S.F. (17.15%)
**BUILDING COVERAGE	8,562 S.F. (7.70%)

ZONING DISTRICT R-1 (RESIDENTIAL)

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

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



N/F DONALD A. HARRIS AND PATRICIA HARRIS
HARRIS REVOCABLE TRUST
DEED BOOK 4200 PAGE 1791
BLOCK UNIT 22-092-001
PARCEL # 36-04-022-22-01

N/F CHRIST CHURCH ITHAN
536 CONESTOGA ROAD
DEED BOOK 1768 PAGE 0712
BLOCK UNIT 22-087-000
PARCEL # 36-04-021-32-10

N/F THEODORE H. WENTZ AND ELIZABETH MITCHELL WENTZ
DEED BOOK 4341 PAGE 2200
BLOCK UNIT 29-005-000
PARCEL # 36-04-022-24-00

N/F THEODORE H. WENTZ AND ELIZABETH MITCHELL WENTZ
DEED BOOK 3358 PAGE 821
BLOCK UNIT 22-092-002
PARCEL # 36-04-022-22-02

PARCEL A
9,522 SF GROSS AREA
(0.221 ACRES) TO BE TRANSFERRED FROM 733 HARRISON ROAD TO 741 HARRISON ROAD

N/F JAMES L. AND AMY H. GOLDMAN
DEED BOOK 2797 PAGE 1982
BLOCK UNIT 36-29-020.003
PARCEL # 36-04-024-62-03

N/F THEODORE H. WENTZ AND ELIZABETH MITCHELL WENTZ
741 HARRISON ROAD
DEED BOOK 4341 PAGE 2200
BLOCK UNIT 29-005-000
PARCEL # 36-04-022-24-00

N/F NATHANIAL R. COHEN AND TERRI F. COHEN, H/W
DEED BOOK 1967 PAGE 1774
BLOCK UNIT 29-004-000
PARCEL # 36-04-022-25-00

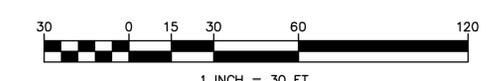
N/F ALLISON DAY LANNI
DEED BOOK 2155 PAGE 215
BLOCK UNIT 36-029-019
PARCEL # 36-04-024-26-00

GENERAL NOTES: 741 HARRISON ROAD

- OWNER/APPLICANT: THEODORE & ELIZABETH WENTZ, 733 HARRISON ROAD, VILLANOVA, PA 19085
- BOUNDARY SURVEY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 741 HARRISON ROAD" PREPARED BY MOMENEE SURVEY GROUP INC. DATED FEBRUARY 10, 2012, FILE # 12-020
- SURVEY REFERENCE PLANS:
 - A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF THE RITTENHOUSE TRACT" PREPARED BY MOMENEE SURVEY GROUP, INC., DATED MARCH 20, 2003, LAST REV. APRIL 7, 2003, PROJECT # 03-016.
 - A PLAN ENTITLED "IMPERVIOUS SURVEY OF 733 HARRISON ROAD" PREPARED BY MOMENEE SURVEY GROUP, INC., DATED OCTOBER 26, 2011, NO. REVISIONS, PROJECT # 11-235.
- SURVEY REFERENCE NOTES:
 - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 6, 2012 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 APPROXIMATE USGS PER REFERENCE PLAN 1.
 - 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.
- BUILDINGS AND IMPERVIOUS FEATURES FROM GRADING PERMIT PLANS FOR 741 HARRISON ROAD, PREPARED BY MOMENEE INC., DATED OCTOBER 10, 2018, LAST REVISED 10/26/18, FILE NO. 12-020.
- IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0038F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

GENERAL NOTES: 733 HARRISON ROAD

- OWNER: THEODORE & ELIZABETH WENTZ, 733 HARRISON ROAD, VILLANOVA, PA 19085, PHONE: 610-687-4777
- LOT BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "RECORD PLAN - LOT CONSOLIDATION PLAN - 733 HARRISON ROAD" PREPARED BY MOMENEE AND ASSOCIATES INC., DATED DECEMBER 19, 2011, LAST REVISED 01/23/12, FILE # 11-235.
- EXISTING SITE FEATURES AND IMPERVIOUS COVER INFORMATION FROM AN IMPERVIOUS COVER SURVEY OF 733 HARRISON ROAD, PREPARED BY MOMENEE SURVEY GROUP INC, DATED OCTOBER 26, 2011, FILE # 11-235.
- REFERENCE PLANS:
 - FINAL/MINOR SUBDIVISION OF 733 HARRISON ROAD, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED APRIL 14, 2003, LAST REVISED JULY 24, 2003.
 - LOT LINE CHANGE PLAN - LOTS 2 & 3 - RITTENHOUSE ARBOR, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED AUGUST 7, 2003, LAST REVISED 10/31/03, FILE # 03-020LLC.
 - LOT CONSOLIDATION PLAN - 733 HARRISON ROAD, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED DECEMBER 19, 2011, FILE # 11235.
 - GRADING PERMIT PLAN, 733 HARRISON ROAD, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED FEBRUARY 2, 2012, FILE # 11-235.
- BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42045C0038F, EFFECTIVE DATE NOVEMBER 18, 2009, NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD ZONE.



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

Serial Number: 20182823716

CALL BEFORE YOU DIG!
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

THEODORE & ELIZABETH WENTZ
733 HARRISON ROAD
VILLANOVA, PA 19085
1-800-242-1776

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

733 & 741 HARRISON ROAD
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

OWNER/APPLICANT: THEODORE & ELIZABETH WENTZ
733 HARRISON ROAD
VILLANOVA, PA 19085

ONE-CALL: 20182823716
DRAWN BY: CTH
CHECKED BY: BDM

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, BEFORE ME,
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
AND WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT THEY ARE THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTIES SHOWN ON THIS PLAN DESIGNATED AS 741 AND 733 HARRISON ROAD AND THAT THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRED THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

PRINT OWNER'S NAME _____ DATE _____
SIGNATURE OF OWNER _____ DATE _____

PRINT OWNER'S NAME _____ DATE _____
SIGNATURE OF OWNER _____ DATE _____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

FILE NO.: 12-020
SHEET 1 OF 1
DATE: JUNE 10, 2018
SCALE: 1" = 30'

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: *September 17, 2019

155 King of Prussia Road – *Caucus* – Financial Subdivision

The Board of Commissioners approved the project, 145 King of Prussia Road, in May of 2018. This plan depicts the financial subdivision for the portion of the project, the north side, that was not part of the construction for Penn Medicine.

The detailed review letters and plans are attached.

*The Township received revised plans after the writing of this memorandum. The revised plans are now attached, but have not been reviewed by our consultant.



Gannett Fleming

*Excellence Delivered **As Promised***

Date: September 12, 2019

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

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

RE: 155 King of Prussia Road – Financial Subdivision Plan
BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP – Applicant

Date Accepted: August 5, 2019

90 Day Review: November 3, 2019

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP has submitted Financial Subdivision plans for the above project. The purpose of this plan is to depict a financial subdivision for the property at 145 King of Prussia Road. This project received final approval by the Board of Commissioners on May 21, 2018. Improvements to this parcel are as previously approved and no additional improvements are proposed under this submission. This project is located in the PLO district of the Township.

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP Financial Subdivision

Plans Prepared By: Pennoni Associates, Inc.

Dated: None

Zoning

1. §280-64.G(6) – In connection with the development of a mixed use within the PLO District, individual lots may be created for the purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirement of the article, provided that the site and uses comply with such requirements on an overall basis, and further provided that the deeds conveying separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township. The purchaser of any such lots shall execute and file with the Township a written covenant agreeing to the forgoing conditions prior to purchasing.



General

1. The date that the plan was issued, and any subsequent revisions must be shown on the plans.
2. The Metes and Bounds description for lot C (the hotel) has a discrepancy with the plans. Description No. 2 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
3. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 7 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
4. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 8 in the metes and bounds description for Lot B indicates a length of 192.23 feet, but the plans indicate a length of 1930.90 feet. This must be verified and revised to be consistent.

The applicant appeared before the Planning Commission on September 3, 2019. The Planning Commission recommended approval of the plan contingent upon addressing all items in the Gilmore and Gannett Fleming review letters.

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

Very truly yours,

GANNETT FLEMING, INC.



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





DELAWARE COUNTY PLANNING DEPARTMENT

1055 E. Baltimore Pike

Media, PA 19063

Phone: (610) 891-5200

Email: 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

August 22, 2019

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

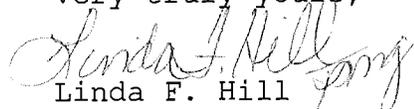
RE: Title: 145 King of Prussia Road
Applicant(s): BDN Radnor Hospitality Property I, LP
File Number: 34-845-78-92-08-14-17-18-19
Meeting Date: 09/19/2019
Municipality: Radnor Township
Location: East side of King of Prussia Road, approximately
400' north of Lancaster Avenue
Received: 08/19/2019

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Michael Leventry at (610) 891-5215.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,


Linda F. Hill
Director

cc: BDN Radnor Hospitality Property I, LP
Pennoni Associates, Inc.





Gannett Fleming

*Excellence Delivered **As Promised***

Date: August 20, 2019

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

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

RE: 155 King of Prussia Road – Financial Subdivision Plan
BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP – Applicant

Date Accepted: August 5, 2019

90 Day Review: November 3, 2019

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP has submitted Financial Subdivision plans for the above project. The purpose of this plan is to depict a financial subdivision for the property at 145 King of Prussia Road. This project received final approval by the Board of Commissioners on May 21, 2018. Improvements to this parcel are as previously approved and no additional improvements are proposed under this submission. This project is located in the PLO district of the Township.

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP Financial Subdivision

Plans Prepared By: Pennoni Associates, Inc.

Dated: None

Zoning

1. §280-64.G(6) – In connection with the development of a mixed use within the PLO District, individual lots may be created for the purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirement of the article, provided that the site and uses comply with such requirements on an overall basis, and further provided that the deeds conveying separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township. The purchaser of any such lots shall execute and file with the Township a written covenant agreeing to the forgoing conditions prior to purchasing.



General

1. The date that the plan was issued, and any subsequent revisions must be shown on the plans.
2. The Metes and Bounds description for lot C (the hotel) has a discrepancy with the plans. Description No. 2 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
3. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 7 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
4. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 8 in the metes and bounds description for Lot B indicates a length of 192.23 feet, but the plans indicate a length of 1930.90 feet. This must be verified and revised to be consistent.

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: August 12, 2019

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

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

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
John Rice, Esq. – Grim, Biehn & Thatcher
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

Reference: 155 King of Prussia Road - Brandywine Radnor Hospitality Property
Radnor Township Escrow No. 2016-D-04
Financial Subdivision Plan Review
Radnor Township, Delaware County, PA
G&A No. 15-12020.01

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

I. BACKGROUND

The University of Pennsylvania Health Systems (UPHS) is proposing the re-development of a 26 acre parcel, located at 155 King of Prussia Road, in Radnor Township, Delaware County. The project includes a total proposed gross floor area of 475,000 SF. The proposed development will consist of a 250,000 square foot Mixed Medical Use building with two parking structures (996 and 831 spaces), a four-story 150,000 square foot general office building, a four-story 75,000 square foot (120 room) hotel and an associated 831 space parking garage. The UPHS is proposing a financial subdivision into two lots; Lot B with 7.38 acres and Lot C with 1.13 acres for the Applicant, BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP.

II. DOCUMENTS REVIEWED

Financial Subdivision Plan for BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP consisting of 1 sheet, prepared for BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP, prepared by Pennoni Associates, Inc., dated July 18, 2019.

III. ZONING COMMENTS

§280-64.G(6) - In connection with development of a mixed use within the PLO District, individual lots may be created for purposes of financing and or conveyancing. Cross easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots. Revise the plan to show all necessary easements including access and utility easements: we note that easements are shown along the northern limits of the property; however, it appears easements specifically related to the financial subdivision and shared access to the driveways and parking areas are not.

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

ABK:DAD:las

LISA BOROWSKI
President

JACK LARKIN, ESQ.
Vice President

JAKE ABEL

RICHARD F. BOOKER, ESQ.

LUCAS A. CLARK, ESQ.

SEAN FARHY

JOHN NAGLE



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

KATHRYN GARTLAND
Treasurer

August 7, 2019

Paul Commito
BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP
2929 Walnut Street, Suite 1700
Philadelphia, PA 19104

RE: Subdivision Application #2019-SD-07
155 King of Prussia Road – Financial Subdivision Plan

Dear Mr. Commito:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your financial subdivision plan and found it complete. Therefore, I have accepted the application for the financial subdivision plan for review by the Township Staff, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Tuesday September 3, 2019.**

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Sincerely,

Stephen F. Norcini, PE
Township Engineer



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

One South Church Street
 2nd Floor
 West Chester, PA 19382
 Tel: 610 - 429 - 8907
 Fax: 610 - 429 - 8918

LETTER OF TRANSMITTAL

TO:
 Radnor Township
 301 Iven Avenue
 Wayne, PA 19087

DATE	07/18/19	JOB NO.	BRRTX18014
ATTENTION	Mr. Steve Norcini		
RE:	Financial Subdivision Submission		

WE ARE SENDING YOU Attached Under separate cover via Hand Delivery the following items:
 Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

LIST OF ITEMS TRANSMITTED			
COPIES	DATE	NO:	DESCRIPTION
8	07/18/19	-	V-802 Financial Subdivision Plan
1	07/18/19	-	Application for Act 247 Review
1	07/18/19	-	Radnor Subdivision Application
1	07/18/19	-	Lot B Description
1	07/18/19	-	Lot C Description
1	-	-	Electronic Version of all Documents

THESE ARE TRANSMITTED as checked below:
 For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO file

SIGNED: Christopher Poterjoy, PE

If enclosures are not as noted, kindly notify us at once.

BBRTX18014

LOT B

METES AND BOUNDS DESCRIPTION

Township of Radnor - County of Delaware

Commonwealth of Pennsylvania

All that Certain Parcel or Tract of Land Situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, as shown on a Plan prepared by Pennoni Associates Inc. entitled "Site Plan", Drawing Number CS1001, project number BBRTX 18014, last revised 07/11/19. Being more particularly described as follows.

Beginning at the common line of lands now or formerly Radnor Racquet Club and Lands now or formerly the Trustees of the University of Pennsylvania, said point being located North 84 degrees 29 minutes 30 seconds East, the distance of 158.40 feet from a spike set at the intersection of the title line of King of Prussia Road; thence from said point of beginning:

1. Along a line, South 02 degrees 54 minutes 28 seconds East, the distance of 146.62 feet, thence;
2. Along a line, North 87 degrees 21 minutes 48 seconds East, the distance of 112.99 feet, thence;
3. Along a line, South 19 degrees 04 minutes 10 seconds East, the distance of 30.29 feet, thence;
4. Continuing through the said lands, South 02 degrees 52 minutes 28 seconds East, the distance of 11.22 feet, thence;
5. Along a line, North 87 degrees 07 minutes 32 seconds East, the distance of 143.00 feet, thence;
6. Along the said line curving to the left, having a radius of 14.5 feet, an arc length of 22.78 feet, with a chord bearing North 42 degrees 07 minutes 32 seconds East, 20.51 feet to a point of tangency, thence;
7. Through the lands of the Trustees of the University of Pennsylvania, North 02 degrees 52 minutes, 28 seconds West, the distance of 185.72 feet, thence;
8. Along the common line of lands nor or formerly of Radnor Racquet Club and lands now or formerly Southeastern Pennsylvania Transportation Authority (SEPTA), North 84 degrees 29 minutes 30 seconds East, the distance of 192.23 feet, thence;
9. Along said lands of SEPTA, South 02 degrees 55 minutes 00 seconds East, the distance of 627.46 feet to a point, thence;
10. Through the lands of the Trustees of the University of Pennsylvania, South 87 degrees 05 minutes 00 seconds West, the distance of 197.64 to an angle point, thence;
11. Continuing through the said lands, North 19 degrees 17 minutes 23 seconds West, the distance of 156.27 feet to an angle point thence;
12. Along a line, South 87 degrees 24 minutes 53 seconds West, the distance of 105.65 feet to a point in the easterly proposed curb of a driveway extending from the Northern Parcel and

- Southern Parcel, thence;
13. Along the said proposed curb line, South 14 degrees 07 minutes 26 seconds West, the distance of 177.95 feet to a point, thence;
 14. Leaving the said curb line, along a line crossing the said driveway, South 79 degrees 12 minutes 11 seconds West, the distance of 66.25 feet to a point in the proposed back of sidewalk adjacent to a driveway extending to King of Prussia Road, thence;
 15. Along the said back of sidewalk, South 87 degrees 07 minutes 26 seconds West, the distance of 265.54 feet to a point of curvature in the said title line of King of Prussia Road, thence;
 16. Along the said title line, along a line curving to the right, having a radius of 400.00 feet, an arc length of 31.27 feet, with a chord bearing North 12 degrees 01 minutes 49 seconds East, 31.26 feet to a point of tangency, thence;
 17. Along the same, North 14 degrees 16 minutes 10 seconds East, the distance of 258.06 feet to a point of curvature, thence;
 18. Along the same, along a line curving to the left, having a radius of 400.00 feet, an arc length of 124.29 feet, with a chord bearing North 05 degrees 22 minutes 05 seconds East, 123.79 to a point of tangency, thence;
 19. Along the same, North 03 degrees 32 minutes 00 seconds West, the distance of 228.16 to the point and place of beginning

Containing within these metes and bounds 7.38 acres of land, more or less.

BRRTX18014

LOT C

METES AND BOUNDS DESCRIPTION

Township of Radnor - County of Delaware

Commonwealth of Pennsylvania

All that Certain Parcel or Tract of Land Situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, as shown on a Plan prepared by Pennoni Associates Inc. entitled "Site Plan", Drawing Number CS1001, project number BRRTX18014, last revised 07/11/19. Being more particularly described as follows.

Beginning at the common line of lands now or formerly Radnor Racquet Club and Lands now or formerly the Trustees of the University of Pennsylvania, said point being located North 84 degrees 29 minutes 30 seconds East, the distance of 158.40 feet from a spike set at the intersection of the title line of King of Prussia Road; thence from said point of beginning:

1. Along the said common line, North 84 degrees 29 minutes 30 seconds East, the distance of 279.31 feet to a point, thence;
2. Through the lands of the Trustees of the University of Pennsylvania, South 02 degrees 52 minutes 28 seconds West, the distance of 185.72 to an angle point, thence;
3. Along the line, along a line curving to the right, having a radius of 14.50 feet, an arc length of 22.78 feet, with a chord bearing South 42 degrees 07 minutes 32 seconds West, 20.51 feet to a point of tangency, thence;
4. Along the said line South 87 degrees 07 minutes 32 seconds West, the distance of 143.00 feet, thence;
5. Along a line, North 02 degrees 52 minutes 28 seconds West, the distance of 11.22 feet, thence;
6. Along a line, North 19 degrees 04 minutes 10 seconds West, the distance of 30.29 feet, thence;
7. Continuing through the said lands, South 87 degrees 21 minutes 48 seconds West, the distance of 112.99 feet thence;
8. Along a line, North 02 degrees 54 minutes 28 seconds West, the distance of 146.62 feet to the point and place of beginning.

Containing within these metes and bounds 1.13 acres of land, more or less.

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 BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP E-mail Joseph Fraynor @ bdnreit.com

Address 2929 Walnut St., Suite 1700; Philadelphia, PA 19104 Phone 215-397-1583

Name of Development 145 King of Prussia Road

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Pennoni Associates, Inc. Phone 610-422-2459

Address One South Church St.; 2nd Floor; West Chester, PA 19382

Contact Michael Kissinger E-mail mkissinger@pennoni.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 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 type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District PLO

Tax Map # 36 / 15 / 22

Tax Folio # 36 / 02 / 01234 / 00

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

Existing and/or Proposed Use of Site/Buildings:

The site previously contained 3 existing buildings which will have been demolished

Previous approval was granted for 3 new buildings and 2 new parking structures proposed. A total of 476,000-sf of gross floor area between the 3 buildings. The site is a mixed use with uses including

a Mixed Use Medical Facility, Hotel, and Office. The previously approved Medical Facility is under construction. This submission is for the previously approved Hotel, Office and associated parking garage.

Total Site Area	18.71	Acres
Size of All Existing Buildings	120,355 (footprint)	Square Feet
Size of All Proposed Buildings	102,956 (footprint)	Square Feet
Size of Buildings to be Demolished	120,355 (footprint)	Square Feet

Paul Comito
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 155 King of Prussia Road

Zoning District PLO - Planned Laboratory - Application No. _____
Office District (Twp. Use)

Fee \$4,400.00 Ward No. 2 Is property in HARB District no

Applicant: (Choose one) Owner _____ Equitable Owner x

Name BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP

Address 2929 Walnut St.; Suite 1700; Philadelphia, PA 19104

Telephone _____ Fax _____ Cell _____

Email _____

Designer: (Choose one) Engineer x Surveyor _____

Name Pennoni Associates Inc.; Michael Kissinger

Address One South Church St.; 2nd Floor; West Chester, PA 19382

Telephone (610) 422-2459 Fax (610) 429-8918

Email mkissinger@pennoni.com

Area of property 18.71 Area of disturbance 18.71

Number of proposed buildings _____ Proposed use of property Mixed Use

Number of proposed lots 2

Plan Status: Sketch Plan _____ Preliminary _____ Final x Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

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

N/A

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

N/A

Individual/Corporation/Partnership Name

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature

Print Name Paul Commito

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

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



www.brandywinerealty.com

FMC Tower at Cira Centre South | 2929 Walnut Street | Suite 1700 | Philadelphia, PA 19104 |

t (610) 325-5600 f (610)325-5622

August 20, 2019

Dear Neighbor,

**RE: Financial Subdivision Plan #2019-SD-07
155 King of Prussia Road**

We have applied to Radnor Township for the approval of a Financial Subdivision Plan at the above location.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at a scheduled meeting on **Tuesday September 3, 2019**.

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph A. Traynor', written in a cursive style.

Joseph A. Traynor
Development Manager

BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP

By: Brandywine Realty Trust, its general partner



Firm Mailing Book For Accountant's Mail

Name and Address of Sender

Check type of mail or service

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

Affix Stamp
(for additional Postmark w.)



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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Charge	If Registered	Value	Sender if COD	Fee	Fee	Fee	Fee	Fee	SH Fee
1.	Arch Carroll High School 1712 Summer Street Philadelphia, PA 19103											
2.	Radnor Racquet Club 175 King of Prussia Road Radnor, PA 19087											
3.	Trustee of the University of Pennsylvania 21 Penn Tower Philadelphia, PA 19104											
4.	Radnor Township 301 Iven Avenue Wayne, PA 19087											
5.	Keith & Kristie Hacke 317 Hilldale Road Villanova, PA 19085											
6.	Frank P Slattery Jr 217 Ashwood Road Villanova, PA 19085											
7.	Penn Dot 200 Radnor Chester Road St Davids, PA 19087											
8.	Lindalou Lopez 661 Valerie Road Newtown Square, PA 19073											



Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here <i>(for additional copies of this receipt). Postmark with Date of Receipt.</i>												
USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Arch Carroll High School 222 N 17th Street Philadelphia, PA 19103	<input type="checkbox"/>	<input type="checkbox"/>													
2.	Radnor Properties 201 KOP LP P O Box 121604 Arlington, TX 76012	<input type="checkbox"/>	<input type="checkbox"/>													
3.	Radnor Fee Owner LLC 200 West Street - 38th Floor New York, NY 10282	<input type="checkbox"/>	<input type="checkbox"/>													
4.	Paul E & Kathleen M Neff 218 Ashwood Road Villanova, PA 19085	<input type="checkbox"/>	<input type="checkbox"/>													
5.	James H Averill 245 Ashwood Road Villanova, PA 19085	<input type="checkbox"/>	<input type="checkbox"/>													
6.	Paul K and Lee Ann Leary 217 Ashwood Road Villanova, PA 19085	<input type="checkbox"/>	<input type="checkbox"/>													
7.	Louis J & Lindalou I Lopez 661 Valerie Road Newtown Square, PA 19073	<input type="checkbox"/>	<input type="checkbox"/>													
8.	Bansal Himanshu & Jindal Ritu 120 Hillside Circle Villanova, PA 19085	<input type="checkbox"/>	<input type="checkbox"/>													
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)														
Total Number of Pieces Received at Post Office																





Firm Mailing Book For Accountable Mail

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1.				Radnor Township School District 135 S Wayne Avenue Wayne, PA 19087														
2.				Tetyana A Husar 313 Hilldale Road Villanova, PA 19085														
3.				Craig J Nannos & Rand Jarvis Averill 222 Ashwood Road Villanova, PA 19085														
4.				Michael J & Amy W Cooley 233 Ashwood Road Villanova, PA 19085														
5.				Enrico Partners LP 795 E Lancaster Ave #200 Villanova, PA 19085														
6.				McShane Building LP 927 Copperbeech Wayne, PA 19087														
7.				Oakbourne Development LP 1171 Lancaster Ave Berwyn, PA 19312														
8.				George T & Jane S Giovanis 109 Hillside Circle Villanova, PA 19085														
				Postmaster, Per (Name of receiving employee)														
Total Number of Pieces Listed by Sender				Total Number of Pieces Received at Post Office														



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																	Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.
1.			Brothers of the Order of Hermits of St Augustine 214-238 Ashwood Road Villanova, PA 19085														
2.			502 Township Line Rd Lawyers LLC P O Box 428 Villanova, PA 19085														
3.			Patrick J & Marie M O'Connor 207 Ashwood Road Villanova, PA 19085														
4.			Muhammad N & Afshan N Chaudhri 117 Hillside Circle Villanova, PA 19085														
5.			Augustinian Friars 214 Ashwood Road Villanova, PA 19085														
6.			Enrico Partners LP 290 King of Prussia Road #314 Radnor, PA 19087- 0190														
7.			Barikoe Family Trust P O Box 484 Bryn Mawr, PA 19010														
8.			Nicholas Holz III 210 Ashwood Rd Villanova, PA 19085														
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)															
Total Number of Pieces Received at Post Office																	





Firm Mailing Book For Accountable Mail

Name and Address of Sender	USPS Tracking/Article Number	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail	Affix Stamp Here <i>(for additional copies of this receipt). Postmark with Date of Receipt.</i>											
			Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee
1.		Addressee (Name, Street, City, State, & ZIP Code™) Enrico Partners LP 795 E Lancaster Ave #200 Villanova, PA 19085												
2.		Elda Ramirez 118 Hillside Cir Villanova, PA 19085												
3.		Melyce A & Nicholas Lucchesi Linda Schreiner 121 Hillside Cir Villanova, PA 19085												
4.		Faith S & Emine G Gurk 226 Ashwood Rd Villanova, PA 19085												
5.		Martha G & Chuck B Bernicker 107 Hillside Cir Villanova, PA 19085												
6.		Pamela L Young 114 Hillside Cir Villanova, PA 19085												
7.		Trustee of University of Pennsylvania 3451 Walnut Street Philadelphia, PA 19104												
8.														
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)												
Total Number of Pieces Received at Post Office														



September 12, 2019

BRRTX18014

Radnor Township
Attn: Mr. Robert Zienkowski
301 Iven Ave.
Wayne, PA19087

**RE: FINANCIAL SUBDIVISION APPLICATION
155 KING OF PRUSSIA ROAD
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA**

Dear Mr. Zienkowski:

On behalf of BDN Radnor Property I, LP, Pennoni is submitting the attached plans and documents for consideration of Subdivision approval for the proposed Financial Subdivision. We are in receipt of the Township's consultants review letters, including Gannett Fleming's letter dated August 20, 2019 and Gilmore & Associates, Inc letter dated August 12, 2019. Below is a summary of the Township's consultants' comments in *italics* with our responses in **bold**. Please note that we will submit revised plans based on these comments as part of the Final Land Development process.

Comments from Gannett Fleming Letter dated August 20, 2019

Zoning

1. *§280-64.G(6) – In connection with the development of a mixed use within the PLO District, individual lots may be created for the purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirement of the article, provided that the site and uses comply with such requirements on an overall basis, and further provided that the deeds conveying separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township. The purchaser of any such lots shall execute and file with the Township a written covenant agreeing to the forgoing conditions prior to purchasing.*

Pennoni Response: The necessary easements will be provided under separate cover.

General

1. *The date that the plan was issued, and any subsequent revisions must be shown on the plans.*

Pennoni Response: An issued and revised date has been added to the plan.

2. *The Metes and Bounds description for lot C (the hotel) has a discrepancy with the plans. Description No. 2 in the metes and bounds description does not match what is shown on the plans. The description*

reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.

Pennoni Response: The description was updated to match the plan.

- 3. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 7 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.*

Pennoni Response: The description was updated to match the plan

- 4. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 8 in the metes and bounds description for Lot B indicates a length of 192.23 feet, but the plans indicate a length of 1930.90 feet. This must be verified and revised to be consistent.*

Pennoni Response: The description was updated to match the plan.

Comments from Gilmore & Associates, Inc Letter dated August 12, 2019

Zoning

- 1. §280-64.G(6) – In connection with the development of a mixed use within the PLO District, individual lots may be created for the purposes of financing and/or conveyancing. Cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots. Revise the plan to show all necessary easements including access and utility easements: we do note that easements are shown along the northern limits of the property; however, it appears easements specifically related to the financial subdivision and shared access to the driveways and parking areas are not.*

Pennoni Response: The necessary easements will be provided under separate cover.

I thank you in advance for your assistance on this project. Should you have any questions or need additional information please do not hesitate to contact me at (610) 422-2459 or cpoterjoy@pennoni.com.

Sincerely,

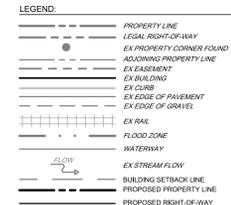
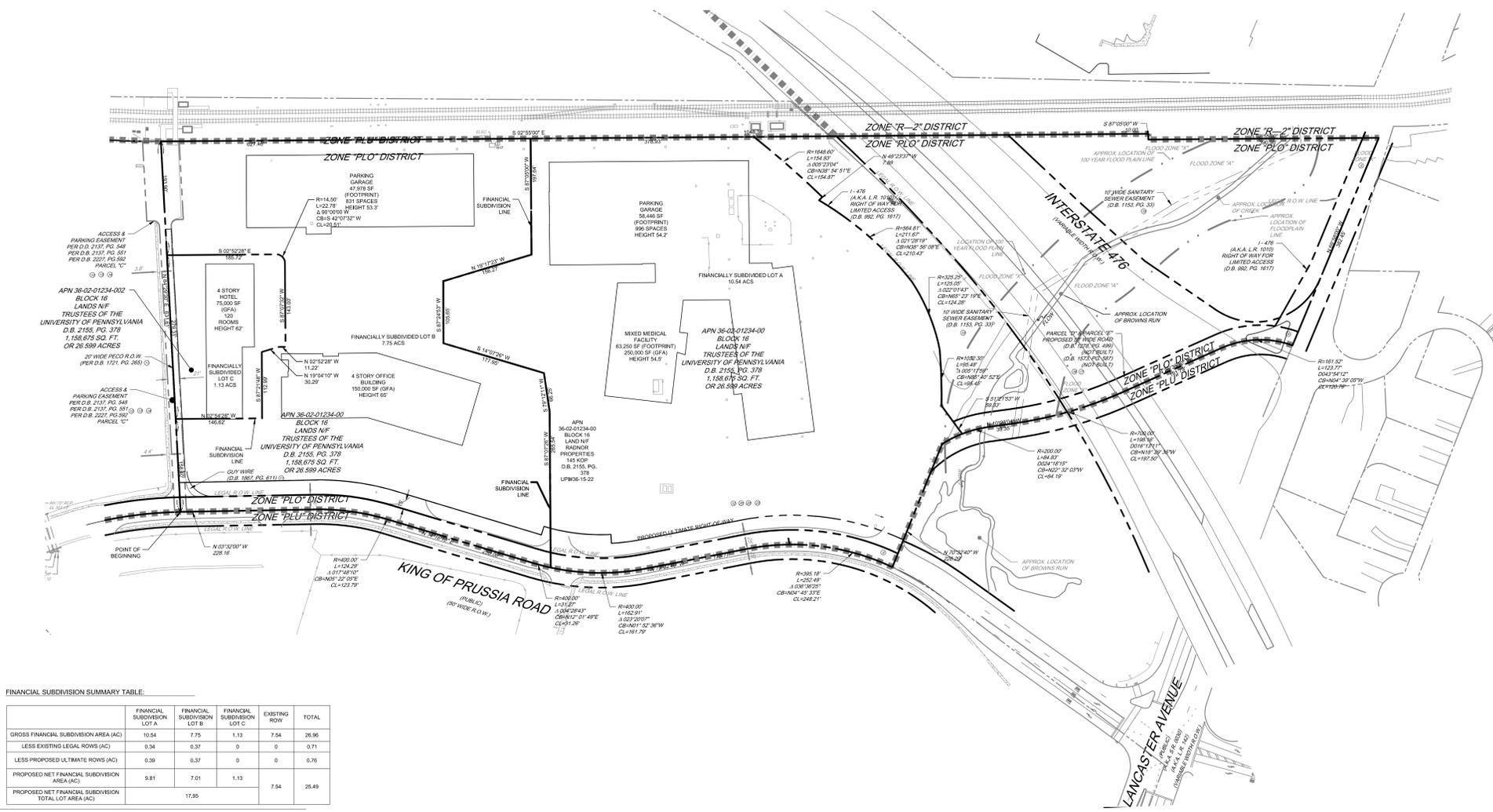
PENNONI ASSOCIATES INC.



Christopher Poterjoy, PE
Project Engineer

Attachment

cc: Joseph Traynor, BDN Radnor Property I, LP
Marc Kaplin, Kaplin Stewart



LOT AREA SUMMARY TABLE:

	PREMISE A	PREMISE B	TOTAL
GROSS LOT AREA (AC)	26.50	0.36	26.86
LESS EXISTING ROWS (AC)	8.15	0.10	8.25
EXISTING NET LOT AREA (AC)	18.45	0.26	18.71
LESS PROPOSED ROWS (AC)	-	-	0.76
PROPOSED NET LOT AREA (AC)	-	-	17.95

FINANCIAL SUBDIVISION SUMMARY TABLE:

	FINANCIAL SUBDIVISION LOT A	FINANCIAL SUBDIVISION LOT B	FINANCIAL SUBDIVISION LOT C	EXISTING ROW	TOTAL
GROSS FINANCIAL SUBDIVISION AREA (AC)	10.54	7.75	1.13	7.54	26.96
LESS EXISTING LEGAL ROWS (AC)	0.34	0.37	0	0	0.71
LESS PROPOSED ULTIMATE ROWS (AC)	0.36	0.37	0	0	0.76
PROPOSED NET FINANCIAL SUBDIVISION AREA (AC)	9.81	7.01	1.13		
PROPOSED NET FINANCIAL SUBDIVISION TOTAL LOT AREA (AC)				7.54	26.49

TITLE EXCEPTIONS:

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET - NONE KNOWN
- 2. RIGHTS OR CLAIMS BY PARTIES IN POSSESSION OR UNDER THE TERMS OF ANY UNRECORDED LEASE OR AGREEMENT(S) OF SALE - NONE KNOWN
- 3. ANY VARIATION IN LOCATION OF LINES OR DIMENSIONS OR OTHER MATTERS WHICH AN ACCURATE SURVEY WOULD DISCLOSE - NONE KNOWN
- 4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS - NONE KNOWN
- 5. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HEREOF OR HEREINAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- 6. POSSIBLE TAX INCREASE BASED ON ADDITIONAL ASSESSMENTS - CANNOT BE SHOWN ON SURVEY
- 7. ACCURACY OF AREA CONTENT NOT INSURED - CANNOT BE SHOWN ON SURVEY
- 8. EXCEPTING AND RESERVING THAT PORTION OF THE PREMISES LYING IN AND ALONG THE KING OF PRUSSIA ROAD AND LANCASTER AVENUE, AS SHOWN ON SURVEY BY PENNCO ASSOCIATES INC. DATED 02/26/2015, JOB#1504, SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREON - KING OF PRUSSIA ROAD AS SHOWN ON SURVEY, LANCASTER AVENUE IS NOT LOCATED ON SUBJECT PREMISES.
- 9. RESERVATIONS AND EASEMENT AS IN DEED BOOK 1684 PAGE 613 - NOT LOCATED ON SUBJECT PREMISES.
- 10. RIGHT OF WAY AGREEMENT AS IN DEED BOOK 1153 PAGE 33 - NOT LOCATED ON SUBJECT PREMISES.
- 11. RIGHT OF WAY GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 1721 PAGE 265 AND DEED BOOK 1867 PAGE 611 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
- 12. AGREEMENT AS IN DEED BOOK 2137 PAGE 551 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
- 13. AGREEMENT AS IN DEED BOOK 2227 PAGE 590 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
- 14. PENNSYLVANIA PUBLIC UTILITY COMMISSION APPLICATION DOCKET NO. 94988 AS IN DEED BOOK 2358 PAGE 411 - LOCATION CANNOT BE DETERMINED FROM DOCUMENT.
- 15. EASEMENT OF ROADWAY AND USE OF SAME AS IN DEED BOOK 1278 PAGE 499 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
- 16. RESERVATIONS AND EASEMENT AS IN DEED BOOK 1573 PAGE 567 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
- 17. NOTE, CONDITIONS, SETBACK LINES, EASEMENTS, RESERVATIONS AND RESTRICTIONS RECORDED IN MAP PLANBOOK NO. 28 PAGE 447 - NOT LOCATED ON SUBJECT PREMISES, AS SHOWN.
- 18. MATTERS SHOWN ON SURVEY BY PENNCO ASSOCIATES INC. DATED 02/26/2015 JOB # 1504, INCLUDING:
 - a. 150' BUILDING SETBACK LINES - NOT APPLICABLE.
 - b. BUILDING ENCROACHES OVER 150' BUILDING SETBACK LINE - NOT APPLICABLE - BUILDINGS REMOVED.
 - c. APPROXIMATE LOCATION OF UTILITIES - AS SHOWN.
- 19. CONDITIONS ON SUBDIVISION PLAN TO BE PRODUCED AS IN PLAN BOOK 42 PAGE 316.
- 20. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS IN RECORD BOOK 6287 PAGE 317.

GENERAL NOTES:

- 1. SITE ADDRESS: 153 KING OF PRUSSIA ROAD, RADNOR, PA 19087
- EQUITABLE OWNER: BRANDYWINE RADNOR PROPERTY L.P., 2029 WALNUT STREET, PHILADELPHIA, PA 19104
- APPLICANT: BRANDYWINE RADNOR HOSPITALITY PROPERTY L.P. & BRANDYWINE RADNOR PROPERTY L.P., 2029 WALNUT STREET, PHILADELPHIA, PA 19104
- 2. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A NEW OFFICE BUILDING, A NEW PARKING GARAGE, A NEW HOTEL BUILDING, AND ASSOCIATED SITE IMPROVEMENTS.
- 3. THIS SITE IS CURRENTLY ZONED PLO - PLANNED LABORATORY OFFICES DISTRICT BY THE RADNOR TOWNSHIP ZONING MAP FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE RADNOR TOWNSHIP.
- 4. BENCHMARK: THE BENCHMARK FOR THE SITE IS A SANITARY MANHOLE IN KING OF PRUSSIA ROAD TO THE WEST OF THE PROPERTY NEAR THE INTERSECTION WITH RADNOR ROAD WITH A RIM ELEVATION OF 36.88.
- 5. A FIELD SURVEY ON THE SITE WAS PERFORMED BY PENNCO ASSOCIATES, INC. IN MAY 2015 AND NOVEMBER 2015. UNDERGROUND UTILITIES ARE SHOWN BASED ON A SURVEY PERFORMED BY NAVE NEVELL INC. ON MAY 1, 2007. THE ELEVATIONS SHOWN HEREIN ARE BASED UPON PA STATE PLANE COORDINATE, PA SOUTH (NAV08).
- 6. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 30-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 36 OF 295, COMBINED MAP NO. 8200000000, WHICH IS AN EFFECTIVE DATE OF NOVEMBER 18, 2009. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 7. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE
 - A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER FLOWED OR PHYSICALLY EVIDENT, OR LANDS CONTAINING
- 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
- 9. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- 10. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
- 11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 2019/08/01 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (800-242-1776).
- 12. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 1996, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
- 13. THE SITE IS TO BE SERVED BY PUBLIC SEWER AND WATER SERVICE.
- 14. THE ENTIRE TRACT IS LOCATED WITHIN THE BROWNS RUN WATERSHED, WHICH IS CLASSIFIED AS COLD WATER FISHES, MUSKELTHER (FC-WAF) BY TITLE 25, CHAPTER 93 OF THE PENNSYLVANIA CODE.
- 15. ALL STEEP SLOPES WITHIN THE PROPERTY LIMITS ARE MAN MADE AND EXCLUDED PER RADNOR ZONING ORDINANCE 280-112.1.

CERTIFICATE OF REVIEW BY DIRECTOR OF PUBLIC WORKS

REVIEWED BY THE DIRECTOR OF PUBLIC WORKS FOR RADNOR TOWNSHIP:
DIRECTOR OF PUBLIC WORKS
STEVE MCNEEL

ZONING OFFICER

REVIEWED BY THE ZONING OFFICER OF RADNOR TOWNSHIP:
KEVIN KOCHANSKI

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20____.

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF DELAWARE) SS:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____ TO ME KNOWN (OR SATISFACTORY TO ME), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED (AND SAID):
WHO IS _____ OF WHICH IS THE RECORD OWNER OF THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN, THE SOURCE OF TITLE TO THE PROPERTY IS THE DEEDS RECORDED WITH THE OFFICE RECORDER OF DEEDS OF THE RECORDER OF DEEDS IN AND FOR DELAWARE COUNTY, PENNSYLVANIA, AS FOLLOWS: UPON IS THIS PLAN IS AUTHORIZED BY THE RECORDERS OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID _____ TO MAKE THIS AFFIDAVIT.
BY _____ SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____
NOTARY PUBLIC

DELAWARE COUNTY PLANNING COMMISSION

THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION ON _____
SECRETARY

TOWNSHIP ENGINEER'S CERTIFICATION

I, STEPHEN F. NORKIN, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN FOR THE BOUNDARY AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY TOWNSHIP RESOLUTION _____ AND THAT BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WARNERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
STEPHEN F. NORKIN, P.E.
DATE: _____

CERTIFICATE OF DESIGN

I, MICHAEL KISSINGER, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOUNDARY ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
MICHAEL KISSINGER, PE
I, LAWRENCE E. LESO, JR., P.E., A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, UNDERGROUND UTILITIES AND LAND DEVELOPMENT SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOUNDARY ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
LAWRENCE E. LESO, JR., PLS

TOWNSHIP OF RADNOR

I HEREBY CERTIFY THAT THE TOWNSHIP OF RADNOR PLANNING COMMISSION REVIEWED THIS PLAN AND ISSUED ITS COMMENTS TO TOWNSHIP COMMISSIONERS PRIOR TO COUNCIL'S ADOPTION OF RESOLUTION 201_____, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
JOHN LORD
PLANNING COMMISSION CHAIRPERSON
WE HEREBY CERTIFY THAT THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 201_____, ADOPTED _____, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, PURSUANT TO THE TOWNSHIP'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE TOWNSHIP ON _____, 201_____, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.

ROBERT A. ZENKOWSKI, TOWNSHIP SECRETARY
LISA BOROWSKI, COUNCIL PRESIDENT

KEY PLAN

SEAL:



CONDITION OF USE

THIS PLAN IS A PROFESSIONAL ENGINEERING DESIGN AND IS TO BE USED ONLY IN CONNECTION WITH THE PROJECT AND ONLY IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTERS.

09/11/19 PER TWP. COMMENTS

09/11/19 FOR TOWNSHIP REVIEW
DRAWING ISSUE

PROJECT: BRRT19014

SCALE: 1"=80'

ARCHITECTURE

FINANCIAL SUBDIVISION

SHEET: 01 OF 01
NUMBER:

NOT FOR CONSTRUCTION

V-0802

BRRTX18014

Revised 9/11/19

LOT B

METES AND BOUNDS DESCRIPTION

Township of Radnor - County of Delaware

Commonwealth of Pennsylvania

All that Certain Parcel or Tract of Land Situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, as shown on a Plan prepared by Pennoni Associates Inc. entitled "Site Plan", Drawing Number CS1001, project number BRRTX18014, last revised 07/11/19. Being more particularly described as follows.

Beginning at the common line of lands now or formerly Radnor Racquet Club and Lands now or formerly the Trustees of the University of Pennsylvania, said point being located North 84 degrees 29 minutes 30 seconds East, the distance of 158.40 feet from a spike set at the intersection of the title line of King of Prussia Road; thence from said point of beginning:

1. Along a line, South 02 degrees 54 minutes 28 seconds East, the distance of 146.62 feet, thence;
2. Along a line, North 87 degrees 21 minutes 48 seconds East, the distance of 112.99 feet, thence;
3. Along a line, South 19 degrees 04 minutes 10 seconds East, the distance of 30.29 feet, thence;
4. Continuing through the said lands, South 02 degrees 52 minutes 28 seconds East, the distance of 11.22 feet, thence;
5. Along a line, North 87 degrees 07 minutes 32 seconds East, the distance of 143.00 feet, thence;
6. Along the said line curving to the left, having a radius of 14.5 feet, an arc length of 22.78 feet, with a chord bearing North 42 degrees 07 minutes 32 seconds East, 20.51 feet to a point of tangency, thence;
7. Through the lands of the Trustees of the University of Pennsylvania, North 02 degrees 52 minutes, 28 seconds West, the distance of 185.72 feet, thence;
8. Along the common line of lands nor or formerly of Radnor Racquet Club and lands now or formerly Southeastern Pennsylvania Transportation Authority (SEPTA), North 84 degrees 29 minutes 30 seconds East, the distance of 193.90 feet, thence;
9. Along said lands of SEPTA, South 02 degrees 55 minutes 00 seconds East, the distance of 627.46 feet to a point, thence;
10. Through the lands of the Trustees of the University of Pennsylvania, South 87 degrees 05 minutes 00 seconds West, the distance of 197.64 to an angle point, thence;
11. Continuing through the said lands, North 19 degrees 17 minutes 23 seconds West, the distance of 156.27 feet to an angle point thence;

12. Along a line, South 87 degrees 24 minutes 53 seconds West, the distance of 105.65 feet to a point in the easterly proposed curb of a driveway extending from the Northern Parcel and Southern Parcel, thence;
13. Along the said proposed curb line, South 14 degrees 07 minutes 26 seconds West, the distance of 177.95 feet to a point, thence;
14. Leaving the said curb line, along a line crossing the said driveway, South 79 degrees 12 minutes 11 seconds West, the distance of 66.25 feet to a point in the proposed back of sidewalk adjacent to a driveway extending to King of Prussia Road, thence;
15. Along the said back of sidewalk, South 87 degrees 07 minutes 26 seconds West, the distance of 265.54 feet to a point of curvature in the said title line of King of Prussia Road, thence;
16. Along the said title line, along a line curving to the right, having a radius of 400.00 feet, an arc length of 31.27 feet, with a chord bearing North 12 degrees 01 minutes 49 seconds East, 31.26 feet to a point of tangency, thence;
17. Along the same, North 14 degrees 16 minutes 10 seconds East, the distance of 258.06 feet to a point of curvature, thence;
18. Along the same, along a line curving to the left, having a radius of 400.00 feet, an arc length of 124.29 feet, with a chord bearing North 05 degrees 22 minutes 05 seconds East, 123.79 to a point of tangency, thence;
19. Along the same, North 03 degrees 32 minutes 00 seconds West, the distance of 228.16 to the point and place of beginning

Containing within these metes and bounds 7.75 acres of land, more or less.

BRRTX18014

Revised 9/11/19

LOT C

METES AND BOUNDS DESCRIPTION

Township of Radnor - County of Delaware

Commonwealth of Pennsylvania

All that Certain Parcel or Tract of Land Situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, as shown on a Plan prepared by Pennoni Associates Inc. entitled "Site Plan", Drawing Number CS1001, project number BRRTX18014, last revised 07/11/19. Being more particularly described as follows.

Beginning at the common line of lands now or formerly Radnor Racquet Club and Lands now or formerly the Trustees of the University of Pennsylvania, said point being located North 84 degrees 29 minutes 30 seconds East, the distance of 158.40 feet from a spike set at the intersection of the title line of King of Prussia Road; thence from said point of beginning:

1. Along the said common line, North 84 degrees 29 minutes 30 seconds East, the distance of 279.31 feet to a point, thence;
2. Through the lands of the Trustees of the University of Pennsylvania, South 02 degrees 52 minutes 28 seconds East, the distance of 185.72 to an angle point, thence;
3. Along the line, along a line curving to the right, having a radius of 14.50 feet, an arc length of 22.78 feet, with a chord bearing South 42 degrees 07 minutes 32 seconds West, 20.51 feet to a point of tangency, thence;
4. Along the said line South 87 degrees 07 minutes 32 seconds West, the distance of 143.00 feet, thence;
5. Along a line, North 02 degrees 52 minutes 28 seconds West, the distance of 11.22 feet, thence;
6. Along a line, North 19 degrees 04 minutes 10 seconds West, the distance of 30.29 feet, thence;
7. Continuing through the said lands, South 87 degrees 21 minutes 48 seconds West, the distance of 112.99 feet thence;
8. Along a line, North 02 degrees 54 minutes 28 seconds West, the distance of 146.62 feet to the point and place of beginning.

Containing within these metes and bounds 1.13 acres of land, more or less.

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: September 17, 2019

155 King of Prussia Road – *Caucus* – Financial Subdivision

The Board of Commissioners approved the project, 145 King of Prussia Road, in May of 2018. This plan depicts the financial subdivision for the portion of the project, the north side, that was not part of the construction for Penn Medicine.

The detailed review letters and plans are attached.



Gannett Fleming

*Excellence Delivered **As Promised***

Date: September 12, 2019

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

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

RE: 155 King of Prussia Road – Financial Subdivision Plan
BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP – Applicant

Date Accepted: August 5, 2019

90 Day Review: November 3, 2019

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP has submitted Financial Subdivision plans for the above project. The purpose of this plan is to depict a financial subdivision for the property at 145 King of Prussia Road. This project received final approval by the Board of Commissioners on May 21, 2018. Improvements to this parcel are as previously approved and no additional improvements are proposed under this submission. This project is located in the PLO district of the Township.

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP Financial Subdivision

Plans Prepared By: Pennoni Associates, Inc.

Dated: None

Zoning

1. §280-64.G(6) – In connection with the development of a mixed use within the PLO District, individual lots may be created for the purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirement of the article, provided that the site and uses comply with such requirements on an overall basis, and further provided that the deeds conveying separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township. The purchaser of any such lots shall execute and file with the Township a written covenant agreeing to the forgoing conditions prior to purchasing.



General

1. The date that the plan was issued, and any subsequent revisions must be shown on the plans.
2. The Metes and Bounds description for lot C (the hotel) has a discrepancy with the plans. Description No. 2 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
3. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 7 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
4. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 8 in the metes and bounds description for Lot B indicates a length of 192.23 feet, but the plans indicate a length of 1930.90 feet. This must be verified and revised to be consistent.

The applicant appeared before the Planning Commission on September 3, 2019. The Planning Commission recommended approval of the plan contingent upon addressing all items in the Gilmore and Gannett Fleming review letters.

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

Very truly yours,

GANNETT FLEMING, INC.



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





DELAWARE COUNTY PLANNING DEPARTMENT

1055 E. Baltimore Pike

Media, PA 19063

Phone: (610) 891-5200

Email: 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

August 22, 2019

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

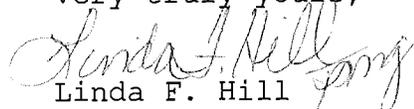
RE: Title: 145 King of Prussia Road
Applicant(s): BDN Radnor Hospitality Property I, LP
File Number: 34-845-78-92-08-14-17-18-19
Meeting Date: 09/19/2019
Municipality: Radnor Township
Location: East side of King of Prussia Road, approximately
400' north of Lancaster Avenue
Received: 08/19/2019

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Michael Leventry at (610) 891-5215.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,


Linda F. Hill
Director

cc: BDN Radnor Hospitality Property I, LP
Pennoni Associates, Inc.





Gannett Fleming

*Excellence Delivered **As Promised***

Date: August 20, 2019

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

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

RE: 155 King of Prussia Road – Financial Subdivision Plan
BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP – Applicant

Date Accepted: August 5, 2019

90 Day Review: November 3, 2019

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP has submitted Financial Subdivision plans for the above project. The purpose of this plan is to depict a financial subdivision for the property at 145 King of Prussia Road. This project received final approval by the Board of Commissioners on May 21, 2018. Improvements to this parcel are as previously approved and no additional improvements are proposed under this submission. This project is located in the PLO district of the Township.

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP Financial Subdivision

Plans Prepared By: Pennoni Associates, Inc.

Dated: None

Zoning

1. §280-64.G(6) – In connection with the development of a mixed use within the PLO District, individual lots may be created for the purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirement of the article, provided that the site and uses comply with such requirements on an overall basis, and further provided that the deeds conveying separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township. The purchaser of any such lots shall execute and file with the Township a written covenant agreeing to the forgoing conditions prior to purchasing.



General

1. The date that the plan was issued, and any subsequent revisions must be shown on the plans.
2. The Metes and Bounds description for lot C (the hotel) has a discrepancy with the plans. Description No. 2 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
3. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 7 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
4. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 8 in the metes and bounds description for Lot B indicates a length of 192.23 feet, but the plans indicate a length of 1930.90 feet. This must be verified and revised to be consistent.

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: August 12, 2019

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

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

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
John Rice, Esq. – Grim, Biehn & Thatcher
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

Reference: 155 King of Prussia Road - Brandywine Radnor Hospitality Property
Radnor Township Escrow No. 2016-D-04
Financial Subdivision Plan Review
Radnor Township, Delaware County, PA
G&A No. 15-12020.01

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

I. BACKGROUND

The University of Pennsylvania Health Systems (UPHS) is proposing the re-development of a 26 acre parcel, located at 155 King of Prussia Road, in Radnor Township, Delaware County. The project includes a total proposed gross floor area of 475,000 SF. The proposed development will consist of a 250,000 square foot Mixed Medical Use building with two parking structures (996 and 831 spaces), a four-story 150,000 square foot general office building, a four-story 75,000 square foot (120 room) hotel and an associated 831 space parking garage. The UPHS is proposing a financial subdivision into two lots; Lot B with 7.38 acres and Lot C with 1.13 acres for the Applicant, BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP.

II. DOCUMENTS REVIEWED

Financial Subdivision Plan for BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP consisting of 1 sheet, prepared for BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP, prepared by Pennoni Associates, Inc., dated July 18, 2019.

III. ZONING COMMENTS

§280-64.G(6) - In connection with development of a mixed use within the PLO District, individual lots may be created for purposes of financing and or conveyancing. Cross easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots. Revise the plan to show all necessary easements including access and utility easements: we note that easements are shown along the northern limits of the property; however, it appears easements specifically related to the financial subdivision and shared access to the driveways and parking areas are not.

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

ABK:DAD:las

LISA BOROWSKI
President

JACK LARKIN, ESQ.
Vice President

JAKE ABEL

RICHARD F. BOOKER, ESQ.

LUCAS A. CLARK, ESQ.

SEAN FARHY

JOHN NAGLE



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

KATHRYN GARTLAND
Treasurer

August 7, 2019

Paul Commito
BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP
2929 Walnut Street, Suite 1700
Philadelphia, PA 19104

RE: Subdivision Application #2019-SD-07
155 King of Prussia Road – Financial Subdivision Plan

Dear Mr. Commito:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your financial subdivision plan and found it complete. Therefore, I have accepted the application for the financial subdivision plan for review by the Township Staff, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Tuesday September 3, 2019.**

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Sincerely,

Stephen F. Norcini, PE
Township Engineer



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

One South Church Street

2nd Floor

West Chester, PA 19382

Tel: 610 - 429 - 8907

Fax: 610 - 429 - 8918

LETTER OF TRANSMITTAL

TO:
Radnor Township
301 Iven Avenue
Wayne, PA 19087

DATE	07/18/19	JOB NO.	BRRTX18014
ATTENTION	Mr. Steve Norcini		
RE:	Financial Subdivision Submission		

WE ARE SENDING YOU Attached Under separate cover via Hand Delivery the following items:
 Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

LIST OF ITEMS TRANSMITTED			
COPIES	DATE	NO:	DESCRIPTION
8	07/18/19	-	V-802 Financial Subdivision Plan
1	07/18/19	-	Application for Act 247 Review
1	07/18/19	-	Radnor Subdivision Application
1	07/18/19	-	Lot B Description
1	07/18/19	-	Lot C Description
1	-	-	Electronic Version of all Documents

THESE ARE TRANSMITTED as checked below:
 For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO file

SIGNED: Christopher Poterjoy, PE

If enclosures are not as noted, kindly notify us at once.

BBRTX18014

LOT B

METES AND BOUNDS DESCRIPTION

Township of Radnor - County of Delaware

Commonwealth of Pennsylvania

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1. Along a line, South 02 degrees 54 minutes 28 seconds East, the distance of 146.62 feet, thence;
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3. Along a line, South 19 degrees 04 minutes 10 seconds East, the distance of 30.29 feet, thence;
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5. Along a line, North 87 degrees 07 minutes 32 seconds East, the distance of 143.00 feet, thence;
6. Along the said line curving to the left, having a radius of 14.5 feet, an arc length of 22.78 feet, with a chord bearing North 42 degrees 07 minutes 32 seconds East, 20.51 feet to a point of tangency, thence;
7. Through the lands of the Trustees of the University of Pennsylvania, North 02 degrees 52 minutes, 28 seconds West, the distance of 185.72 feet, thence;
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9. Along said lands of SEPTA, South 02 degrees 55 minutes 00 seconds East, the distance of 627.46 feet to a point, thence;
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- Southern Parcel, thence;
13. Along the said proposed curb line, South 14 degrees 07 minutes 26 seconds West, the distance of 177.95 feet to a point, thence;
 14. Leaving the said curb line, along a line crossing the said driveway, South 79 degrees 12 minutes 11 seconds West, the distance of 66.25 feet to a point in the proposed back of sidewalk adjacent to a driveway extending to King of Prussia Road, thence;
 15. Along the said back of sidewalk, South 87 degrees 07 minutes 26 seconds West, the distance of 265.54 feet to a point of curvature in the said title line of King of Prussia Road, thence;
 16. Along the said title line, along a line curving to the right, having a radius of 400.00 feet, an arc length of 31.27 feet, with a chord bearing North 12 degrees 01 minutes 49 seconds East, 31.26 feet to a point of tangency, thence;
 17. Along the same, North 14 degrees 16 minutes 10 seconds East, the distance of 258.06 feet to a point of curvature, thence;
 18. Along the same, along a line curving to the left, having a radius of 400.00 feet, an arc length of 124.29 feet, with a chord bearing North 05 degrees 22 minutes 05 seconds East, 123.79 to a point of tangency, thence;
 19. Along the same, North 03 degrees 32 minutes 00 seconds West, the distance of 228.16 to the point and place of beginning

Containing within these metes and bounds 7.38 acres of land, more or less.

BRRTX18014

LOT C

METES AND BOUNDS DESCRIPTION

Township of Radnor - County of Delaware

Commonwealth of Pennsylvania

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8. Along a line, North 02 degrees 54 minutes 28 seconds West, the distance of 146.62 feet to the point and place of beginning.

Containing within these metes and bounds 1.13 acres of land, more or less.

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 BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP E-mail Joseph Fraynor @ bdnreit.com

Address 2929 Walnut St., Suite 1700; Philadelphia, PA 19104 Phone 215-397-1583

Name of Development 145 King of Prussia Road

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Pennoni Associates, Inc. Phone 610-422-2459

Address One South Church St.; 2nd Floor; West Chester, PA 19382

Contact Michael Kissinger E-mail mkissinger@pennoni.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 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 type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District PLO

Tax Map # 36 / 15 / 22

Tax Folio # 36 / 02 / 01234 / 00

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

Existing and/or Proposed Use of Site/Buildings:

The site previously contained 3 existing buildings which will have been demolished

Previous approval was granted for 3 new buildings and 2 new parking structures proposed. A total of 476,000-sf of gross floor area between the 3 buildings. The site is a mixed use with uses including

a Mixed Use Medical Facility, Hotel, and Office. The previously approved Medical Facility is under construction. This submission is for the previously approved Hotel, Office and associated parking garage.

Total Site Area	18.71	Acres
Size of All Existing Buildings	120,355 (footprint)	Square Feet
Size of All Proposed Buildings	102,956 (footprint)	Square Feet
Size of Buildings to be Demolished	120,355 (footprint)	Square Feet

Paul Commito
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official _____

Phone Number _____

Official's Signature _____

Date _____

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 155 King of Prussia Road

Zoning District PLO - Planned Laboratory - Application No. _____
Office District (Twp. Use)

Fee \$4,400.00 Ward No. 2 Is property in HARB District no

Applicant: (Choose one) Owner _____ Equitable Owner x

Name BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP

Address 2929 Walnut St.; Suite 1700; Philadelphia, PA 19104

Telephone _____ Fax _____ Cell _____

Email _____

Designer: (Choose one) Engineer x Surveyor _____

Name Pennoni Associates Inc.; Michael Kissinger

Address One South Church St.; 2nd Floor; West Chester, PA 19382

Telephone (610) 422-2459 Fax (610) 429-8918

Email mkissinger@pennoni.com

Area of property 18.71 Area of disturbance 18.71

Number of proposed buildings _____ Proposed use of property Mixed Use

Number of proposed lots 2

Plan Status: Sketch Plan _____ Preliminary _____ Final x Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

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

N/A

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

N/A

Individual/Corporation/Partnership Name

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature

Print Name Paul Commito

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

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



www.brandywinerealty.com

FMC Tower at Cira Centre South | 2929 Walnut Street | Suite 1700 | Philadelphia, PA 19104 |

t (610) 325-5600 f (610)325-5622

August 20, 2019

Dear Neighbor,

**RE: Financial Subdivision Plan #2019-SD-07
155 King of Prussia Road**

We have applied to Radnor Township for the approval of a Financial Subdivision Plan at the above location.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at a scheduled meeting on **Tuesday September 3, 2019**.

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph A. Traynor', is written over a light blue circular stamp.

Joseph A. Traynor
Development Manager

BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP

By: Brandywine Realty Trust, its general partner



Firm Mailing Book For Accountant's Mail

Name and Address of Sender

Check type of mail or service

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

Affix Stamp
(for additional Postmark w/)



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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Charge	If Registered	Value	Sender if COD	Fee	Fee	Fee	Fee	Fee	SH Fee
1.	Arch Carroll High School 1712 Summer Street Philadelphia, PA 19103											
2.	Radnor Racquet Club 175 King of Prussia Road Radnor, PA 19087											
3.	Trustee of the University of Pennsylvania 21 Penn Tower Philadelphia, PA 19104											
4.	Radnor Township 301 Iven Avenue Wayne, PA 19087											
5.	Keith & Kristie Hacke 317 Hilldale Road Villanova, PA 19085											
6.	Frank P Slattery Jr 217 Ashwood Road Villanova, PA 19085											
7.	Penn Dot 200 Radnor Chester Road St Davids, PA 19087											
8.	Lindalou Lopez 661 Valerie Road Newtown Square, PA 19073											



Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)



Firm Mailing Book For Accountable Mail

Name and Address of Sender

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

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Arch Carroll High School 222 N 17th Street Philadelphia, PA 19103												
2.	Radnor Properties 201 KOP LP P O Box 121604 Arlington, TX 76012												
3.	Radnor Fee Owner LLC 200 West Street - 38th Floor New York, NY 10282												
4.	Paul E & Kathleen M Neff 218 Ashwood Road Villanova, PA 19085												
5.	James H Averill 245 Ashwood Road Villanova, PA 19085												
6.	Paul K and Lee Ann Leary 217 Ashwood Road Villanova, PA 19085												
7.	Louis J & Lindalou I Lopez 661 Valerie Road Newtown Square, PA 19073												
8.	Bansal Himanshu & Jindal Ritu 120 Hillside Circle Villanova, PA 19085												
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)											
Total Number of Pieces Received at Post Office													



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Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



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1.				Radnor Township School District 135 S Wayne Avenue Wayne, PA 19087														
2.				Tetyana A Husar 313 Hilldale Road Villanova, PA 19085														
3.				Craig J Nannos & Rand Jarvis Averill 222 Ashwood Road Villanova, PA 19085														
4.				Michael J & Amy W Cooley 233 Ashwood Road Villanova, PA 19085														
5.				Enrico Partners LP 795 E Lancaster Ave #200 Villanova, PA 19085														
6.				McShane Building LP 927 Copperbeech Wayne, PA 19087														
7.				Oakbourne Development LP 1171 Lancaster Ave Berwyn, PA 19312														
8.				George T & Jane S Giovanis 109 Hillside Circle Villanova, PA 19085														
Total Number of Pieces Listed by Sender				Postmaster, Per (Name of receiving employee)														
Total Number of Pieces Received at Post Office																		



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																	Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.
1.			Brothers of the Order of Hermits of St Augustine 214-238 Ashwood Road Villanova, PA 19085														
2.			502 Township Line Rd Lawyers LLC P O Box 428 Villanova, PA 19085														
3.			Patrick J & Marie M O'Connor 207 Ashwood Road Villanova, PA 19085														
4.			Muhammad N & Afshan N Chaudhri 117 Hillside Circle Villanova, PA 19085														
5.			Augustinian Friars 214 Ashwood Road Villanova, PA 19085														
6.			Enrico Partners LP 290 King of Prussia Road #314 Radnor, PA 19087-0190														
7.			Barikoe Family Trust P O Box 484 Bryn Mawr, PA 19010														
8.			Nicholas Holz III 210 Ashwood Rd Villanova, PA 19085														
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)															
Total Number of Pieces Received at Post Office																	

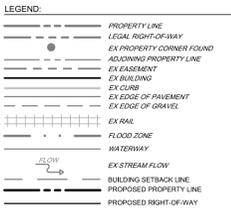
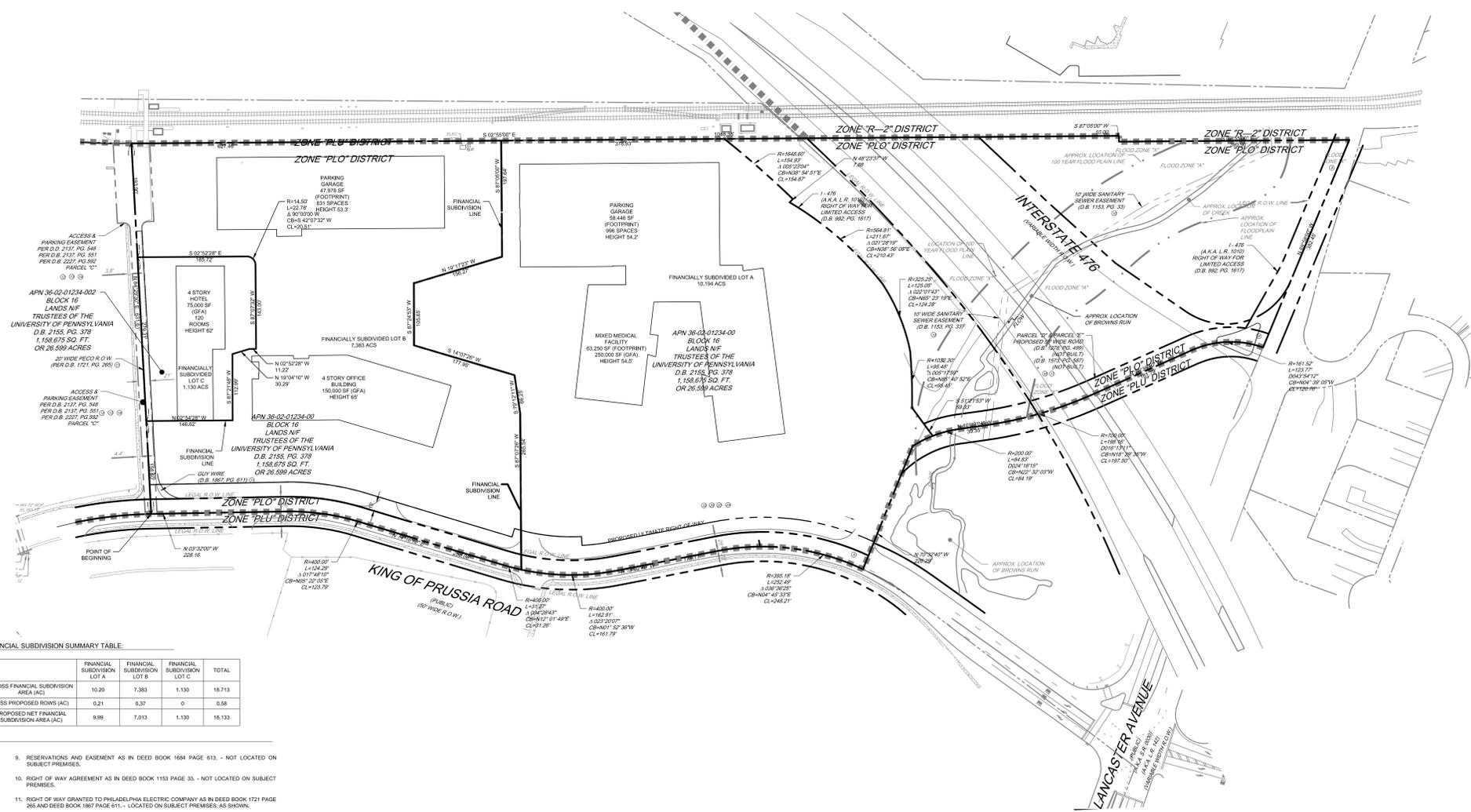




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Name and Address of Sender	USPS Tracking/Article Number	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail	Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.											
			Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee
1.		Addressee (Name, Street, City, State, & ZIP Code™) Enrico Partners LP 795 E Lancaster Ave #200 Villanova, PA 19085												
2.		Elda Ramirez 118 Hillside Cir Villanova, PA 19085												
3.		Melyce A & Nicholas Lucchesi Linda Schreiner 121 Hillside Cir Villanova, PA 19085												
4.		Faith S & Emine G Gurk 226 Ashwood Rd Villanova, PA 19085												
5.		Martha G & Chuck B Bernicker 107 Hillside Cir Villanova, PA 19085												
6.		Pamela L Young 114 Hillside Cir Villanova, PA 19085												
7.		Trustee of University of Pennsylvania 3451 Walnut Street Philadelphia, PA 19104												
8.														
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)												
Total Number of Pieces Received at Post Office														





LOT AREA SUMMARY TABLE with columns for PREMISE A, PREMISE B, and TOTAL. Rows include GROSS LOT AREA (AC), LESS EXISTING ROWS (AC), EXISTING NET LOT AREA (AC), LESS PROPOSED ROWS (AC), and PROPOSED NET LOT AREA (AC).

FINANCIAL SUBDIVISION SUMMARY TABLE with columns for FINANCIAL SUBDIVISION LOT A, FINANCIAL SUBDIVISION LOT B, FINANCIAL SUBDIVISION LOT C, and TOTAL. Rows include GROSS FINANCIAL SUBDIVISION AREA (AC), LESS PROPOSED ROWS (AC), and PROPOSED NET FINANCIAL SUBDIVISION AREA (AC).

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET - NONE KNOWN
2. RIGHTS OR CLAIMS BY PARTIES IN POSSESSION OR UNDER THE TERMS OF ANY UNRECORDED LEASE OR AGREEMENTS OF SALE - NONE KNOWN
3. ANY VARIATION IN LOCATION OF LINES OR DIMENSIONS OR OTHER MATTERS WHICH AN ACCURATE SURVEY WOULD DISCLOSE - NONE KNOWN
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS - NONE KNOWN
5. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. POSSIBLE TAX INCREASE BASED ON ADDITIONAL ASSESSMENTS - CANNOT BE SHOWN ON SURVEY
7. ACCURACY OF AREA CONTENT NOT INSURED - CANNOT BE SHOWN ON SURVEY
8. EXCEPTING AND RESERVING THAT PORTION OF THE PREMISES LYING IN AND ALONG THE KING OF PRUSSIA ROAD AND LANCASTER AVENUE, AS SHOWN ON SURVEY BY PENNON ASSOCIATES INC. DATED 02/26/2015, JOB#1504, SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREON - KING OF PRUSSIA ROAD AS SHOWN ON SURVEY, LANCASTER AVENUE IS NOT LOCATED ON SUBJECT PREMISES.
9. RESERVATIONS AND EASEMENT AS IN DEED BOOK 1684 PAGE 613 - NOT LOCATED ON SUBJECT PREMISES AS SHOWN.
10. RIGHT OF WAY AGREEMENT AS IN DEED BOOK 1153 PAGE 33 - NOT LOCATED ON SUBJECT PREMISES.
11. RIGHT OF WAY GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 1721 PAGE 265 AND DEED BOOK 1867 PAGE 611 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
12. AGREEMENT AS IN DEED BOOK 2137 PAGE 551 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
13. AGREEMENT AS IN DEED BOOK 2227 PAGE 592 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
14. PENNSYLVANIA PUBLIC UTILITY COMMISSION APPLICATION DOCKET NO. 94988 AS IN DEED BOOK 2358 PAGE 411 - LOCATION CANNOT BE DETERMINED FROM DOCUMENT.
15. EASEMENT OF ROADWAY AND USE OF SAME AS IN DEED BOOK 1278 PAGE 489 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
16. RESERVATIONS AND EASEMENT AS IN DEED BOOK 1573 PAGE 567 - LOCATED ON SUBJECT PREMISES, AS SHOWN.
17. NOTE: CONDITIONS, SETBACK LINES, EASEMENTS, RESERVATIONS AND RESTRICTIONS RECORDED IN MAP PLAN BOOK NO. 28 PAGE 447 - NOT LOCATED ON SUBJECT PREMISES INCLUDING:
a. 150' BUILDING SETBACK LINES - NOT APPLICABLE.
b. BUILDING ENCROACHES OVER 150' BUILDING SETBACK LINE - NOT APPLICABLE - BUILDINGS REMOVED.
c. APPROXIMATE LOCATION OF UTILITIES - AS SHOWN.
18. MATTERS SHOWN ON SURVEY BY PENNON ASSOCIATES INC. DATED 02/26/2015 JOB # 1504, INCLUDING:
a. 150' BUILDING SETBACK LINES - NOT APPLICABLE.
b. BUILDING ENCROACHES OVER 150' BUILDING SETBACK LINE - NOT APPLICABLE - BUILDINGS REMOVED.
c. APPROXIMATE LOCATION OF UTILITIES - AS SHOWN.
19. CONDITIONS ON SUBDIVISION PLAN TO BE PRODUCED AS IN PLAN BOOK 42 PAGE 316.
20. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS IN RECORD BOOK 6267 PAGE 317.
1. ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE, OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, ON THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
4. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
5. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
6. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
7. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 2019/08/01 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (800-242-1776) IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 147 OF 1996, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
8. THE SITE IS TO BE SERVED BY PUBLIC SEWER AND WATER SERVICE.
9. THE ENTIRE TRACT IS LOCATED WITHIN THE BROWNS RUN WATERSHED, WHICH IS CLASSIFIED AS COLD WATER FISHES, MUSKELLONGE FISH (A-F) BY TITLE 25, CHAPTER 93 OF THE PENNSYLVANIA CODE.
10. ALL STEEP SLOPES WITHIN THE PROPERTY LIMITS ARE MAN-MADE AND EXCLUDED PER RADNOR ZONING ORDINANCE 280-112.1.

CERTIFICATE OF REVIEW BY DIRECTOR OF PUBLIC WORKS
REVIEWED BY THE DIRECTOR OF PUBLIC WORKS FOR RADNOR TOWNSHIP.
DIRECTOR OF PUBLIC WORKS STEVE MCNEEL
ZONING OFFICER KEVIN KOCHANSKI
RECORDER OF DEEDS
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20____.

DELAWARE COUNTY PLANNING COMMISSION
THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION ON _____.
SECRETARY
TOWNSHIP ENGINEER'S CERTIFICATION
I, STEPHEN F. NORCINI, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN FOR THE BOROUGHS AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY TOWNSHIP RESOLUTION _____.
KEVIN KOCHANSKI
RECORDER OF DEEDS
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20____.

TOWNSHIP OF RADNOR
I HEREBY CERTIFY THAT THE TOWNSHIP OF RADNOR PLANNING COMMISSION REVIEWED THIS PLAN AND RESOLVED ITS COMMENTS TO TOWNSHIP COMMISSIONERS PRIOR TO COUNCIL'S ADOPTION OF RESOLUTION 201_____, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
JOHN LORD
PLANNING COMMISSION CHAIRPERSON
WE HEREBY CERTIFY THAT THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 201_____, ADOPTED _____, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, PURSUANT TO THE TOWNSHIP'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE TOWNSHIP ON _____, 201_____, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.
ROBERT A. ZENKOWSKI
TOWNSHIP SECRETARY
LISA BOROWSKI
COUNCIL PRESIDENT

CERTIFICATION OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF DELAWARE)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____ TO ME IN KNOW (OR SATISFACTORILY PROVED), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED (AND SAID):
WHO IS _____ OF WHICH IS THE RECORD OWNER OF THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN, THE SOURCE OF TITLE TO THE PROPERTY IS THE DEEDS RECORDED WITH THE OFFICE RECORDER'S OFFICE OF THE RECORDER OF DEEDS AND FOR DELAWARE COUNTY, PENNSYLVANIA, AS FOLLOWS: UNDER OR BY THIS PLAN IS AUTHORIZED BY THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID _____ TO MAKE THIS AFFIDAVIT.
BY _____ SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____.
NOTARY PUBLIC

CERTIFICATE OF DESIGN
I, MICHAEL KISSINGER, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGHS ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
MICHAEL KISSINGER, PE
I, LAWRENCE E. LESO, JR., PE, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, RIGHT-OF-WAY AND SETBACKS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGHS ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
LAWRENCE E. LESO, JR., PLS

KEY PLAN

SEAL



CONDITION OF USE

THIS DOCUMENT IS THE PROPERTY OF BALLINGER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BALLINGER. BALLINGER ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS OF THE APPROPRIATE AGENCIES. BALLINGER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN, AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN. BALLINGER SHALL NOT BE LIABLE FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.

DRAWING ISSUE

PROJECT: BRRT19014

SCALE: 1"=80'

ARCHITECTURE

TITLE: FINANCIAL SUBDIVISION

CALL BEFORE YOU DIG BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

PA ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC. SERIAL NUMBER: 201528594-000

SHEET: 01 OF 01 NUMBER:

V-0802

NOT FOR CONSTRUCTION



RESOLUTION NO. 2019-100

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA,
AUTHORIZING THE PAYMENT OF CHANGE ORDER #1, ADA RAMPS AND
ASSOCIATED PAINTING, FOR THE WAYNE BUSINESS OVERLAY DISTRICT
PARKING AREA RESURFACING AND TREE PLANTING PROJECT (CONTRACT #
B-19-006), TO GESSLER CONSTRUCTION, INC. IN THE AMOUNT OF \$19,900**

WHEREAS, Radnor Township is currently constructing the Parking Area Resurfacing and Tree Planting Project in the Wayne Business Overlay District.

WHEREAS, Radnor Township wishes to improve the access to the WBOD amenities by all residents and visitors, including those with disabilities

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize the Payment of Change Order #1, ADA Ramps & Associated Painting, for the Wayne Business Overlay District Parking Area Resurfacing and Tree Planting Project (Contract # B-19-006), to Gessler Construction, Inc. in the amount of \$19,900

SO RESOLVED this 23rd day of September, A.D., 2019.

RADNOR TOWNSHIP

By: _____

Name: Lisa Borowski

Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: September 16, 2019

TO: Radnor Township Board of Commissioners

FROM: Dennis Capella, Engineering Project Manager

CC: Robert A. Zienkowski, Township Manager
William M. White, Finance Director/Assistant Manager
Stephen F. Norcini, P.E., Township Engineer

LEGISLATION: Resolution #2019-100: Authorizing the Payment of Change Order #1, ADA Ramps & Associated Painting, for the Wayne Business Overlay District Parking Area Resurfacing and Tree Planting Project (Contract # B-19-006), to Gessler Construction, Inc. in the amount of \$19,900

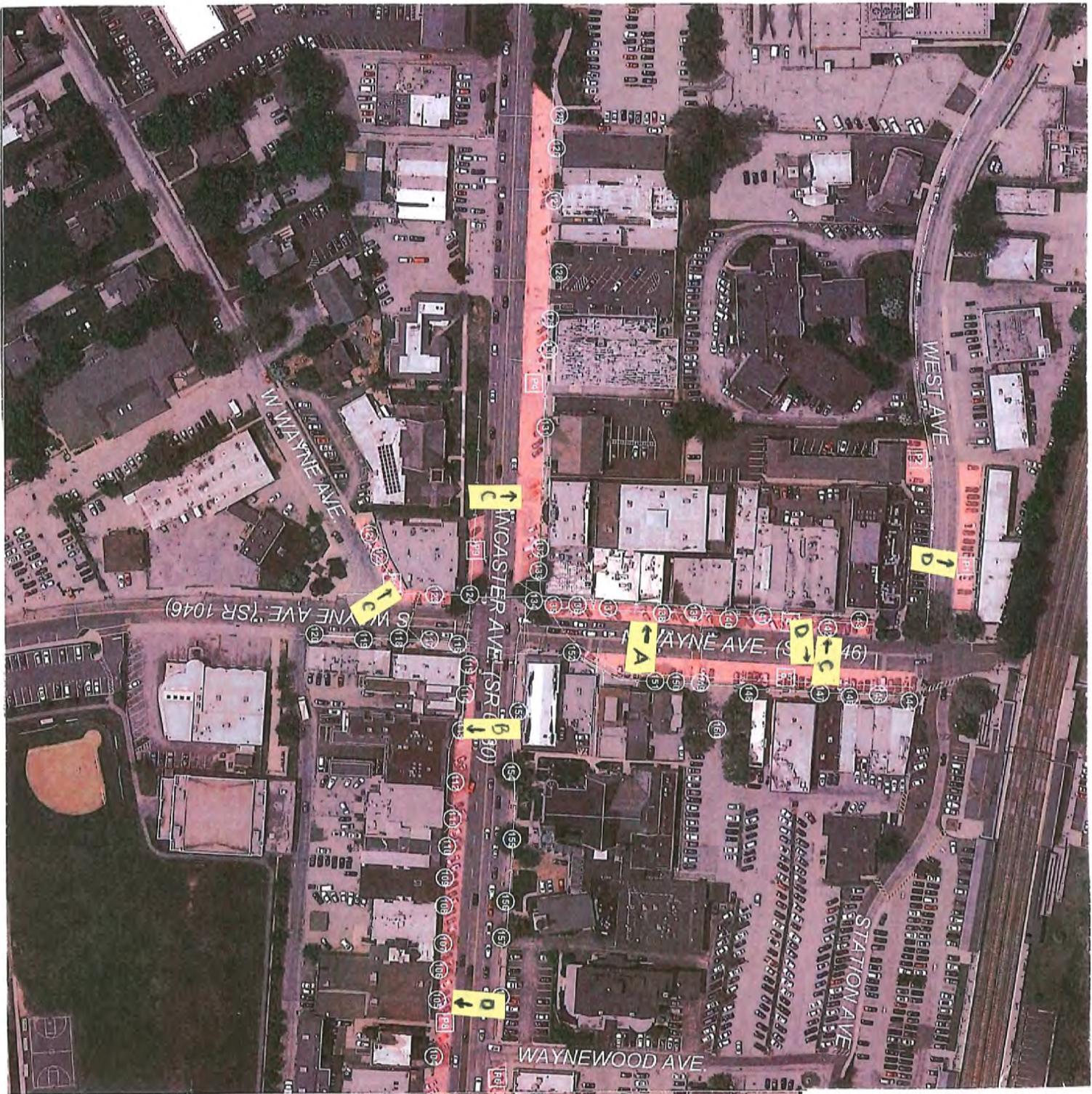
LEGISLATIVE HISTORY: This change order has not been before the Commissioners previously.

PURPOSE AND EXPLANATION: During the project construction progress review, it was determined that there are an insufficient number of parking spaces and associated access aisles and ramps to meet the access needs of those with disabilities visiting the Wayne Business Overlay District (WBOD). The current Parking Area Resurfacing and Tree Planting Project provides an economical and expedient opportunity to improve that access. During a walk-through of the WBOD, 9 handicap parking and adjoining gore areas were identified (map attached), 4 of which require new ramps, all to meet Americans with Disabilities Act requirements. The locations were selected to provide a satisfactory distribution and to recognize slope and size requirements for the ramps. Gessler Construction, Inc. the contractor for the WBOD project, submitted the attached Change Order #1 to include the handicap access and required ramps as part of the project.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a requisition will be entered into the financial system and the Change Order will be signed. Work will begin at an appropriate time in coordination with the overall WBOD project schedule.

FISCAL IMPACT: This project is to be funded by capital fund.

RECOMMENDED ACTION: *Staff respectfully requests the Board of Commissioners of Radnor Township Authorize the payment of Change Order #1 for the Wayne Business Overlay District Parking Area Resurfacing and Tree Planting Project, to Gessler Construction, Inc., in the amount of \$19,900.*



**GORE AREAS ADJACENT
TO HANDICAP PARKING**

- A = Existing Ramp/
New Gore Area
- B = Existing Ramp/
Existing Gore Area
- C = Existing "Ramp"/
Existing "Gore Area"
- D = New Ramp &
Gore Area



Reports of Standing Committees of the Board

New Business

Old Business

Public Participation

Adjournment