

BOARD OF COMMISSIONERS
AGENDA
Monday, June 11, 2018 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session on May 29, 2018 and preceding the Board of Commissioners meeting of June 11, 2018

1. Oath of Office - Ward 1 Commissioner Elect John Larkin
2. Oath of Office - Ward 7 Commissioner Elect Sean Farhy

3. Consent Agenda

- a) Disbursement Review & Approval: 2018-05B, 2018-05C, 2018-05D
- b) Approval of minutes of the Board of Commissioner meeting on May 14, 2018 & May 21, 2018
- c) Acceptance of Staff Traffic Committee Meeting Minutes of May 16, 2018
- d) Motion Authorizing the Public Works Department to Receive Sealed Bids for the 2018 Superpave Resurfacing Program
- e) Resolution #2018-38 - Authorizing an Electronic Recycling and Shredding Event to be Hosted by Radnor Township
- f) Resolution #2018-41 – Cabrini University Sewage Facility Planning Module
- g) Resolution #2018-42 – Authorizing Meliora Design, Incorporated to Provide Survey, Permitting, Design, and Bidding Documents for the Replacement of the Malin Road Culvert

4. Motion for Confirmation of the Appointment of Stephen McNelis as Director of Public Works
5. Recognition of Commissioner Matthew Marshall
6. Motion to Censure Commissioner Sean Farhy
7. Public Participation - *Individual comment shall be limited to not more than five (5) minutes per Board policy*
8. Committee Reports

PERSONNEL & ADMINISTRATION

- A. Approval of Engagement Letter and Rates for New Township Solicitor
- B. Motion and Possible Vote on an Interim Solicitor, *If Necessary*
- C. Ordinance #2018-08 - (***Adoption***) - Amending Chapter 39, Code of Ethics by Repealing Sections 39-7, Ethics Board and 39-8

PUBLIC WORKS & ENGINEERING

- D. Ordinance #2018-06 – (***Adoption***) - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Chapter 263, Trees, Section 263-9, Revising and Updating Appendix “A” for the Recommended Tree list for Radnor Township
- E. 409, 411, 413 East Lancaster Avenue – Emerson – ***Caucus - Final Land Development***

PUBLIC SAFETY

F. Ordinance #2018-09 - (**Introduction**) - 741-747 Moore Avenue - No Parking between Signs

G. Ordinance #2018-10 - (**Introduction**) - 246 North Aberdeen Avenue - New Handicapped Parking Space

COMMUNITY DEVELOPMENT

PARKS & RECREATION

FINANCE & AUDIT

LIBRARY

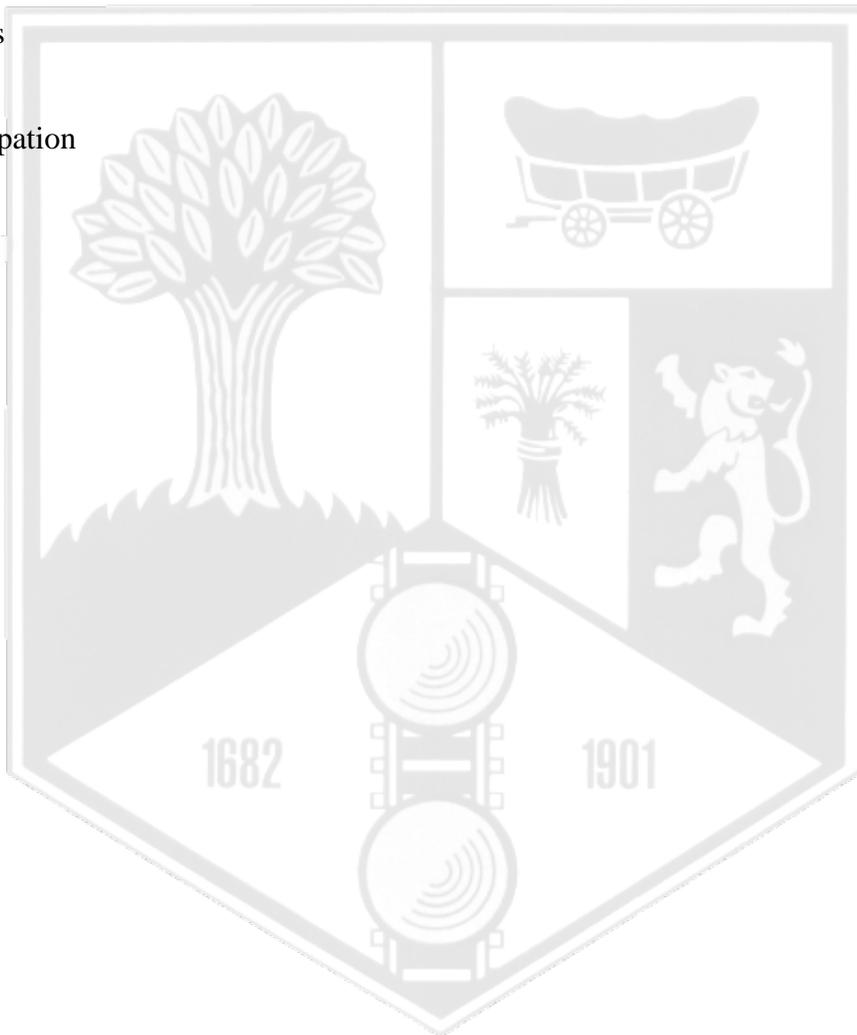
PUBLIC HEALTH

New Business

Old Business

Public Participation

Adjournment



Oath of Office - Ward 1
Commissioner Elect
John Larkin

Oath of Office - Ward 7
Commissioner Elect
Sean Farhy

***RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
June 11, 2018***

The table below summarizes the amount of disbursements made since the last public meeting held on May 14, 2018. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link. Please refer to those files for a detailed listing of the amounts paid by vendor by account code.

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

| Fund (Fund Number) | 2018-5B May 11, 2018 | 2018-5C May 18, 2018 | 2018-5D May 25, 2018 | 2018-6A June 1, 2018 | Total |
|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|-----------------------|
| General Fund (01) | \$109,854.90 | \$113,904.09 | \$301,013.37 | \$223,745.45 | \$748,517.81 |
| Sewer Fund (02) | 1,622.30 | 1,153,794.08 | 12,677.56 | 19,294.61 | 1,187,388.55 |
| Storm Sewer Management (04) | 100.00 | .01 | 8,950.96 | 8,437.22 | 17,488.19 |
| Capital Improvement Fund (05) | 775.00 | 23,727.83 | 0.00 | 71,010.86 | 95,513.69 |
| Police Pension Fund (07) | 0.00 | 5,313.67 | 0.00 | 0.00 | 5,313.67 |
| OPEB Fund (08) | 200.00 | 909.56 | 122,814.64 | 0.00 | 123,924.20 |
| Civilian Pension Fund (11) | 0.00 | 4,735.75 | 0.00 | 0.00 | 4,735.75 |
| Investigation Fund (12) | 251.10 | 0.00 | 0.00 | 0.00 | 251.10 |
| \$8 Million Settlement Fund (18) | 1,275.00 | 0.00 | 0.00 | 4,986.29 | 6,261.29 |
| The Willows Fund (23) | 51.28 | 89.90 | 558.92 | 0.00 | 700.10 |
| Library Improvement Fund (500) | 20,731.00 | 8,667.40 | 9,148.27 | 24,812.50 | 63,359.17 |
| Park & Trail Improvement Fund (501) | 174.00 | 0.00 | 0.00 | 70,672.67 | 70,846.67 |
| Total Accounts Payable Disbursements | \$135,034.58 | \$1,311,142.29 | \$455,163.72 | \$422,959.60 | \$2,324,300.19 |
| <i>Electronic Disbursements</i> | n/a | n/a | n/a | n/a | 1,424,985.01 |
| Grand Total | \$135,034.58 | \$1,311,142.29 | \$455,163.72 | \$422,959.60 | \$3,749,285.20 |

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

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

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

Respectfully Submitted,



William M. White
Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through June 25, 2018

| Description | Account No. | Date | Purpose | Amount |
|---|---------------|-----------|---|-----------------------|
| Credit Card Revenue Fees - Estimated | Various Funds | 6/10/2018 | 5/18 Credit Card Revenue Processing Fees | \$5,000.00 * |
| Debt Payment | Various Funds | 6/15/2018 | US Bank GOB Series A 2015 | \$172,890.63 |
| Debt Payment | Various Funds | 6/15/2018 | US Bank GOB Series 2016 | \$304,472.50 |
| Debt Payment | Various Funds | 6/15/2018 | TD Bank GOB Series 2010 | \$439,621.88 |
| Payroll [Bi-Weekly] Transaction - Estimated | 01-various | 6/14/2018 | Salaries and Payroll Taxes - General Fund | \$485,500.00 |
| Payroll [Bi-Weekly] Transaction - Estimated | 02-various | 6/14/2018 | Salaries and Payroll Taxes - Sewer Fund | \$17,500.00 |
| Period Total | | | | \$1,424,985.01 |

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

| <u>Original Estimate</u> | | | <u>Actual Amount</u> |
|--------------------------|-----------|---|----------------------|
| \$485,500.00 | 5/17/2018 | Salaries and Payroll Taxes - General Fund | \$451,798.98 |
| \$17,500.00 | 5/17/2018 | Salaries and Payroll Taxes - Sewer Fund | \$17,239.99 |
| \$503,000.00 | | | \$469,038.97 |
| \$485,500.00 | 5/31/2018 | Salaries and Payroll Taxes - General Fund | \$442,233.18 |
| \$17,500.00 | 5/31/2018 | Salaries and Payroll Taxes - Sewer Fund | \$15,131.11 |
| \$503,000.00 | | | \$457,364.29 |
| \$193,157.63 | 6/1/2018 | Police Pension Payroll | \$193,660.13 |
| \$141,510.86 | 6/1/2018 | Civilian Pension Payroll | \$144,485.87 |
| \$334,668.49 | | | \$338,146.00 |

TOWNSHIP OF RADNOR
Minutes of the Meeting of May 14, 2018

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

Commissioners Present

| | | |
|---------------------------------|-------------------------|-----------------------|
| <i>Lisa Borowski, President</i> | <i>Jake Abel</i> | <i>Richard Booker</i> |
| <i>Sean Farhy</i> | <i>Matthew Marshall</i> | <i>John Nagle</i> |

Absent: *Luke Clark, Vice-President*

Also Present: *Robert A. Zienkowski, Township Manager; Kathryn Gartland, Township Treasurer; John Rice, Township Solicitor; William Colarulo, Superintendent of Police; Christopher B. Flanagan, Deputy Superintendent of Police; William White, Assistant Township Manager and Finance Director; Kevin Kochanski, Director of Community Development; Stephen Norcini, P.E., Township Engineer; Steve McNelis, Interim Public Works Director; 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 May 8, 2018 and preceding the Board of Commissioners meeting of May 14, 2018

There was an Executive Session on May 8, 2018 and preceding the Board of Commissioners meeting of May 14, 2018. All Commissioners participated except for Commissioner Clark and matters of Litigation, Real Estate and Personnel.

Commissioner Borowski announced that item A will be moved to end of meeting and items D, G & F will be removed from the agenda.

1. *Consent Agenda*

- a) *Disbursement Review and Approval 2018-04C, 2018-04D, 2018-05A*
- b) *Approval of the meeting minutes from the April 23, 2018 Board of Commissioner Meeting*
- c) *Acceptance of Staff Traffic Committee Meeting Minutes of April 18, 2018*
- d) *Resolution #2018-52 - Award the capital lease financing for one Public Works vehicle previously approved by the Board of Commissioners to Clayton Holdings, LLC at an interest rate of 3.378% for a term of five years*
- e) *Resolution #2018-50 - Authorizing the Clearance of Surplus Vehicles and Equipment*

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

2. *Resolution #2018-51 - Appointing the Superintendent of Police and Fixing the Compensation of the Superintendent*

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

3. Swearing in the Police Superintendent

Superintendent Colarulo asked everyone to please stand for the presentation of the colors. Mr. Zienkowski and Superintendent Colarulo made a few brief comments. The Honorable Judge Kelly administered the Oath of Superintendent to Christopher B. Flanagan with his wife and sons on his side. Superintendent of Police Flanagan said a few brief words.

4. Appointments to Various Boards and Commissions

Commissioner Nagle made a motion to appoint Mr. Ed Caine to CARFAC, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Clark absent.

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

Marty Costello – He commented regarding the Memorial Day Parade and the Grand Marshall of the parade this year is Mr. Jim Higgins. He also commented regarding the next Casket Flags Ceremony, Flags of Our Families which will be honoring the Paolantonio Family at 6 PM on Saturday evening at the Wayne War Memorial.

Dan Scolnick, Wayne – He thanked the Township for their help during the blood drive last week and how much of a success it was.

Leslie Morgan, Farm Road – She commented regarding storm water, etc.

Dan Sherry, Wayne – He commented regarding the appointments to boards.

6. Committee Reports

PERSONNEL & ADMINISTRATION

A. Discussion regarding proposals received for Solicitor and possible appointment of Solicitor
This item will be discussed later in the meeting.

B. Discussion and Possible Motion to set the date for Sunshine Act and Open Records Training
There was a brief discussion regarding the possible dates for the training. Commissioner Abel made a motion to set the date to June 7, 2018, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Clark absent.

C. Ordinance #2018-05 – (Adoption) - Approving a Lease Agreement Between the Township of Radnor and Willows Park Preserve

Commissioner Abel, seconded by Commissioner Farhy.

There was brief discussion amongst the Commissioners and representatives of the Willows Park Preserve pertaining to comments on the lease from the Parks Board.

Public Comment

Mary Coe, Aberdeen – She commented regarding a section of the lease pertaining to right of first refusal.

Leslie Morgan, Farm Road – She commented regarding the need to decide tonight on the lease.

Toni Bailey, Barcladen Road – She commented regarding the need to approve tonight.

Kelly Martin, Ward 7 – She commented in support of the approval tonight.

Mr. Rice, Township Solicitor reviewed the amendments to be made to the lease which would be – paragraph 2 eliminate the right to first refusal for the cottage; modify paragraph 18 to increase the termination agreement from 60 to 120 days; provide for 2 members on the WPP Board to be appointed by the Township; paragraph 8 of the addendum would specify that the self-sufficiency time period would be 18 months; and the notice requirements and the editing to the charitable gift agreement would be cleaned up.

Commissioner Booker made a motion to amend the motion to approve with the above amendments made by Solicitor Rice, seconded by Commissioner Abel.

Public Comment

Dan Sherry, Wayne – He commented regarding the order for procedure of Roberts Rule structure.

Jane Galli, Ward 7 – She commented regarding her support of the lease.

Commissioner Borowski called the vote, motion passed 6-0 with Commissioner Clark absent.

~~D. Discussion of the Cellular Communications Tower located at the Township Building~~

Removed from Agenda

PUBLIC WORKS & ENGINEERING

~~E. Motion for approval of grant application for South Wayne Avenue Green Measures (Requested by Commissioner Clark)~~

Removed from the agenda.

~~F. Ordinance #2018-06 (Introduction) – An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Chapter 263, Trees, Section 263-9, Revising and Updating Appendix “A” for the Recommended Tree list for Radnor Township~~

Removed from the Agenda

~~G. Ordinance #2018-07 (Introduction) – An Ordinance of the Township of Radnor, Delaware County, Pennsylvania Providing for the Amendment of the Radnor Township Code of Ordinances by Amending Part 2, General Legislation Creating a New Chapter 224, Adopting Regulations for the Planting, Controlling, and Removal of Bamboo, Including Penalties and other Remedies for Violations~~

Removed from the Agenda

H. Request for Waiver of Land Development by Ardent Federal Credit Union

There was an in-depth discussion amongst the Commissioners and representatives for the applicant.

Commissioner Marshall made a motion to approve the waiver with a condition that the applicant comes back for a final review after they have met all the conditions of the Planning Commission and Township Engineer Norcini, seconded by Commissioner Nagle.

Public Comment

Leslie Morgan, Farm Road – She commented in agreement of the above waiver.

Commissioner Borowski called the vote, motion passed 4-2 with Commissioners Farhy and Booker opposed and Commissioner Clark absent.

I. Request for waiver of Land Development by First Resource Bank

Representatives of the applicant made a brief presentation. There was a discussion amongst the Commissioners, staff and applicant.

Commissioner Marshall made a motion for the denial of the waiver of land development, seconded by Commissioner Booker. Motion passed 6-0 with Commissioner Clark absent.

The applicant requested that the Board would review the project as a Preliminary/Final since the waiver was denied. There was a consensus of the Board to table the request until the next meeting.

J. 145 King of Prussia Road - Penn Medicine – Caucus – Final Land Development Plan

Representatives for the applicant briefly described the project referenced above. Commissioner Marshall announced that he will recuse himself from the discussion of this item. There was an in-depth discussion amongst the Commissioners, Staff and the applicant regarding the project. The applicant is proposing to construct three new buildings and two parking structures for mixed use medical facility, hotel and office.

Public Comment

Mike Lihota, Wayne – He commented regarding the allocated flow not being reallocated to another property owner.

Baron Gemmer – He commented regarding the 2013 zoning determination letter.

~~K. Resolution #2018-41 – Authorizing Meliora Design to Perform a Feasibility Study of Green Infrastructure Stormwater Management Projects Upstream of the North Wayne Field Basin~~

This item will be held until the June 11, 2018 meeting.

L. Resolution #2018-40 - Authorizing Meliora Design to Provide Basin Retrofit Evaluations, as Part of the Township's MS4 Pollution Reduction Plan

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

Fred Stein, Delaware Riverkeeper Network – They are in support of the resolution.

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

M. 111 Walnut Avenue, GP 18-022, Requesting a Waiver of 245-22 of the Radnor Township Stormwater Management Ordinance

The applicant and engineer for the applicant gave a brief presentation. The applicant explained that they performed infiltration testing on the property, and the soils on site did not allow any infiltration. They are asking for a stormwater management waiver. Several surrounding residents from the project above spoke in support of the waiver. The applicant offered to decrease the size of the patio by 200 sq. ft.

Commissioner Farhy made a motion to approve with a 200-sq. ft. reduction in patio size, seconded by Commissioner Nagle.

Public Comment

Applicants mother – She thanked the Commissioners for their interest in stormwater management.

Commissioner Borowski called the vote, motion passed 6-0 with Commissioner Clark absent.

Commissioner Marshall made a motion to extend the meeting to 11:15 PM, seconded by Commissioner Abel. Motion failed.

Commissioner Abel made a motion to extend the meeting for 20 minutes, seconded by Commissioner Booker. Motion passed 4-2 with Commissioners Farhy and Nagle opposed and Commissioner Clark absent.

Commissioner Booker made motion to extend the meeting for 14 minutes, seconded by Commissioner Abel. Motion passed 4-2 with Commissioners Farhy and Nagle opposed and Commissioner Clark absent.

N. Discussion and possible motion to have SWMAC deliberate modifications to the Banbury/Francis Stormwater Project with input from the neighbors in that area (Requested by Commissioner Clark)

O. Discussion: Wayne Business District Cleaning

Commissioner Marshall gave a brief presentation showing sample equipment needed to clean the Wayne Business District cleaning to occur. It was agreed that staff will come back to the Board at the next meeting showing the funding mechanism to complete this task this year as well as including it in the budget going forward. There was a brief discussion amongst the Commissioners and staff.

Commissioner Booker made a motion to extend the meeting until 11:30 PM, seconded by Commissioner Marshall. Motion passed 5-1 with Commissioner Nagle opposed and Commissioner Clark absent.

P. Resolution #2018-58 - Rejecting the Sole Sealed Bid for the Wayne Business District Cleaning Contract

Commissioner Marshall made a motion to approve, seconded by Commissioner Abel.

Public Comment

Kelly Martin, Ward 7 – She commented her disappointment by comments made by Commissioner Farhy.

Roberta Winters – She asked at the next meeting that the funds that will be used from the Gateway Enhancement Trust that will be used.

Commissioner Borowski called the vote, motion passed 6-0 with Commissioner Clark absent.

Q. Resolution #2018-55 - Award of the Contract for the Skunk Hollow Bridge Repair

Commissioner Nagle made a motion, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Clark absent.

R. Resolution #2018-56 - Authorizing Meliora Design to Provide Design, and Bidding Documents for the Harford Trail

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

S. Resolution #2018-59 – Authorizing Gilmore & Associates to Perform the County Line Corridor Study, in Partnership with Lower Merion Township

This item will be moved to the next meeting

**FINANCE & AUDIT
PARKS & RECREATION
COMMUNITY DEVELOPMENT
PUBLIC SAFETY
LIBRARY
PUBLIC HEALTH**

Old Business

Update on efforts to resolve the leaked document, referred to as Exhibit 6 in the Rice Report (Requested by Commissioner Abel)

There was a discussion amongst the Commissioners and the Solicitor. They are hopeful to meet with Mr. McCone hopefully later this week, if not they will send a letter to the District Attorney to review.

Commissioner Abel matter of a leaked document, seconded by Commissioner Booker.

Commissioner Marshall made a motion to extend the meeting for 17 minutes, seconded by Commissioner Abel. Motion passed 4-2 with Commissioners Farhy and Nagle opposed and Commissioner Clark absent.

Public Comment

Kelly Martin, Ward 7 – She commented regarding her disagreement and concern of the timing of Mr. McCone agreeing to meet.

Dan Sherry, Wayne – He inquired for clarification of what has happened to item A on the agenda

There was another discussion amongst the Commissioners regarding what the next steps would be if the District Attorney's office doesn't find any wrong doing.

Commissioner Borowski called the vote, motion passed 4-2 with Commissioner Farhy and Nagle opposed and Commissioner Clark absent.

- ~~Discussion regarding proposals received for Solicitor and scheduling of interviews (requested by Commissioner Borowski)~~

New Business

None

- A. Discussion regarding proposals received for Solicitor and possible appointment of Solicitor
This item will be discussed at the next meeting.

Public Participation

Dan Sherry, Wayne – He commented regarding the removal of item A from the agenda and that it will now appear on a future agenda.

Commissioner Booker made a motion to extend the meeting so long as Mr. Sherry is speaking and if Ms. Martin would like to speak, seconded by Commissioner Abel.

Commissioner Marshall made a motion to extend the meeting by 5 minutes, seconded by Commissioner Farhy. Motion passed 4-1 with Commissioner Borowski opposed and Commissioners Clark and Nagle absent.

Dan Sherry continued public comment regarding the potential leak of exhibit 6.

Kelly Martin, Ward 7 – She commented about Commissioner Borowski's comment in her newsletter regarding item A as well as Commissioner Farhy not seeing the relevance in pursuing the leak.

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

Respectfully submitted,

Jennifer DeStefano

DRAFT

TOWNSHIP OF RADNOR
Minutes of the Meeting of May 21, 2018

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

Commissioners Present

Lisa Borowski, President Luke Clark, Vice-President Jake Abel Richard Booker
Sean Farhy Matthew Marshall John Nagle

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

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

Notice of Executive Session and preceding the Board of Commissioners meeting of May 21, 2018

There was an Executive Session preceding the Board of Commissioners meeting of May 21, 2018. All Commissioners participated and matters of Litigation and Personnel.

1. *Consent Agenda*

a) *Consideration of BPT Settlement Agreement 2018-BPT-01 in the amount of \$97,000*

b) *Resolution #2018-57 – Awarding Contract #B-18-004, Radnor Chester Road Wall Rehabilitation*

Commissioner Borowski called the vote, motion passed 6-0 with Commissioner Clark absent.

Commissioner Borowski announced that Item L will be moved on the agenda as the first item under Personnel & Administration.

2. *Appointments to Various Boards and Commissions*

This item will be held until a future meeting.

Mr. Zienkowski, Commissioners and Department Heads thanked and recognized Superintendent of Police Colarulo for his years of service with Radnor Township.

Commissioner Nagle commented that the Flag of our Fathers event went extremely well yesterday. He wanted to thank Radnor Fire Company for helping restring the flag pole last minute for them.

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

Kim Crews-Englehard – She announced the Garrett Hill 4th of July parade and invited the Commissioners to walk in the parade.

Sara Pilling, Garrett Avenue – She commented regarding an email received pertaining an email about WPP.

Leslie Morgan, Farm Road – She commented regarding the RFP’s for Professional Services.

Dan Sherry, Wayne – He commented his thanks for Superintendent Colarulo’s service as well as meeting process.

4. Committee Reports

PERSONNEL & ADMINISTRATION

L. Resolution #2018-62 - Recognizing Emlen Tunnell, A Resident of Garrett Hill And Radnor Township By Designating Garrett Avenue Honorarily as Emlen Tunnell Way

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

There was a brief discussion amongst the Commissioner’s and staff.

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

A. Discussion about Stoneleigh and impacts on Radnor Township

There was a brief discussion amongst the Commissioners and Mr. Zienkowski regarding the proximity to Radnor Township. The Commissioners directed staff to write a letter to Lower Merion School District in opposition of moving forward with Stoneleigh project.

B. Ordinance #2018-08 - (Introduction) - Amending Chapter 39, Code of Ethics by Repealing Sections 39-7, Ethics Board and 39-8

Commissioner Clark made a motion to introduce, seconded by Commissioner Borowski.

There was a brief discussion amongst the Commissioners.

Public Comment

Leslie Morgan, Farm Road – She is in support of the ordinance.

Dan Sherry, Wayne – He is in support of the ordinance.

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

PUBLIC WORKS & ENGINEERING

C. Discussion and possible motion to have SWMAC deliberate modifications to the Banbury/Francis Stormwater Project with input from the neighbors in that area (Requested by Commissioner Clark)

Commissioner Clark made a motion to have SWMAC deliberate modifications to the Banbury/Francis Stormwater Project with input from the neighbors in that area, seconded by Commissioner Marshall.

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

Public Comment

Heather Gill and Paige Maz, SWMAC Chair and Co-Chair – They commented in support of the Banbury project.

Jack Larkin – He spoke on behalf of the residents around the proposed project. Most of the neighbors he has spoken to in the area are not in support of the project.

Leslie Morgan, Farm Road – She commented not in support of the project.

Dan Sherry, Wayne – He inquired about the above motion and the direction to advisory boards.

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

D. Discussion of Funding the Cleaning of the N. Wayne Business District

Commissioner Marshall clarified that the area in which this will encompass is the entire Wayne Business Overlay District. Mr. White gave a brief presentation with potential funding mechanism for the position. There was a discussion amongst the Commissioners and staff. The consensus of the Board was to have staff proceed looking further into the funding of the cleaning of the area.

Public Comment

Kelly Martin – She is in support of the cleaning in the Wayne Business Overlay District and keeping it in-house.

Annamarie Hessman, Rosemont – She is in support of the cleaning however would like to see more trash cans throughout the Township.

E. Resolution #2018-60 – Engaging Warren Claytor Architects to complete the Phase 1 forensic investigation for the Willows Mansion at a cost NTE \$17,631

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

F. Ordinance #2018-06 – (Introduction) - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Chapter 263, Trees, Section 263-9, Revising and Updating Appendix “A” for the Recommended Tree list for Radnor Township

Commissioner Clark made a motion to introduce, seconded by Commissioner Abel.

There was a brief discussion amongst the Commissioners and staff.

Public Comment

Sara Pilling, Garrett Avenue – She inquired about specific species of trees.

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

G. Ordinance #2018-07 – (Introduction) - An Ordinance of the Township of Radnor, Delaware County, Pennsylvania Providing for the Amendment of the Radnor Township Code of Ordinances by Amending Part 2, General Legislation Creating a New Chapter 224, Adopting Regulations for the Planting, Controlling, and Removal of Bamboo, Including Penalties and other Remedies for Violations

Commissioner Clark made a motion to introduce, seconded by Commissioner Marshall.

There was a discussion amongst the Commissioners how to enforce the ordinance if enacted.

Commissioner Booker made a motion to table, seconded by Commissioner Farhy.

Public Comment

Dan Sherry, Wayne – He commented regarding burning referenced in the Township code.

Commissioner Borowski called the vote on the motion to table and send back to Shade Tree. Motion passed 7-0.

H. Ardrossan – Caucus – Preliminary/Final Lot Line Plan

The intent of the plan is to reconfigure the previously approved lots in phase 2, 3, & 4 to adjust the lot areas and create 2 new residential lots (one in phase 2 and one in phase 3) to offset 2 other lots that were previously merged. There is no increase in the overall number of lots that were approved as part of the subdivision and conditional use approval. 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. There was an in-depth discussion amongst the Commissioners and the applicant.

I. Resolution #2018-61 - 145 King of Prussia Road – Penn Medicine – Final – Final Land Development

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

There was a discussion amongst the applicant, Commissioners and staff regarding the project.

Public Comment

Kelly Martin, Ward 7 – She commented about the rules and process of the meeting items.

Dan Sherry, Wayne – He commented following up on comments made by Ms. Martin previously.

Baron Gemmer, S. Wayne – He commented regarding his disagreement of the steep slope zoning opinion.

Commissioner Booker made a motion to table, seconded by Commissioner Abel.

Commissioner Borowski called the vote on the motion to table, motion failed 1-5 with Commissioners Farhy, Clark, Borowski, Abel, and Nagle opposed and Commissioner Marshall recusal.

Commissioner Borowski called the motion to approve the resolution, motion passed 5-1 with Commissioner Booker opposed and Commissioner Marshall recusal.

J. Resolution #2018-59 – Authorizing Gilmore & Associates to Perform the County Line Corridor Study, in Partnership with Lower Merion Township

Mr. Norcini explained that the County Line Corridor, from Lancaster Avenue to Landover Road, has had many traffic issues. The impetus for the study was meeting with residents and Lower Merion Township representatives regarding accidents at the intersection of Montrose & County Line Road. Upon further research, he noted the traffic issues we have at 5 Points, Lancaster A venue, Conestoga/Glenbrook, Thomas A venue, and many side streets. It seemed prudent to review the entire corridor, noting deficiencies and possible remedies. The results of the study could be a road map for future traffic improvement capital projects. The cost for the study is \$47, 800. The Lower Merion Board of Commissioners has already passed a resolution funding \$22,705 of the study. Radnor Township would fund the same (\$22,705), and Haverford Township has been contacted regarding funding \$2,390, for the Landover & County Line Intersection, he has not heard back yet.

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

There was a brief discussion amongst the Commissioners and staff. Commissioner Borowski called the vote, motion passed 6-1 with Commissioner Booker opposed.

COMMUNITY DEVELOPMENT

K. ~~Proposed Amendment to Sec 280-103 of the Zoning Code (Requested by Commissioner Abel)~~

PARKS & RECREATION

FINANCE & AUDIT

None

PUBLIC SAFETY

None

LIBRARY

Commissioner Borowski commented that the Library held their annual meeting last Thursday and they are hoping within the next couple of weeks to have a soft opening.

PUBLIC HEALTH

Commissioner Nagle commented that they met tonight and they are discussing smoking in the parks as well as vaping.

New Business

Mr. Zienkowski requested that the Commissioners direct the Solicitor to draft a resolution creating a committee to put in place for the Gateway and Corridor Enhancement. There was a consensus amongst the Board to proceed.

Commissioner Abel inquired with Mr. Zienkowski if he will request for the Citizens Communication Council to engage with Delaware County Emergency Services, Police Department and staff on the needs within the Township for Emergency Services Communication.

Old Business

- Discussion regarding proposals received for Solicitor and possible appointment of Solicitor

Commissioner Borowski discussed that the Board interviewed three firms. There was a discussion amongst the Commissioners regarding the interviews.

Commissioner Clark made a motion to extend the meeting to 11:15 PM, seconded by Commissioner Booker. Motion passed 5-2.

There was an in-depth discussion amongst the Commissioners regarding the three firms that were interviewed.

Commissioner Clark made a motion to appoint McNichol, Byrne and McClosky, seconded by Commissioner Marshall.

There was an in-depth discussion amongst the Commissioners regarding the above motion.

Commissioner Clark made a motion to extend the meeting for an additional 15 minutes, seconded by Commissioner Booker. Motion passed 5-2 with Commissioners Farhy and Nagle opposed.

Kathryn Gartland, Township Treasurer commented that she agrees with Commissioner Clark that it is important to look at where the firms are located.

Public Comment

Dan Sherry, Wayne – He commented regarding the importance of having a firm that practices in the same venue that the governmental body is vested.

Kelly Martin, 7th Ward – She commented regarding Exhibit 6 and the need for answers as well as spoke in support of the above motion.

Jack Larkin – He spoke regarding his opposition of the above motion.

Sara Pilling, Garrett Avenue – She spoke in favor of the service provided by John Rice.

Commissioner Borowski made a motion to table, seconded by Commissioner Farhy.

Public Comment

Dan Sherry, Wayne – He spoke regarding comments made by Mr. Larkin.

Commissioner Borowski called the vote on the motion to table, motion failed 4-3 with Commissioners Booker, Clark, Abel and Marshall opposed.

Commissioner Borowski called the vote on the original motion, motion passed 4-3 with Commissioners Farhy, Borowski and Nagle opposed.

Public Participation

Dan Sherry, Wayne – He spoke regarding Exhibit 6 and the investigation.

Commissioner Booker responded that the Commissioners have been directed to not discuss as it is an ongoing investigation.

Kelly Martin, 7th Ward – She spoke also regarding Exhibit 6 and inquired if it is a criminal investigation.

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

William A. Colarulo
Police Superintendent

TO: Radnor Township Commissioners; Robert A. Zienkowski, Township Manager; William M. White, Director of Finance; Stephen F. Norcini, Township Engineer; Steve McNelis, Co-Interim Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Kevin W. Kochanski, Director of Community Development; Bill Cassidy, Field Leader; Deputy Chief Chris Flanagan, Officer Alex Janoski; Officer Pat Lacey, Officer Ken Piree, Traffic Safety Unit; William Gallagher, Supervisor of Parking; Amy Kaminski, Traffic Engineer for Gilmore and Associates; Vera DiMaio and Lori DeNicola

FR: William A. Colarulo

RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, MAY 16, 2018, 10:00 AM.

NEW BUSINESS

1. Midland Avenue 400 Block Traffic Calming Discussion

This item was tabled to next month's Staff Traffic Committee Meeting per Commissioner Lucas Clark.

2. Franco DiMartino requests parking relief in front of his residence.

Field Leader Bill Cassidy recommended an Ordinance be drafted for No Parking between signs on Moore Avenue. Staff Traffic Committee recommends the Ordinance be forwarded to Board of Commissioners for consideration.

3. Per PennDot, a resident requests approval to install "Hidden Driveway" signage on Gulph Creek Road approaching address #240. Also requests approval to install "School Bus Stop Ahead" signs

This item was tabled to next month's Staff Traffic Committee Meeting. Lt. Shawn Dietrich states PennDot has approved this request. Staff Traffic states Field Leader Bill Cassidy will conduct a study, police department will do a site visit.

4. First Annual "Walk the Beat for Pete" Walk-a-thon, Friday, June 1, 2018
Raindate June 4, 2018.

Staff Traffic Committee approves the "Walk the Beat for Pete" on June 1, 2018.

5. Radnor Fire Company

This item was tabled to the next month's Staff Traffic Committee Meeting.

OLD BUSINESS

See attached spreadsheet for pending issues



RADNOR TOWNSHIP POLICE DEPARTMENT

301 Iven Ave., Wayne, PA 19087

May 2018 Staff Traffic Status Report

| Project Name | Project Information | Status Update |
|---|---|--|
| Skunk Hollow Pedestrian Improvements | 10/18/2016 G&A redesign for pedestrian access on Sawmill Lane to be incorporated into Darby Paoli Multi-use Trail Project | On hold until Park improvements occur. (Possible inclusion in Darby, Paoli, Multi-use trail) |
| Conestoga/S. Wayne/Brooke crosswalks and sidewalks | 12/20/2017 Commissioner Clark is interested in pursuing pedestrian improvements near intersection | PennDot denied crosswalk requests on April 13, 2018. Letter on file. Denied all way stop at S Wayne and Pembroke Crosswalk at S Wayne and Pembroke – Township may pursue Approved all way stop at Windermere and South Wayne |
| N. and S. Wayne Avenue at Lancaster Avenue improvements | 12/20/2017 Radnor Fire Company is interested in: <ul style="list-style-type: none"> • Pursuing parking elimination along S. Wayne Avenue • Revising the intersection to reflect the most recent signed signal permit plan • Emergency pre-emption at the Fire Station on S. Wayne Avenue. • Vince Sposato has concerns with parking in front of New Wayne Pizza | Tabled to June 2018 |
| S. Wayne Avenue | S. Wayne Avenue traffic speed and traffic marker island design <ul style="list-style-type: none"> • 10/18/2017 Ms. Lemmon reported a line of sight issue for the intersection. | Update report in June 2018 Being reviewed internally to see if we will be moving forward on this issue |
| Kinterra Road & Church Rd Sight Distance Evaluation | | |

Radnor Township Police Staff Traffic Monthly Status Report

| | | |
|---|---|--|
| Sugartown Road and Morris Road | Painting of travel lanes to ensure organized travel as drivers approach Lancaster Avenue | Bill Cassidy has a plan and will get cost analysis; wants to meet with Amy Kaminski to discuss |
| County Line Corridor Study (from Lancaster Avenue to Conestoga Road) | Staff Traffic Committee & Lower Merion Township discussions to expand study area to County Line Road corridor study | Will be voted on May 21, 2018 BOC |
| King of Prussia Bridge | Strike issues | Radnor Township awaits approved warning device plan and funding from PennDot |
| Sproul Road and Conestoga Road Left turn signal improvements | <ul style="list-style-type: none"> RT 2017 Engineering Line Item Budget: \$300,000 to evaluate, design and construct signal improvements to include intersection left turn lanes | This project will go to bid in June 2018 |
| N. Wayne Ave/Poplar Ave/West Avenue Pedestrian Improvement Signal project | <ul style="list-style-type: none"> DCED MTF grant awarded; construct signal and pedestrian improvements at intersection | In PennDot's hands; hoping for approval in a month |
| King of Prussia Rd & Eagle Rd intersection improvements | 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 | Status update with Traffic Engineer Amy Kaminski |
| Eagle Rd & North Wayne Pedestrian Improvements DCED MTF | Prepare DCED MTF grant for sidewalk, signal and curb ramp improvements; grant submission due late July, 2017 | Status update with Traffic Engineer Amy Kaminski |

Radnor Township
PROPOSED MOTION

DATE: June 6, 2018

TO: Radnor Township Board of Commissioners

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

FROM: Stephen McNelis, Interim Director of Public Works

MOTION: Authorizing the Public Works Department to Receive Sealed Bids for the 2018 Superpave Resurfacing Program

LEGISLATIVE HISTORY: The Township annually solicits bids for the resurfacing program.

PURPOSE AND EXPLANATION: The project entails milling the existing surface of the street to maintain curb reveal and remove oxidized asphalt, repairing any areas that are deteriorated by base repair (if needed), leveling course (if needed), and the installation of 1.5" of compacted 9.5 mm Superpave wearing course. Also included is the replacement of existing speed humps, pavement markings, and loop detectors. Roads are chosen for consideration based on the following criteria: alligating, oxidation, rutting, deformation, utility cuts, general condition, and use. The roads being requested for resurfacing are noted in Attachment 1, and several other alternate streets will be added as possible.

IMPLEMENTATION SCHEDULE: If approved by the Board of Commissioners, the project will be bid as soon as possible, with a proposed completion date of October, 2018.

FISCAL IMPACT: Funding for this project is provided in the Liquids Fuels Account, #03-439-4880. The budgeted amount is \$1,000,000.

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners authorize the Public Works Department to receive bids for the 2018 Superpave Resurfacing Program.*

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

Proposed Streets for Resurfacing Under the 2018 Radnor Township Superpave Resurfacing Program

| Street Name | TO | FROM |
|--------------------|------------|-----------------|
| Audubon | All | All |
| Chamounix Circle | All | All |
| Crestview Circle | All | All |
| Crestview Rd | West Wayne | Devonwood |
| Darmouth Rd | All | All |
| Eagle Rd | Strafford | Rt 30 |
| Highview Dr | Hiridge | Twp Line |
| Huston Rd | All | All |
| Maple Glen La | All | All |
| Morris Rd | Sugartown | S Devon |
| Montparnasse Place | All | All |
| Oxford La | All | All |
| Rockingham Rd | All | All |
| S. Aberdeen Ave | Conestoga | Orchard |
| Tower Rd | All | All |
| Upper Gulph Rd | Arden | King of Prussia |
| W. Wayne Ave | S. Wayne | Conestoga |
| Willow Ave | All | All |
| **Barcladen Rd | Lowrys | Debarren |
| **Berwind Rd | All | All |
| **Oak Grove La | All | All |
| **Sprucetree Rd | All | All |
| **Weirwood Rd | All | All |
| ** Single lane | | |

Alternate Streets:

| | | |
|--------------|-----------|------------|
| Devonwood Rd | All | All |
| W. Wayne Ave | Atlee | Welwyn |
| W. Wayne Ave | Conestoga | Atlee |
| Colony Road | All | All |
| Morningside | All | All |
| Kirsch Ave | All | All |
| Lanmore Ave | All | All |
| Roberts Rd | Robinhood | Castlefinn |

RESOLUTION NO. 2018 - 38

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING eFORCE COMPLIANCE TO CONDUCT AN
ELECTRONICS RECYCLING AND SHREDDING EVENT**

WHEREAS, the Covered Device Recycling Act of 2010, which came into effect January 24, 2013, prohibits Radnor Township from disposing of certain electronics in the municipal waste stream

WHEREAS, the Radnor Township Board of Commissioners wishes to provide the ability for Radnor Township residents to properly dispose of their electronic devices and shred sensitive documents

WHEREAS, eForce Compliance will hold an electronics recycling event including the labor, transportation, collection, recycling, DEP registration, environmental reporting and promotional assistance for the event at a flat rate of \$9,000 for the electronics component, and a rate not to exceed \$1,800 for the proper shredding and secure disposal of paper

NOW, THEREFORE, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby authorize eForce Compliance to conduct an Electronics Recycling and Shredding Event, for the aforementioned fees on October 20th, 2018

SO RESOLVED this 11th day of June, A.D., 2018

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 11, 2018

TO: Radnor Township Board of Commissioners

CC: Robert A. Zienkowski, Township Manager
William R. White, Assistant Township Manager & Finance Director
Leah McVeigh, Public Works Department Administrative Assistant

FROM: Stephen McNelis, Interim Director of Public Works

LEGISLATION: Resolution 2018-38: Authorizing an Electronics Recycling and Shredding Event to be Hosted by Radnor Township

LEGISLATIVE HISTORY: The Board of Commissioners authorized the first event of this type for Radnor Township in 2016. The event was a great success in both 2016 and 2017. The total cost of the 2016 event was \$12,527.54 and the total cost of the 2017 event was \$16,027.40

PURPOSE AND EXPLANATION: Township administration is requesting to hold an ewaste recycling and shredding event at the Township Building on October 20th, 2018. If approved by the Board of Commissioners, appropriate notification will be sent out to our residents. The event will be open to residents of Radnor Township (not businesses), and proper proof of residency will be required to drop off electronics as listed below. The cost of the service, provided by eForce Compliance will be a flat rate of \$9,000 for the electronics collection/recycling event, and up to \$1,800 for the paper shredding

IMPLEMENTATION SCHEDULE: If approved, the event will take place on Saturday, October 20th, 2018, 9:00 AM to 1:00 PM.

FISCAL IMPACT: This event will be funded from account 01-40000-44110.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize eForce Compliance to conduct an Electronics Recycling and Paper Shredding Event, respectively for the fees listed above, at the Radnor Township Building on October 20th, 2018.

**RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

**RADNOR TOWNSHIP REOLUTION
#2018-41**

RESOLUTION OF THE COMMISSIONERS of RADNOR TOWNSHIP, DELAWARE COUNTY PENNSYLVANIA (hereinafter "the municipality").

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

WHEREAS, Cabrini University has proposed the development of a parcel of land identified as the Cabrini University Residence Hall, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins and sewer extension.

WHEREAS, Radnor Township finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

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

I, _____, Secretary, Robert A. Zienkowski, of the Radnor Township Board of Commissioners hereby certify that the foregoing is a true copy of the **Radnor Township Resolution #2018-41**, adopted this 11th Day of June 2018.

Lisa Borowski, President
Radnor Township Board of Commissioners

Municipal Address:
301 Iven Avenue
Wayne, PA 19087
610-688-5600

Seal of Radnor Township

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager

Date: May 4th, 2018

Re: Resolution #2018-41, Cabrini University, Cabrini University Residence Hall, Sewage Facilities Planning Module

Cabrini University received approval for their Land Development Application for structured parking and a residence hall in 2017. Since the residence hall will increase sewage flows, a Department of Environmental Protection (DEP) Sewage Facilities Planning Module (SFPM) is required. As part of the SFPM, the applicant must obtain downstream approval of all entities that convey our sewage, ultimately, to the Philadelphia Water Department South West Treatment Plant. Cabrini University has obtained said approvals, and the final step in the process is a Resolution passed by the Radnor Township Board of Commissioners. Our consultant, Gannett Fleming, Incorporated has performed an analysis of our lines to confirm the Township's conveyance ability.

Attached are the Gannett Fleming memo, Resolution #2018 – 41, and the Sewage Facilities Planning Module.



*Excellence Delivered **As Promised***

MEMORANDUM

Date: May 31, 2018

To: Steve Norcini, PE – Township Engineer

From: Roger Phillips, PE

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

RE: Cabrini University
Sewage Facilities Planning Module

The applicant for the above project has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The applicant is proposing to develop a 187-bed residence hall to be connected to public sewer. The sewage flows are proposed to be 9,350 gpd.

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

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to read "Roger A. Phillips", written over the printed name.

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



**SEWAGE FACILITIES PLANNING MODULE
(COMPONENT 3)**

FOR

CABRINI UNIVERSITY – RESIDENCE HALL

LOCATED IN

**RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA**

PA DEP CODE No.: 1-23013-263-3J

Ebert Engineering, Inc.

Water and Wastewater Engineering

P.O. Box 540

4092 Skippack Pike, Suite 202

Skippack, PA 19474

EE, INC. PROJECT NO. 026-184

August 2017

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PA DEP PROJECT COMPLETION CHECKLIST



June 29, 2017

Ms. Christina Ruble
Ebert Engineering, Inc.
P.O. Box 540
4092 Skippack Pike, Suite 202
Skippack, PA 19474

Re: Application for Planning Modules
Checklist Letter – Component 3
Cabrini University Residence Hall
DEP Code No. 1-23013-263-3J
Radnor Township
Delaware County

Dear Ms. Ruble:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Your development proposes a 187 bed residence hall that will be served by a connection to public sewer.

Please note that this project is in the RHM-Springfield sewer service area. According to Springfield Township, connections credits are not available at this time for any projects that have not received capacity previously on the RHM-Springfield Township Connection Management Plan. Until connections are available and have been allocated, DEP cannot review or approve submitted planning modules.

Sewage Facilities Planning Module forms are available online at www.dep.pa.gov. At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water; Wastewater Management; Act 537*; and *Sewage Facilities Planning*. Select the appropriate forms from the center of the page.

Please select the following forms for this project and enter the above referenced DEP Code Number on the first page of each form:

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

- Instructions
- Form

Sewage Facilities Planning Module Component 4

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

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 1 copy of the completed planning module. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer. For this project, optional Section J must be completed.

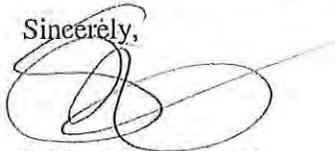
Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at http://www.portal.state.pa.us/portal/server.pt/community/Permit_Decision_Guarantee/21215/SOPs/1294992. Consistent with the SOP, DEP may disapprove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

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

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

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

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Delaware County Planning Department
Radnor Township
Cabrini University
RHM
Springfield Township
Upper Darby Township
DCJA
DELCORA
Mr. Ponert-City of Philadelphia Water Department
Planning Section
Re 30 (GJE17CLW)180-5

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

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

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

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

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

CERTIFICATION STATEMENT

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

Signed: 
Applicant (or Applicant's authorized representative)

Date: 8/4/2017

Signed: _____
Municipal Secretary

Date: _____

Checklist



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete

PA DEP TRANSMITTAL LETTER



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

| DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY | | | | |
|---|-------------|-----------|----------|------------|
| DEP CODE # | CLIENT ID # | SITE ID # | APS ID # | AUTH. ID # |
| 1-23013-263-3J | | | | |

TO: Approving Agency (DEP or delegated local agency)

Date _____

Southeast Region

2 East Main Street

Norristown, PA 19401

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Christina Ruble

(Name)

Planning Specialist, Ebert Engineering, Inc. _____ for Cabrini University Residence Hall

(Title)

(Name)

a subdivision, commercial, or industrial facility located in Radnor TownshipDelaware _____ County.

(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date

RESOLUTION FOR PLAN REVISION



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

WHEREAS Cabrini University _____ has proposed the development of a parcel of land identified as
land developer

Cabrini University Residence Hall _____, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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

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

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

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

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township ~~(Borough)~~ (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

Radnor Township _____

301 Iven Avenue _____

Wayne, PA 19087 _____

Telephone 610-688-1279 _____

Seal of

Governing Body

COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT FACILITIES



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

Code No.
1-23013-263-3J

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

| DEP USE ONLY | | | | |
|----------------|-------------|-----------|----------|-----------|
| DEP CODE # | CLIENT ID # | SITE ID # | APS ID # | AUTH ID # |
| 1-23013-263-3J | | | | |

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Cabrini University Residence Hall

2. Brief Project Description The scope of the project is to raze an existing residence hall building that is currently connected to the public sewer system and construct a new residence hall with a net increase of 187 beds. The sewage generated by the proposed development will connect to the existing Radnor Township public sewer system in Eagle Road.

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

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

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Cabrini University Residence Hall

Site Location Line 1

610 King of Prussia Road

Site Location Line 2

Site Location Last Line -- City

Radnor

State

PA

ZIP+4

19087

Latitude

40.055712

Longitude

-75.373041

Detailed Written Directions to Site From US 202 in norristown, continue south for 2 miles. Turn left onto Saulin Blvd and continue 0.5 miles. Turn left onto S Henderson Rd, Turn right onto W Church Rd, Turn left onto S Gulph Road, Turn right onto SR 3024, Turn right onto Croton Rd/State Route 3024 and continue for 0.6 miles. Turn left onto King of Prussia Road and continue for 1.8 miles to site on right

Description of Site The property currently consists of a 112 acre college campus. The proposed scope of work is to construct a new residence hall in the southern approximately 2 acre portion of the property.

Site Contact (Developer/Owner)

Last Name

Barnett

First Name

Dawn

MI

Suffix

Ms.

Phone

610-902-8100

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Cabrini University

FAX

Email

Db724@cabrini.edu

Mailing Address Line 1

610 King of Prussia Road

Mailing Address Line 2

Mailing Address Last Line -- City

Radnor

State

PA

ZIP+4

19087

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

Last Name

Ruble

First Name

Christina

MI

Suffix

Title

Planning Specialist

Consulting Firm Name

Ebert Engineering, Inc.

Mailing Address Line 1

P.O. Box 540

Mailing Address Line 2

4090 Skippack Pike, Suite 202

Address Last Line -- City

Skippack

State

PA

ZIP+4

19474

Country

USA

Email

cruble@ebertengineering.com

Area Code + Phone

610-584-6701

Ext.

Area Code + FAX

610-584-6704

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

Individual wells or cisterns.

A proposed public water supply.

An existing public water supply.

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

Name of water company: Aqua America

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number Not Available

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 36 Total (9,350 gpd / 262.5 gpd/edu = 35.6 edu)

Connections 1

Name of:

existing collection or conveyance system existing collection system

owner Radnor Township

existing interceptor RHM Interceptor

owner Radnor Haverford Marple Sewer Authority

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Philadelphia Southwest Water Pollution Control Plant

NPDES Permit Number for existing facility PA0026671

Clean Streams Law Permit Number 5173401

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

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

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

Name of Permittee Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent Eric Ponert, SEO

Agent Signature Eric Ponert Date 10/27/71

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials CLR

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

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 9,350 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

| | a. Design and/or Permitted Capacity (gpd) | | b. Present Flows (gpd) | | c. Projected Flows in 5 years (gpd) (2 years for P.S.) | |
|-------------------|---|-----------|------------------------|-----------|--|-----------|
| | Average | Peak | Average | Peak | Average | Peak |
| Collection | 1,971,000 | 4,534,000 | 1,748,000 | 4,002,000 | 1,757,000 | 4,041,000 |
| Conveyance | | | | | | |
| Treatment | | | | | | |

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Stephen F. Norcini, PE Township Engineer

Agent Signature Stephen F. Norcini Date 5/31/2018



RADNOR • HAVERFORD • MARPLE

SEWER AUTHORITY

600 GLENDALE ROAD • HAVERTOWN, PA 19083

(610) 446-0867

FAX (610) 446-4926

October 04, 2017

Ms. Christina Ruble
Planning Specialist
Ebert Engineering, Inc.
P.O. Box 540
4092 Skippack Pike, Suite 202
Skippack, PA 19474

RE: Cabrini University - Residency Hall Sewage Planning Module
Radnor Township, Delaware County, PA.
DEP Code 1-23013-263-3J

Dear Ms. Ruble;

In regards to your communication with the Radnor Haverford Marple Sewer Authority (RHM) dated August 08, 2017 requesting flow allocation of 9,350 gallons per day or 36 EDU, for the above referenced project in Radnor Township, on October 03, 2017 the RHM Authority Board approved the flow conveyance of 9,350 Gallons Per Day.

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

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

Very truly yours,
RHM Sewer Authority

David E. Adams
Manager of Operations

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

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

1. Project Flows 9,350 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

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

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

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

Name of Responsible Agent David Adams

Agent Signature 

Date 10/04/2017

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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



Commissioners

JEFFREY RUDOLPH, SR
President

DANIEL J. LANCIANO
Vice President

LEE J. JANICZEK, Ed.D
EDWARD KELLY
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

Township of Springfield DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064

OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012
EIN NO. 23-6004592

J. LEE FULTON
Township Manager

MARGARET A. YOUNG
Treasurer

JAMES J. BYRNE, JR., Esq.
Solicitor

May 9, 2018

Ms. Christina Ruble
Ebert Engineering, Inc.
P.O. Box 540
4092 Skippack Pike, Suite 202
Skippack, PA 19474

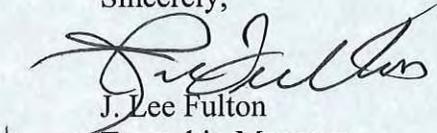
Re: Flow Allocation Request: Cabrini University, Radnor Township

Dear Ms. Ruble,

Attached is the Public Sewer System Available Capacity Determination for the conveyance that you have requested. Although the proposed sewer tap-ins could generate a hydraulic overload within the existing collection and conveyance system within the next 5 years, the township implemented a Corrective Action Plan in January 2002 to correct the overload condition that the outfall experiences during wet weather. In order to connect to the Darby Creek Outfall, documented Infiltration and Inflow (I&I) removal must have been completed in the amount equivalent to the requested connection. Attached is a spreadsheet that shows that RHM Sewer Authority has completed enough I&I removal to allow the 9,350 gallons per day connection for the construction of a new residence hall.

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

Sincerely,


J. Lee Fulton
Township Manager

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

Corrective Action Plan - Summary of RHM Connection Allocations

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

Corrective Action Plan - Summary of RHM Connection Allocations

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

Corrective Action Plan - Summary of RHM Connection Allocations

| | Date | *EDU Equal to 262.5 gpd | | | | REQUEST TABLED | Remarks: ** Tabled Items Approved |
|-----|------------|-------------------------|-------------------|--------------------|------|-------------------|---|
| | | Allocation (gpd) | Approved (gpd) | Remaining (gpd) | | | |
| 140 | 04/11/2018 | | 262.5 | 14277.2 | 54.4 | | 106-108 Cambria Court, Radnor Township 1234 Dill Road, Haverford Township Cabrini University, Radnor Township |
| 141 | 04/11/2018 | | 262.5 | 14014.7 | 53.4 | | |
| 142 | 05/09/2018 | | 9350 | 4664.7 | 17.8 | | |

Springfield
Township

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

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

1. Project Flows 9,350 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

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

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

Springfield Twp

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Springfield Township

Name of Responsible Agent Lee Fulton, Township Manager

Agent Signature [Signature]

Date 5-9-18

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

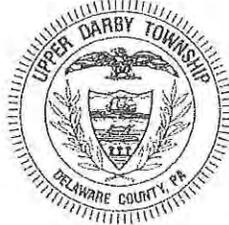
UPPER DARBY TOWNSHIP

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

Mayor
Thomas N. Micozzie

Chief Administrative Officer
Thomas J. Judge, Jr.

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



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

May 24, 2018

Ms. Christina Ruble
Ebert Engineering, Inc.
P.O. Box 540
4092 Skippack Pike, Suite 202
Skippack, PA 19474

Re: Sewage Facilities Planning
Cabrin University
Radnor Township, Delaware County, PA

Dear Ms. Ruble,

Attached is the signed Chapter 94 Consistency Determination form for the above referenced project. This certification of the conveyance system is based on the attached letter from Springfield Township dated May 9, 2018.

Sincerely,

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

UPPERDARBY

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of Instructions)

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

1. Project Flows 9,350 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

| | a. Design and/or Permitted Capacity (gpd) | | b. Present Flows (gpd) | | c. Projected Flows in 5 years (gpd) (2 years for P.S.) | |
|------------|---|----------|------------------------|----------|--|----------|
| | Average | Peak | Average | Peak | Average | Peak |
| Collection | | | | | | |
| Conveyance | 16.8 MGD | 22.6 MGD | 13.4 MGD | 23.4 MGD | 13.3 MGD | 22.0 MGD |
| Treatment | | | | | | |

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Upper Darby Township

Name of Responsible Agent Daniel R. Lutz, P.E., Township Engineer

Agent Signature *Daniel R. Lutz*

Date 5/24/18

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

DARBY CREEK JOINT AUTHORITY

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

October 19, 2017

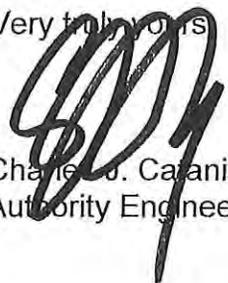
Christina Ruble, Planning Specialist
Ebert Engineering, Inc.
4092 Skippack Pike
P.O. Box 540
Suite 202
Skippack, PA 19474

RE: Cabrini University – Residence Hall Sewage Planning Module
Radnor Township, Delaware County

Dear Ms. Ruble:

At its meeting on October 18, 2017, the Darby Creek Joint Authority Board approved the flow allocation of 9,350 gpd for the above-referenced project. In accordance with the October 2007 Capacity Management Plan for the Darby Creek Interceptor approved by PA DEP on February 12, 2008, the Authority has the capacity to receive the flows, and the flow will not create a hydraulic overload or 5-year project overload. A copy of the 5-year flow projection is attached.

Very truly yours



Charles J. Catania, Jr., PE
Authority Engineer

CJC,Jr/cd
Enclosure

cc: Anthony Casadei
Dave Adams, RHM

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

RHMSA

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

1. Project Flows 9,350 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

| | a. Design and/or Permitted Capacity (gpd) | | b. Present Flows (gpd) | | c. Projected Flows in 5 years (gpd) (2 years for P.S.) | |
|------------|---|------|------------------------|------|---|------|
| | Average | Peak | Average | Peak | Average | Peak |
| Collection | | | | | | |
| Conveyance | | | | | | |
| Treatment | | | | | | |

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality RHM Sewer Authority

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System - **Springfield Upper Darby (SCUD) Interceptor**

Name of Agency, Authority, Municipality Darby Creek Joint Authority

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

| | | | | | | | | | | | | | | |
|--------|--|---------------|--------|-----------|--------|-----------|-------|----------|----------|----------|------------|------------|----------|----------|
| Jan-13 | Stafford Station Apts, Tredyfflin | Residential | 2625 | 194740.00 | 2625 | 156932.00 | | 37807.00 | 21699503 | 29669503 | 21504763.0 | 29474763.0 | 21469225 | 29439225 |
| Jan-13 | 229 W Wayne Ave, Radnor | Residential | 1575 | 193165.00 | 1575 | 155357.00 | | 37807.00 | 21699503 | 29669503 | 21506338.0 | 29476338.0 | 21469225 | 29439225 |
| Jan-13 | 3590 West Chester Pike, Newtown | Commercial | 1575 | 191590.00 | 1575 | 153782.00 | | 37807.00 | 21699503 | 29669503 | 21507913.0 | 29477913.0 | 21469225 | 29439225 |
| Jan-13 | 615 Newtown Rd, Radnor | Residential | 2100 | 169490.00 | 2100 | 151682.00 | | 37807.00 | 21699503 | 29669503 | 21510013.0 | 29480013.0 | 21469225 | 29439225 |
| Jan-13 | Munger & Newtown St Rd, Newtown | Residential | 787.5 | 168702.50 | 787.5 | 150894.50 | | 37807.00 | 21699503 | 29669503 | 21510800.5 | 29480800.5 | 21469225 | 29439225 |
| Mar-13 | 411 Timber Lane, Newtown | Residential | 262.5 | 188440.00 | 262.5 | 150632.00 | | 37807.00 | 21699503 | 29669503 | 21511063.0 | 29481063.0 | 21469225 | 29439225 |
| May-13 | 11 Northwood Rd, Newtown | Residential | 262.5 | 188177.50 | 262.5 | 150369.50 | | 37807.00 | 21699503 | 29669503 | 21511325.5 | 29481325.5 | 21469225 | 29439225 |
| Jul-13 | 1504 Steel Rd, Haverford | Residential | 262.5 | 187915.00 | 262.5 | 150107.00 | | 37807.00 | 21699503 | 29669503 | 21511588.0 | 29481588.0 | 21469225 | 29439225 |
| Jul-13 | 3599 West Chester Pike, Newtown | Commercial | 200 | 187715.00 | 200 | 149907.00 | | 37807.00 | 21699503 | 29669503 | 21511788.0 | 29481788.0 | 21469225 | 29439225 |
| Sep-13 | 50 Hilltop Rd, Haverford | Institutional | 100 | 187615.00 | 100 | 149807.00 | | 37807.00 | 21699503 | 29669503 | 21511888.0 | 29481888.0 | 21469225 | 29439225 |
| Sep-13 | 110 S Wycombe Ave, Lansdowne | Residential | 262.5 | 187352.50 | | 149807.00 | 262.5 | 37544.50 | 21699503 | 29669503 | 21512150.5 | 29482150.5 | 21469225 | 29439225 |
| Sep-13 | 103-105 Glenwood Ave, Clifton Heights | Residential | 525 | 188827.50 | | 149807.00 | 262.5 | 37282.00 | 21699503 | 29669503 | 21512278.5 | 29482278.5 | 21469225 | 29439225 |
| Oct-13 | 1254 Leedom Rd, Haverford | Residential | 262.5 | 186565.00 | 262.5 | 149544.50 | | 37282.00 | 21699503 | 29669503 | 21512938.0 | 29482938.0 | 21469225 | 29439225 |
| Dec-13 | 809 Longacre Blvd, Yeading | Institutional | 250 | 186315.00 | | 149544.50 | 250 | 37032.00 | 21699503 | 29669503 | 21513188.0 | 29483188.0 | 21469225 | 29439225 |
| Jan-14 | 115 Stafford Ave, Radnor | Residential | 2887.5 | 183427.50 | 2887.5 | 146657.00 | | 37032.00 | 21699503 | 29669503 | 21516075.5 | 29486075.5 | 21469225 | 29439225 |
| Feb-14 | 301 S Valley Forge Rd, Tredyfflin | Residential | 1375 | 182052.50 | 1375 | 145282.00 | | 37032.00 | 21699503 | 29669503 | 21517450.5 | 29487450.5 | 21469225 | 29439225 |
| Mar-14 | 3500 West Chester Pike, Newtown | Residential | 10500 | 171552.50 | 10500 | 134782.00 | | 37032.00 | 21699503 | 29669503 | 21527990.5 | 29497990.5 | 21469225 | 29439225 |
| Mar-14 | 1220 Chester Pike, Sharon Hill | Commercial | 130 | 171422.50 | | 134782.00 | 130 | 36902.00 | 21699503 | 29669503 | 21528080.5 | 29498080.5 | 21469225 | 29439225 |
| May-14 | 30 Lawrence Rd, Marple | Commercial | 1427 | 169995.50 | 1427 | 133355.00 | | 36902.00 | 21699503 | 29669503 | 21529507.5 | 29499507.5 | 21469225 | 29439225 |
| May-14 | 2609 Sunsat Blvd, Marple | Residential | 262.5 | 169733.00 | 262.5 | 133092.50 | | 36902.00 | 21699503 | 29669503 | 21529770.0 | 29499770.0 | 21469225 | 29439225 |
| Jun-14 | Androssan Farm, Radnor | Residential | 19950 | 149783.00 | 19950 | 113142.50 | | 36902.00 | 21699503 | 29669503 | 21534920.0 | 29519720.0 | 21469225 | 29439225 |
| Jul-14 | 24 W Baltimore Ave, Lansdowne | Commercial | 400 | 149383.00 | | 113142.50 | 400 | 36502.00 | 21699503 | 29669503 | 21550120.0 | 29520120.0 | 21469225 | 29439225 |
| Sep-14 | Surrey Services, Tredyfflin | Commercial | 397 | 149888.00 | 397 | 112745.50 | | 36502.00 | 21699503 | 29669503 | 21550517.0 | 29520517.0 | 21469225 | 29439225 |
| Oct-14 | 205 Stratford Rd, Radnor | Residential | 1050 | 147936.00 | 1050 | 111695.50 | | 36502.00 | 21699503 | 29669503 | 21551567.0 | 29521567.0 | 21469225 | 29439225 |
| Dec-14 | 217 Pine Tree Rd, Radnor | Residential | 262.5 | 147673.50 | 262.5 | 111433.00 | | 36502.00 | 21699503 | 29669503 | 21551829.5 | 29521829.5 | 21469225 | 29439225 |
| Dec-14 | 771-797 E Lancaster Ave, Radnor | Commercial | 6055 | 141618.50 | 6055 | 109378.00 | | 36502.00 | 21699503 | 29669503 | 21557884.5 | 29527884.5 | 21469225 | 29439225 |
| Jun-15 | 120-124 Bloomingdale Ave, Radnor | Residential | 1050 | 140568.50 | 1050 | 104328.00 | | 36502.00 | 21699503 | 29669503 | 21558934.5 | 29528934.5 | 21469225 | 29439225 |
| Jul-15 | Vilanova CCID Development | Commercial | -43968 | 184536.50 | -43968 | 148296.00 | | 36502.00 | 21699503 | 29669503 | 21514968.5 | 29484968.5 | 21469225 | 29439225 |
| Jul-15 | Ellis Preserve | Commercial | 15000 | 169536.50 | 15000 | 133296.00 | | 36502.00 | 21699503 | 29669503 | 21529966.5 | 29499966.5 | 21469225 | 29439225 |
| Sep-15 | Proffco, Berkley & Greenhill, Marple | Residential | 262.5 | 169274.00 | 262.5 | 133033.50 | | 36502.00 | 21699503 | 29669503 | 21530229.0 | 29500229.0 | 21469225 | 29439225 |
| Feb-16 | 227-229 Plant Ave, Radnor | Residential | 1050 | 168224.00 | 1050 | 131983.50 | | 36502.00 | 21699503 | 29669503 | 21531279.0 | 29501279.0 | 21469225 | 29439225 |
| Feb-16 | Langford Sq, Marple | Residential | 787.5 | 160349.00 | 787.5 | 124108.50 | | 36502.00 | 21699503 | 29669503 | 21539154.0 | 29509154.0 | 21469225 | 29439225 |
| Feb-16 | Emmaus House - Cabrinl, Radnor | Institutional | 50 | 160299.00 | 50 | 124058.50 | | 36502.00 | 21699503 | 29669503 | 21539204.0 | 29509204.0 | 21469225 | 29439225 |
| Mar-16 | 2200 West Chester Pike, Marple | Institutional | 1050 | 159249.00 | 1050 | 123008.50 | | 36502.00 | 21699503 | 29669503 | 21540254.0 | 29510254.0 | 21469225 | 29439225 |
| Apr-16 | Sposato - Steel Rd, Haverford | Residential | 525 | 158724.00 | 525 | 122483.50 | | 36502.00 | 21699503 | 29669503 | 21540779.0 | 29510779.0 | 21469225 | 29439225 |
| Apr-16 | Fox Hollow, Marple | Residential | 3150 | 155574.00 | 3150 | 119333.50 | | 36502.00 | 21699503 | 29669503 | 21543929.0 | 29513929.0 | 21469225 | 29439225 |
| May-16 | Brightview, Conestoga Rd, Tredyfflin | Residential | 16660 | 138914.00 | 11660 | 107673.50 | | 36502.00 | 21699503 | 29669503 | 21560589.0 | 29530589.0 | 21469225 | 29439225 |
| May-16 | Fairfield Inn, Lawrence Rd, Marple | Commercial | 6000 | 132914.00 | 6000 | 101673.50 | | 36502.00 | 21699503 | 29669503 | 21566589.0 | 29536589.0 | 21469225 | 29439225 |
| Jun-16 | 212-216 Bloomingdale Ave, Radnor | Residential | 1050 | 131864.00 | 1050 | 100623.50 | | 36502.00 | 21699503 | 29669503 | 21567639.0 | 29537639.0 | 21469225 | 29439225 |
| Jul-16 | Radnor Library, Radnor | Institutional | 774 | 131090.00 | 774 | 99849.50 | | 36502.00 | 21699503 | 29669503 | 21568413.0 | 29538413.0 | 21469225 | 29439225 |
| Sep-16 | 131-133 Garell Ave, Radnor | Residential | 525 | 130665.00 | 525 | 99324.50 | | 36502.00 | 21699503 | 29669503 | 21568938.0 | 29538938.0 | 21469225 | 29439225 |
| Sep-16 | 1235 Steel Rd, Haverford | Residential | 262.5 | 130302.50 | 262.5 | 99062.00 | | 36502.00 | 21699503 | 29669503 | 21569200.5 | 29539200.5 | 21469225 | 29439225 |
| Oct-16 | Baltimore Ave & Jackson St., Clifton Heights | Commercial | 1149 | 129153.50 | | 99062.00 | 1149 | 35353.00 | 21699503 | 29669503 | 21570349.5 | 29540349.5 | 21469225 | 29439225 |
| Oct-16 | 741 Newtown Rd, Radnor | Residential | 525 | 128628.50 | 525 | 98537.00 | | 35353.00 | 21699503 | 29669503 | 21570874.5 | 29540874.5 | 21469225 | 29439225 |
| Dec-16 | Marple Assoc, West Chester Pike, Marple | Commercial | 14175 | 114453.50 | 14175 | 84362.00 | | 35353.00 | 21699503 | 29669503 | 21585048.5 | 29555048.5 | 21469225 | 29439225 |
| Jan-17 | Baltimore Ave & Jackson St., Clifton Heights | Commercial | -1149 | 115602.50 | | 84362.00 | -1149 | 35200.00 | 21699503 | 29669503 | 21583900.5 | 29553900.5 | 21469225 | 29439225 |
| Jan-17 | Baltimore Ave & Jackson St., Clifton Heights | Commercial | 1302 | 114300.50 | | 84362.00 | 1302 | 35200.00 | 21699503 | 29669503 | 21585202.5 | 29555202.5 | 21469225 | 29439225 |
| Feb-17 | 20-22 Berkley Rd, Tredyfflin | Residential | 1312.5 | 112988.00 | 1312.5 | 83049.50 | | 35200.00 | 21699503 | 29669503 | 21586515.0 | 29556515.0 | 21469225 | 29439225 |
| Mar-17 | Harvard Ln, Radnor | Residential | 3675 | 109313.00 | 3675 | 79374.50 | | 35200.00 | 21699503 | 29669503 | 21590190.0 | 29560190.0 | 21469225 | 29439225 |
| Apr-17 | 20-22 Berkley Rd, Tredyfflin | Residential | -262.5 | 109575.50 | -262.5 | 79637.00 | | 35200.00 | 21699503 | 29669503 | 21589927.5 | 29559927.5 | 21469225 | 29439225 |
| Sep-17 | 20-22 Berkley Rd, Tredyfflin | Residential | 262.5 | 109313.00 | 262.5 | 79374.50 | | 35200.00 | 21699503 | 29669503 | 21590190.0 | 29560190.0 | 21469225 | 29439225 |
| Sep-17 | 427 E Lancaster Ave, Radnor | Residential | 4535 | 104778.00 | 4535 | 74639.50 | | 35200.00 | 21699503 | 29669503 | 21594725.0 | 29564725.0 | 21469225 | 29439225 |
| Oct-17 | Cabrinl University, Radnor | Institutional | 9350 | 95428.00 | 9350 | 65469.50 | | 35200.00 | 21699503 | 29669503 | 21604075.0 | 29574075.0 | 21469225 | 29439225 |



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

September 11, 2017

via Fax: 610-584-6704

Christina Ruble, Planning Specialist
Ebert Engineering, Inc.
4092 Skippack Pike, Suite 202
Skippack, PA 119474

RE: Sewer Planning Module Exemption
Cabrini University–Residence Hall
Radnor Township, Delaware County

Dear Ms. Ruble:

We are in receipt of check #00106373 from Cabrini University, in the amount of \$36,000.00 for the tapping fee for this project.

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 9,350 GPD (36 EDUs) from the referenced project. The additional load from the project will not create a hydraulic or an organic overload, or a five-year projected overload. The conveyance and treatment system has adequate capacity to meet the criteria set forth in section 71.51(b)(2)(iii) of the PADEP Rules and Regulations for this project's wastewater flows.

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

Thank you for your attention.

Sincerely,

Robert J. Willert
Executive Director

RJW:mc
enclosure

cc: C. Hurst – via email
C. Catania, Jr., CEA – via email
Accounting – via email
File - Project #2017-0876

ADMINISTRATION

610-876-5523

FAX: 610-876-2728

CUSTOMER SERVICE/BILLING

610-876-5526

FAX: 610-876-1460

PURCHASING & STORES

610-876-5523

FAX: 610-497-7959

PLANT & MAINTENANCE

610-876-5523

FAX: 610-497-7950

DEL CORA

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

c. Conveyance System - Darby Creek Pump Station

Name of Agency, Authority, Municipality DEL CORA

Name of Responsible Agent Robert Willert

Agent Signature *Robert Willert*

Date 8-30-17

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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



Debra McCarty, Water Commissioner

October 27, 2017
Via E-mail

Christina Ruble, Planning Specialist
Ebert Engineering, Inc.
4092 Skippack Pike, Suite 202
Skippack, PA 19474

**SUBJECT: Request for Capacity Certification
Cabrini University – Residence Hall
PWD Code No. 201705-011
Radnor Township, Delaware County**

Ms. Ruble:

I have completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 7 and 12 of the planning module for the above referenced project and certify that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this new land development. The waste load from the proposed new land development will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for a flow of 9,350 gpd at the City's Southwest Water Pollution Control Plant (NPDES Permit No. PA 0026671, Clean Streams Law Permit No. 5173401) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

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

Sincerely,

A handwritten signature in black ink that reads "Eric Ponert".

Eric Ponert
Sewage Enforcement Officer

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

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

1. Project Flows 9,350 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

| | a. Design and/or Permitted Capacity (gpd) | | b. Present Flows (gpd) | | c. Projected Flows in 5 years (gpd) (2 years for P.S.) | |
|-------------|---|------------|------------------------|--------------|---|------------|
| | Average | Peak | Average | Peak | Average | Peak |
| Collection | | | | | | |
| Conveyance | | | | | | |
| Treatment * | <u>200</u> | <u>400</u> | <u>165.6</u> | <u>186.4</u> | <u>172.9</u> | <u>196</u> |

3. Collection and Conveyance Facilities *(MGO) PHILA. SWWPCP

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent _____

Agent Signature _____ Date _____

Philadelphia Water Dept.

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

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

- a. YES NO This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

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

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

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

Name of Responsible Agent ERIC PONERT, S.E.O.

Agent Signature *Eric Ponert*

Date 10/27/71

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

Yes No

3. Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

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

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. Does the project involve a major change in established growth projections?
8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

- 9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
- 10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
- 11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
 - the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Christina Ruble

Name (Print)



Signature

Planning Specialist, Ebert Engineering, Inc.

Title

8/4/2017

Date

P.O. Box 540, 4092 Skippack Pike, Suite 202, Skippack PA 19474

Address

6105846701

Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$ _____ payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$50.00 = \$ \underline{\hspace{2cm}}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$35.00 = \$ \underline{\hspace{2cm}}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

COMPONENT 3 – SECTION F PROJECT NARRATIVE

PROJECT NARRATIVE

Cabrini University Residence Hall Expansion PA DEP Code No. 1-23013-263-3J

(Following the same format as Section F. in PA DEP's Component 3 Instructions)

1. ***Indicate the nature of the development project. (Residential, Commercial, Institutional, Industrial, etc.) If the project is commercial, institutional or industrial, describe the activity, such as light manufacturing, private hospital, or heavy manufacturing.***

Cabrini University is proposing construction of a residence hall on the southern portion of the 112-acre existing campus located at 610 King of Prussia Road in Radnor Township, Delaware County, Pennsylvania. An existing residence hall will be razed, and a new larger residence hall will be constructed in the same area. The new residence hall will include a net increase of 187 additional beds.

The proposed method of sewage disposal for the new residence hall is connection to the existing Radnor Township public sanitary sewer system. It should be noted that the Cabrini University campus (including the existing residence hall to be razed) is currently connected to the existing public sanitary sewer system through an existing main located in Eagle Road that is owned and operated by Radnor Township. The proposed residence hall will connect to the existing sanitary sewer connection system within the University's property line and utilize the same discharge location in Eagle Road.

The sewage generated by the proposed development will flow into Radnor Township's collection system and then into the Radnor Haverford Marple (RHM) Sewer Authority conveyance system, which is owned and operated by RHM Sewer Authority. From the RHM Sewer Authority system, the wastewater will flow into Springfield Upper Darby (SCUD) Interceptor, which is owned and operated by the Darby Creek Joint Authority (DCJA). The SCUD Interceptor will convey the wastewater to the Darby Creek Pump Station, which is owned and operated by DELCORA. The Darby Creek Pump Station will convey the flow to the Philadelphia Southwest Water Pollution Control Plant, which is owned and operated by the Philadelphia Water Department. The Southwest Water Pollution Control Plant will treat the wastewater and discharge it under its existing NPDES Permit No. PA0026671.

Currently, the RHM-Springfield Township sewer service area has a self imposed connection management plan set in place by Springfield Township, and no connections are available to RHM through Springfield Township. RHM has been working with PADEP and Springfield Township to resolve the issue. Cabrini University will purchase the necessary EDUs from RHM Sewer Authority and be placed on the connection management plan. Once the RHM-Springfield Township connections are resolved and planning approval is received from PADEP, Cabrini University will connect to the public sewer at that time.

2. ***Enter the number of lots or EDUs in the development project. Lots refer to single family residential dwellings and for purposes of flow calculation are assumed to generate a minimum of 400 gallons per day (gpd). If larger residential flows are anticipated, these flows should be used. The residual tract, if any, is also counted as a lot. For commercial, industrial, and institutional facilities, the number of lots in a subdivision is determined by using EDUs. Divide the total flow for these facilities by 400 to determine the number of EDUs.***

The proposed residence hall expansion will produce a net increase of 187 beds. The projected sewage flow for the proposed development is 9,350 gpd (187 beds x 50 gpd/bed).

Cabrini University provided a year's worth of monthly water use records for Xavier Hall, which is a 125 bed existing residence hall. Xavier Hall has a single water meter which is invoiced separately by Aqua. Copies of the monthly water bills are included in Appendix A, along with a spreadsheet summarizing the water use records. The new residence hall will be similar to Xavier Hall, and Cabrini University reported that Xavier Hall was 100% occupied during the academic school year (August to May), for the records provided. During the academic school year the average daily flow per bed was 25 gpd and the maximum monthly flow was 38 gpd. Based on the existing water use records and to maintain a conservative planning sewage flow and to account for future infiltration and inflow, a sewage flow of 50 gpd/bed will be utilized for sewage planning.

Radnor Haverford Marple Sewer Authority (RHMSA) defines the flow per edu as being equal to 262.5 gpd/edu. Therefore, the proposed development will generate 36 edus. Using the PA DEP flow per edu of 400 gpd/edu, the project would generate 24 edus.

3. ***Describe the proposed sewage disposal method (municipal treatment facility, package plant, etc.) including a description of collection and conveyance facilities, if applicable. Include a general map showing the path of the sewage to the treatment facility.***

The new residence hall will include a net increase of 187 additional beds. An existing residence hall will be razed, and a new larger residence hall will be constructed in the same area. The proposed method of sewage disposal for the new residence hall is connection to the existing Radnor Township public sanitary sewer system. It should be noted that the Cabrini University campus (including the existing residence hall to be razed) is currently connected to the existing public sanitary sewer system through an existing main located in Eagle Road that is owned and operated by Radnor Township. The proposed residence hall will connect to the existing sanitary sewer connection system within the University's property line and utilize the same discharge location in Eagle Road.

The projected sewage flow for the proposed development is 9,350 gpd (187 beds x 50 gpd/bed). This is the equivalent of 36 edus using RHMSA flow of 262.5 gpd/edu (9,350 gpd / 262.5 gpd/edu).

Currently, the RHM-Springfield Township sewer service area has a self imposed connection management plan set in place by Springfield Township, and no connections are available to RHM through Springfield Township. RHM has been working with PADEP and Springfield Township to resolve the issue. Cabrini University will purchase the necessary EDUs from RHM Sewer Authority and be placed on the connection management plan. Once the RHM-Springfield Township connections are resolved and planning approval is received from PADEP, Cabrini University will connect to the public sewer at that time.

This project will only connect to public sewer once DEP releases the necessary 36 edus to Radnor Township to service the Cabrini University Project. The Sewer Authorities have completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

Conveyance

The sewage generated by the proposed development will flow into Radnor Township's collection system and then into the RHM Sewer Authority conveyance system, which is owned and operated by RHM Sewer Authority. From the RHM Sewer Authority, wastewater will then flow into Springfield Upper Darby (SCUD) Interceptor, which is owned and operated by the Darby Creek Joint Authority. The SCUD runs through Springfield Township and Upper Darby Township. The SCUD Interceptor will then convey the wastewater to the Darby Creek Pump Station, which is owned and operated by DELCORA.

Treatment

The Darby Creek Pump Station will convey the wastewater to the DELCORA WWTP, which is owned and operated by the Delaware County Regional Authority. The DELCORA WWTP will treat the wastewater and discharge it under existing NPDES Permit No. PA0027103. DELCORA has an agreement with the City of Philadelphia Water Department to convey wastewater to the Philadelphia Southwest Water Pollution Control Plant, which is owned and operated by Philadelphia Water Department. The Southwest Water Pollution Control Plant will treat wastewater from DELCORA's WWTP in the event of a sewage overflow and discharge it under its existing NPDES Permit No. PA0026671.

Attached to this planning module is a plan which shows the point of connection to the existing public sanitary sewer system. Also attached is the conveyance plan, identifying the route from the site to the Darby Creek Pump Station.

4. ***Specify the projected population to be served and sewage flows in gpd and how these figures were calculated. Flow figures should be consistent with those found in DEP's Domestic Wastewater Facilities Manual available on the DEP Web site at www.depweb.state.pa.us, Keyword: "wastewater" unless adequate justification for lower per capita flows is provided and/or has been previously approved by DEP.***

Per the 2010 census, the average number of persons per housing unit was 2.39. Therefore, the projected population is 86.04 persons (36 edus x 2.39 persons/edu). The Radnor Haverford Marple Sewer Authority assigns a flow per edu as being equal to 262.5 gpd / edu. This is a per capita flow of 109.8 gpd per person (262.5 gpd per edu / 2.39 persons per edu). This exceeds the recommend flow per person of 75 gpd per person.

5. *Describe the location of the discharge, disposal point or land application, if applicable.*

The sewage generated by the proposed development will flow into Radnor Township's collection system and then into the RHM Sewer Authority conveyance system, which is owned and operated by RHM Sewer Authority. From the RHM Sewer Authority, wastewater will then flow into Springfield Upper Darby (SCUD) Interceptor, which is owned and operated by the Darby Creek Joint Authority. The SCUD runs through Springfield Township and Upper Darby Township. The SCUD Interceptor will then convey the wastewater to the Darby Creek Pump Station, which is owned and operated by DELCORA.

The Darby Creek Pump Station will convey the wastewater to the DELCORA WWTP, which is owned and operated by the Delaware County Regional Authority. The DELCORA WWTP will treat the wastewater and discharge it under existing NPDES Permit No. PA0027103.

6. *List the total acreage of the proposed land development project.*

Of the total 112 acre campus, approximately 2 acres will be disturbed as part of this proposed development.

7. *Describe the use of any acreage or parcels under the same ownership and adjacent to the property. (Such as: for future development, recreational, agriculture, open space, etc.) If the land is proposed for future development, or is part of a phased project, determine if there will be adequate sewage disposal facilities to serve those phases.*

There is no acreage or parcels that are adjacent to the proposed development that are owned or controlled by the developer of this project. The property is a 112 acre site located within Radnor Township boundaries.

8. *Provide information on any previous Act 537 planning completed for the site and any other information that the applicant believes is important for the Department's review of the project.*

The 537 Plan identifies the project area to be serviced by the existing Radnor Township existing public sanitary sewer service area. The proposed method of sewage disposal for the Cabrini University Residence Hall development is connection to Radnor Township public sanitary sewer system through an existing on-site connection.

Currently, the RHM-Springfield Township sewer service area has a self imposed connection management plan set in place by Springfield Township, and no connections are available to RHM through Springfield Township. RHM has been working with PADEP and Springfield Township to resolve the issue. Cabrini University will purchase the necessary EDUs from RHM Sewer Authority and be placed on the connection management plan. Once the RHM-Springfield Township connections are resolved and planning approval is received from PADEP, Cabrini University will connect to the public sewer at that time.

This project will only connect to public sewer once DEP releases the necessary 36 edus to Radnor Township to service the Cabrini University Residence Hall development. The Sewer Authorities have completed all necessary information in Section J of the Component 3 form verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

**COMPONENT 3 – SECTION H ALTERNATIVE SEWAGE FACILITIES
ANALYSIS**

ALTERNATIVE ANALYSIS

Cabrini University Residence Hall Development PA DEP Code No. 1-23013-263-3J

1. *Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.*

Cabrini University is proposing construction of a residence hall on the southern portion of the 112-acre existing campus located at 610 King of Prussia Road in Radnor Township, Delaware County, Pennsylvania. The new residence hall will include a net increase of 187 additional beds. An existing residence hall will be razed, and a new larger residence hall will be constructed in the same area.

The proposed method of sewage disposal for the new residence hall is connection to the existing Radnor Township public sanitary sewer system. It should be noted that the Cabrini University campus (including the existing residence hall to be razed) is currently connected to the existing public sanitary sewer system through an existing main located in Eagle Road that is owned and operated by Radnor Township. The proposed residence hall will connect to the existing sanitary sewer connection system within the University's property line and utilize the same discharge location in Eagle Road.

Sewage Flows

Based on the existing water use records discussed in the Project Narrative and provided in Appendix A, a sewage flow of 50 gpd/bed will be utilized for sewage planning. The project proposes a net increase of 187 beds. Therefore, the projected sewage flow for the proposed development is 9,350 gpd (187 beds x 50 gpd/bed).

Radnor Haverford Marple Sewer Authority (RHMSA) defines the flow per edu as being equal to 262.5 gpd/edu. Therefore, the proposed development will generate 36 edus. Using the PA DEP flow per edu of 400 gpd/edu, the project would generate 24 edus.

Currently, the RHM-Springfield Township sewer service area has a self imposed connection management plan set in place by Springfield Township, and no connections are available to RHM through Springfield Township. RHM has been working with PADEP and Springfield Township to resolve the issue. Cabrini University will purchase the necessary EDUs from RHM Sewer Authority and be

placed on the connection management plan. Once the RHM-Springfield Township connections are resolved and planning approval is received from PADEP, Cabrini University will connect to the public sewer at that time.

This project will only connect to public sewer once DEP releases the necessary 36 edus to Radnor Township to service the Cabrini University Project. The Sewer Authorities have completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

Conveyance

The sewage generated by the proposed development will flow into Radnor Township's collection system and then into the RHM Sewer Authority conveyance system, which is owned and operated by RHM Sewer Authority. From the RHM Sewer Authority, wastewater will then flow into Springfield Upper Darby (SCUD) Interceptor, which is owned and operated by the Darby Creek Joint Authority. The SCUD runs through Springfield Township and Upper Darby Township. The SCUD Interceptor will then convey the wastewater to the Darby Creek Pump Station, which is owned and operated by DELCORA.

Treatment

The Darby Creek Pump Station will convey the wastewater to the DELCORA WWTP, which is owned and operated by the Delaware County Regional Authority. The DELCORA WWTP will treat the wastewater and discharge it under existing NPDES Permit No. PA0027103. DELCORA has an agreement with the City of Philadelphia Water Department to convey wastewater to the Philadelphia Southwest Water Pollution Control Plant, which is owned and operated by Philadelphia Water Department. The Southwest Water Pollution Control Plant will treat wastewater from DELCORA's WWTP in the event of a sewage overflow and discharge it under its existing NPDES Permit No. PA0026671.

Attached to this planning module is a plan which shows the point of connection to the existing public sanitary sewer system. Also attached is the conveyance plan, identifying the route from the site to the Darby Creek Pump Station.

Connection to the Radnor Township public sanitary sewer system is the ultimate method of sewage disposal for this project and provides long term planning.

2. ***Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (onlot,***

municipal treatment, etc.) and if those methods are intended for interim or ultimate use.

The properties located to the north, east, south and west of the project area are commercial, institutional, and residential in nature. Single family homes are located to the north and east, St. David's Golf Course is located to the northwest, Eastern university is located to the south, and Valley Forge Military Academy is located to the west. All surrounding properties are serviced by the existing public sanitary sewer system in Radnor Township, which is owned and operated by Radnor Haverford Marple Sewer Authority. This is the long-term method of sewage disposal for these properties.

The project is located within the Pi – Planned Institutional Zoning District.

3. *Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of onlot malfunction or overloaded public sewers. Is there a potential for a combined public/private project? If any of the sewage facilities described above are in need of improvement in order to attain or maintain compliance with effluent limitations (including Nitrogen and Phosphorus cap loads, where appropriate), overloaded treatment facilities or high onlot malfunction rates, a combined sewage disposal alternative that proposes to upgrade or construct facilities to serve these needs areas as well as the proposed project area may be more viable than a method intended to serve only the current project.*

Currently, the RHM-Springfield Township sewer service area has a self imposed connection management plan set in place by Springfield Township, and no connections are available to RHM through Springfield Township. RHM has been working with PADEP and Springfield Township to resolve the issue. Cabrini University will purchase the necessary EDUs from RHM Sewer Authority and be placed on the connection management plan. Once the RHM-Springfield Township connections are resolved and planning approval is received from PADEP, Cabrini University will connect to the public sewer at that time.

This project will only connect to public sewer once DEP releases the necessary 36 edus to Radnor Township to service the Cabrini University Project. The Sewer Authorities have completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

4. *Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: onlot disposal systems, public sewers, etc.).*

The Township's Official Sewage Facilities (Act 537) Plan identifies this area to be serviced by connection to the existing public sanitary sewer system in Radnor Township. This planning module is consistent with the Act 537 Plan.

5. ***Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.***

Currently, the RHM-Springfield Township sewer service area has a self imposed connection management plan set in place by Springfield Township, and no connections are available to RHM through Springfield Township. RHM has been working with PADEP and Springfield Township to resolve the issue. Cabrini University will purchase the necessary EDUs from RHM Sewer Authority and be placed on the connection management plan. Once the RHM-Springfield Township connections are resolved and planning approval is received from PADEP, Cabrini University will connect to the public sewer at that time.

This project will only connect to public sewer once DEP releases the necessary 36 edus to Radnor Township to service the Cabrini University Project. The Sewer Authorities have completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

6. ***Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality, delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must assure that applicable water quality standards are attained.***

The most feasible alternative for wastewater disposal is connection to the public sanitary sewer system, as it is consistent with Radnor Township's Act 537 Plan.

The concept development plan, in conjunction with USDA-NRCS soils mapping, does not appear to support on-lot sewage disposal as a large portion of the Site soils have been disturbed by existing features such as parking lot and sidewalks. In addition, undeveloped areas consist of steep slopes (15% to 25%), which are unsuitable for conventional septic systems.

Permitting and constructing of a "package" WWTP that would serve only the subject development is not a viable alternative from an environmental or administrative viewpoint considering the proximity to the existing public sanitary sewer system and is in conflict with Radnor Township's Act 537 Plan.

The selected sewer alternative is technically and financially feasible and would provide adequate wastewater treatment and disposal in accordance with the WWTP(s) NPDES permit(s) and is in general compliance with the Radnor Township's Act 537 Plan.

7. *Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.*

In consideration of the development capabilities of the subject property, in accordance with applicable Township zoning and SALDO, public sewer alternatives were evaluated for wastewater treatment and found to provide adequate sewage facilities from an environmental, administrative, and financial perspective. Capital expenditures, in addition to ongoing operation and maintenance considerations, are best addressed by connection to the existing public sanitary sewer system.

Connection to Radnor Township public sanitary sewer is the ultimate long-term sewage planning option. The current system has a Connection Management Plan in place, in which PA DEP limits the number of EDUs released each year. The project will be seeking an additional 9,350 gpd to service the project. This project has been placed on the Connection Management Plan, and when EDUs become available to service this project, they will connect to public sewer at that time, ensuring the project will not create a projected organic or hydraulic overload to the system within five years of the connection.

8. *Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.*

To assure adequate long-term sewage disposal for the project, the disposal system must be properly operated and maintained. The applicant must indicate in the analysis who will be the owner of the facility and who will be responsible for the operation and maintenance of the facility. This may be a private individual, a municipality, a sewer authority or a management agency; however, the ultimate responsibility lies with the municipality. The delegated local agency or DEP may require a more extensive analysis of the available choices relative to ownership and operation of the facility. If the project will be required to participate in an existing municipal sewage management program, or if a sewage management program is to be created, describe the program's

requirements. Sewage management programs can consist of requirements for tank pumping, ordinances requiring maintenance of systems, or financial arrangements (fees, taxes, etc.) guaranteeing long-term operation of the treatment facilities.

The sewage generated by the proposed development will flow into Radnor Township's collection system and then into the RHM Sewer Authority conveyance system, which is owned and operated by RHM Sewer Authority. From the RHM Sewer Authority, wastewater will then flow into Springfield Upper Darby (SCUD) Interceptor, which is owned and operated by the Darby Creek Joint Authority. The SCUD runs through Springfield Township and Upper Darby Township. The SCUD Interceptor will then convey the wastewater to the Darby Creek Pump Station, which is owned and operated by DELCORA.

The Darby Creek Pump Station will convey the wastewater to the DELCORA WWTP, which is owned and operated by the Delaware County Regional Authority. The DELCORA WWTP will treat the wastewater and discharge it under existing NPDES Permit No. PA0027103. DELCORA has an agreement with the City of Philadelphia Water Department to convey wastewater to the Philadelphia Southwest Water Pollution Control Plant, which is owned and operated by Philadelphia Water Department. The Southwest Water Pollution Control Plant will treat wastewater from DELCORA's WWTP in the event of a sewage overflow and discharge it under its existing NPDES Permit No. PA0026671.

COMPONENT 4A

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
 Cabrini University

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency _____
2. Date review completed by agency November 6, 2017

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

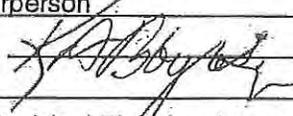
SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____ |

17. Name, title and signature of planning agency staff member completing this section:

Name: Kathy Bogosian

Title: Chairperson

Signature: 

Date: 11/6/2017

Name of Municipal Planning Agency: Radnor Township Planning Commission

Address 301 Iven Avenue, Wayne, PA 19087

Telephone Number: 610-688-5600

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

COMPONENT 4B



DELAWARE COUNTY PLANNING DEPARTMENT

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL F. CULP

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

LINDA F. HILL
DIRECTOR

November 30, 2017

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

RE: Act 537 Review
Cabrini University Residence Hall
Radnor Township
1-23013-263-3J

Dear Mr. Zienkowski:

The Delaware County Planning Department (DCPD) has completed its review of the planning module for Cabrini University Residence Hall. The proposed plan calls for the development of a 187-bed residence hall to be served by a connection to public sewer. An existing residence hall will be razed. The campus is currently connected to the Radnor Township public sanitary system, which is owned and operated by Radnor Haverford Marple (RHM) Sewer Authority through an existing main located in Eagle Road. A projected 9,350 gallons per day (gpd) of wastewater will flow into the RHM Sewer Authority conveyance system and flow through several other conveyance authorities. Treatment will take place at the Philadelphia Southwest Water Pollution Control Plant.

Because of a self-imposed connection management plan set in place by Springfield Township for the RHM Springfield Township sewer service area, no connections are being allowed that will require flow through Springfield Township. Cabrini University is purchasing the necessary EDU's from the RHM Sewer Authority and will be placed on its connection management plan. It will connect to public sewer after these connection issues are resolved and planning approval is obtained by DEP.

Understanding this and the other key points regarding this project, DCPD has no objection to the proposed method of wastewater disposal. Enclosed is the completed DEP Component 4B County Planning Agency Review Form. If you have any questions or require additional information, please do not hesitate to contact me at (610) 891-5214.

Sincerely,

Steven R. Beckley, AICP
Senior Planner

Enclosures: (1) Completed DEP Review Form

cc: PA Department of Environmental Protection
✓Christina Ruble, Ebert Engineering, Inc.
Dawn Barnett, Cabrini University, Director, Facilities



**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
 (or Planning Agency with Areawide Jurisdiction)**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Cabrini University Residence Hall

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency November 16, 2017
2. Date plan received by planning agency with areawide jurisdiction N/A
 Agency name N/A
3. Date review completed by agency November 30, 2017

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <i>Delaware County 2035 was adopted on November 27, 2013. Responses to #2, #3, #4, & #5 are based on this plan.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? _____ If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <i>Response based on information contained in the National Wetlands Inventory Maps and review of the site development plan.</i> If yes, describe impact _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <i>Response based on information contained in the Delaware County Preservation Planning files and documents.</i> If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>Response based on information from the Natural Heritage Inventory of Delaware County.</i> If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? If no, describe inconsistencies <u>Not applicable</u> |

SECTION C. AGENCY REVIEW (continued)

Yes No

- 11. Have all applicable zoning approvals been obtained? Unknown, subject to municipal approval.
- 12. Is there a county or areawide subdivision and land development ordinance? *The Delaware County Subdivision & Land Development Ordinance is used by some, but not all municipalities. It is/is not applicable to this municipality.*
- 13. Does this proposal meet the requirements of the ordinance? Not applicable
If no, describe which requirements are not met _____
- 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? _____
- If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies Not applicable
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? *Only for the Ridley, Chester, Darby, and Crum Creek watersheds. This project is located in the Gulph Creek (Schuylkill River) watershed.*
- If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Steven R. Beckley, AICP

Title: Senior Planner

Signature: 

Date: November 30, 2017

Name of County or Areawide Planning Agency: Delaware County Planning Department

Address: Court House & Government Center, 201 W. Front Street, Media, PA 19063

Telephone Number: 610-891-5214

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.
This component and any additional comments are to be returned to the applicant.



DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

To: Robert Zienkowski, Township Manager

CC: Christina Ruble, Ebert Engineering, Inc.
Dawn Barnett, Cabrini University, Director, Facilities ✓
Elizabeth Mahoney, PA DEP

From: Steven R. Beckley, AICP, Senior Planner

Subject: Act 537 Review
Cabrini University Residence Hall
Radnor Township
Cabrini University
1-23013-263-3J

Date: November 17, 2017

Dear Mr. Zienkowski:

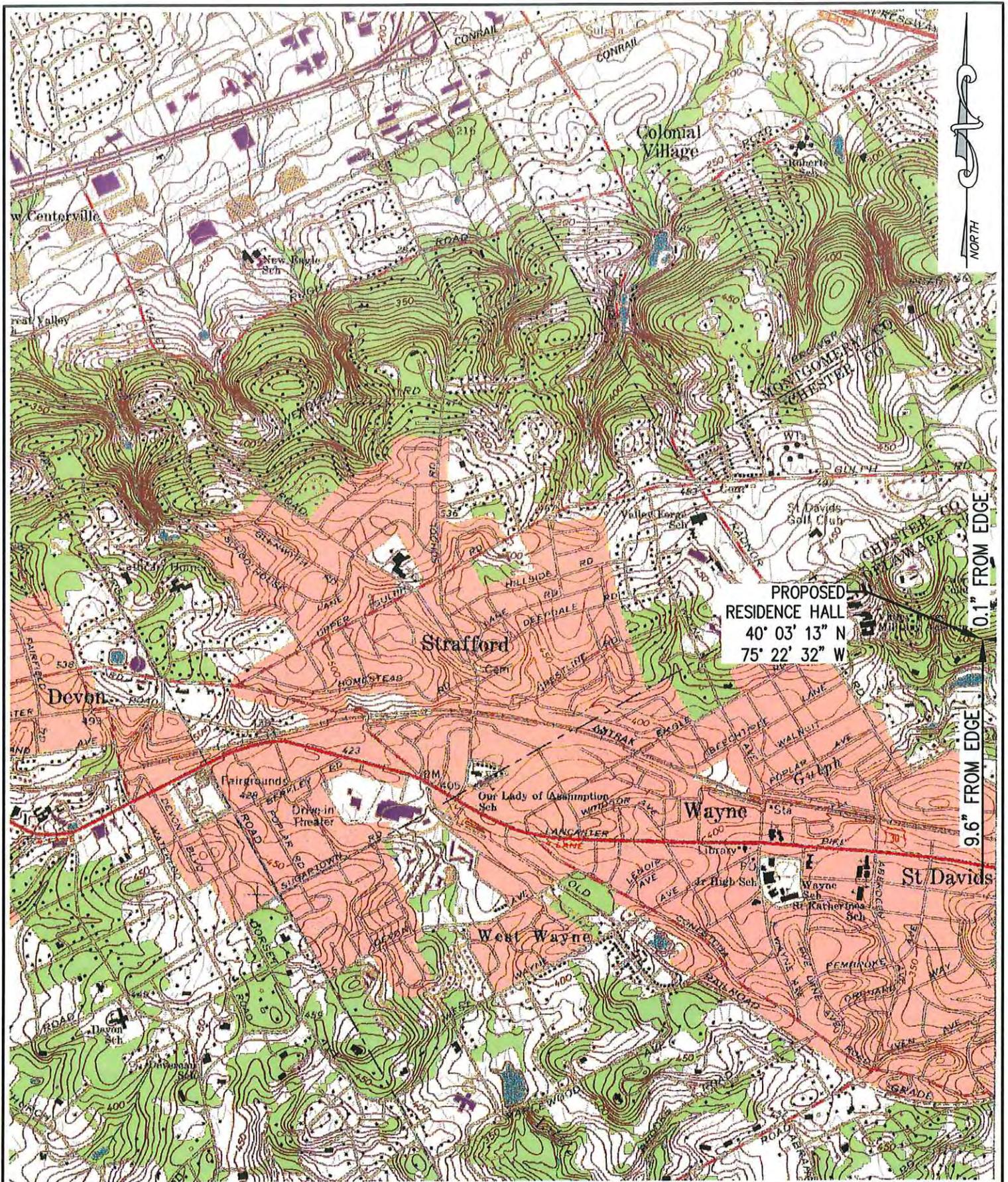
This letter is to acknowledge receipt of the Act 537 Sewage Facilities Planning Module for Cabrini University Residence Hall, submitted to the Delaware County Planning Department for review on November 16, 2017. The applicant proposes to develop a 187-bed residence hall to be served by a connection to public sewer. The campus on which this building will be located is currently connected to the Radnor Township public sanitary system, which is owned and operated by Radnor Haverford Marple (RHM) Sewer Authority through an existing main located in Eagle Road. A projected 9,350 gallons per day (gpd) of wastewater will flow into the RHM Sewer Authority conveyance system and flow through several other conveyance authorities. Treatment will take place at the Philadelphia Southwest Water Pollution Control Plant.

Please note that DCPD will proceed with the review process and forward appropriate copies within the 60-day time period.

If you have any questions concerning this matter, please do not hesitate to contact me at (610) 891-5214.



USGS LOCATION MAP



PROPOSED
RESIDENCE HALL
40° 03' 13" N
75° 22' 32" W

0.1" FROM EDGE
9.6" FROM EDGE

Radnor Township, PA
Valley Forge Quadrangle
7.5 Min. Series Topographic



Ebert Engineering, Inc.

Water and Wastewater Engineering

PO Box 540
4092 Skippack Pike, Suite 202
Skippack, PA 19474

Phone (610) 584 6701
Fax (610) 584 6704

E-mail febert@ebertengineering.com

**PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI)
CORRESPONDENCE**

1. PROJECT INFORMATION

Project Name: **Cabrini University Residence Hall Parking Garage and Turnaround**
Date of Review: **6/6/2017 04:43:01 PM**
Project Category: **Development, Additions/maintenance to existing development facilities**
Project Area: **4.59 acres**
County(s): **Delaware**
Township/Municipality(s): **RADNOR**
ZIP Code: **19087**
Quadrangle Name(s): **NORRISTOWN; VALLEY FORGE**
Watersheds HUC 8: **Schuylkill**
Watersheds HUC 12: **Plymouth Creek-Schuylkill River**
Decimal Degrees: **40.055594, -75.372695**
Degrees Minutes Seconds: **40° 3' 20.1399" N, 75° 22' 21.7032" W**

2. SEARCH RESULTS

| Agency | Results | Response |
|---|-----------------|----------------------------|
| PA Game Commission | No Known Impact | No Further Review Required |
| PA Department of Conservation and Natural Resources | No Known Impact | No Further Review Required |
| PA Fish and Boat Commission | No Known Impact | No Further Review Required |
| U.S. Fish and Wildlife Service | No Known Impact | No Further Review Required |

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

Cabrini University Residence Hall Parking Garage and Turnaround

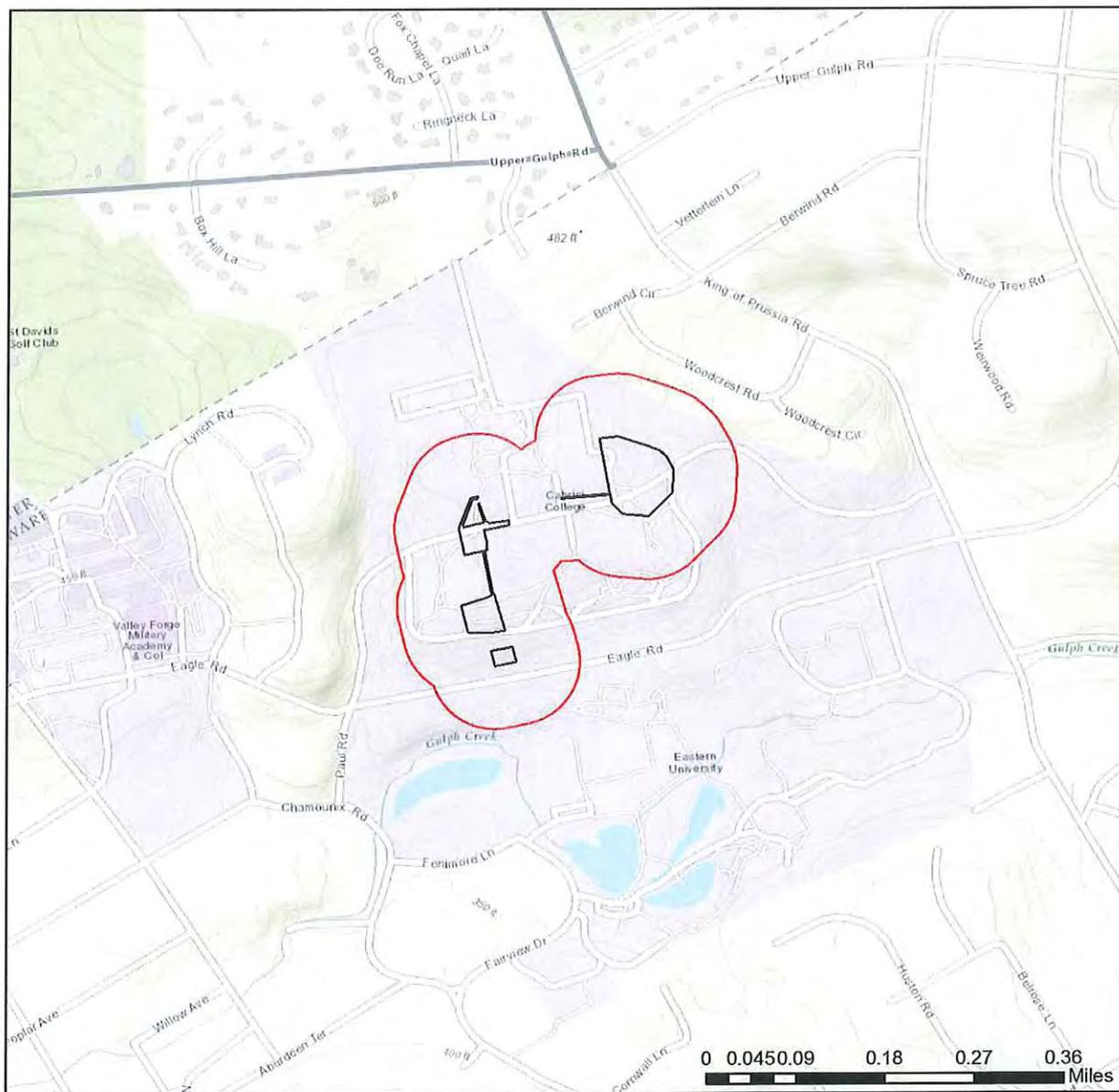


- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user



Cabrini University Residence Hall Parking Garage and Turnaround



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Peter Cokonis
Company/Business Name: SITE Engineering Concepts, LLC
Address: P.O. Box 1992
City, State, Zip: Southeastern, PA 19399
Phone: (484) 222-0061 Fax: (610) 240-0451
Email: pcokonis@site-engineers.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.



applicant/project proponent signature

06/06/17

date

**PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION (PHMC)
CORRESPONDENCE**

Ebert Engineering, Inc.

Water and Wastewater Engineering

June 20, 2017

Pennsylvania Historical & Museum Commission
Bureau of Historic Preservation
400 North Street, Second Floor
Harrisburg, PA 17120-0093

Certified Mail No. 7015 0640 0004 2281 5803 – Return Receipt Requested

Subject: Cabrini University Residence Hall Planning Module
Radnor Township, Delaware County, PA
EEI Project No. 026-184

Dear Sir or Madam:

Enclosed is the Cultural Resource Notice for the Sewage Facilities Planning Module for the above referenced project.

Enclosed is information to assist you in your evaluation of the referenced project which includes the following:

- A copy of the Cultural Resource Notice
- A copy of the USGS Location Map, Valley Forge Quadrangle
- A proposed development plan of the project area
- Project Narrative

The proposed residence hall will be constructed in the southern portion of the existing 112-acre campus. Other improvements are also proposed, including a parking garage, parking lot, and driveways; however none of these will generate sewage flows. The proposed residence hall expansion will produce a net increase of 187 beds. The projected sewage flow for the proposed development is 16,830 gpd (187 beds x 90 gpd/bed). The total earth disturbance is approximately 3 acres. The existing building, which will be removed as part of the project, was constructed around 1980. Since the building is less than 40 years old, photographs are not provided.

Should you have any questions or require any additional information, please feel free to contact our office.

Sincerely,



Christina Ruble
Planning Specialist

Enclosure

| | |
|---|----------------------------|
| ER No. | 2017-1789-045-A |
| There are NO HISTORIC PROPERTIES in the area of potential effect | |
| Date | 7.3.17 |
| Reviewer | JED SW DOUGLAS McLEAREN |



P.O. Box 540

4092 Skippack Pike

Suite 202

Skippack, PA 19474

610.584.6701



Fax 610.584.6704

Ebert Engineering, Inc.

Water and Wastewater Engineering

June 20, 2017

Pennsylvania Historical & Museum Commission
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400 North Street, Second Floor
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Should you have any questions or require any additional information, please feel free to contact our office.

Sincerely,



Christina Ruble
Planning Specialist

Enclosure

Project Narrative

Cabrini University is proposing a residence hall expansion project on the existing Cabrini University campus at 610 King of Prussia Road in Radnor Township, Delaware County, PA. The property is identified as tax parcel 36-02-00979-00, consisting of an overall 112 acres.

The proposed residence hall expansion will produce a net increase of 187 beds. The projected sewage flow for the proposed development is 16,830 gpd (187 beds x 90 gpd/bed). As shown on the attached preliminary site sketch plan, the proposed residence hall will be constructed in the southern portion of the existing 112-acre campus. Other improvements are also proposed, including a parking garage, parking lot, and driveways; however none of these will generate sewage flows.

The Radnor Township Act 537 identifies the area of the proposed development to be serviced by Radnor Township existing public sanitary sewer system. The sewage generated by the proposed residence hall will flow into the conveyance system, which is owned and operated by Radnor Haverford Marple (RHM) Sewer Authority. From there it will then flow into the SCUD Interceptor in Springfield Township, which is owned and operated by Delaware County Joint Sewer Authority (DCJA), where it will flow into DELCORA via Philadelphia Southwest Water Pollution Control Plant for treatment and disposal under NPDES Permit No. PA0026671.

Radnor Haverford Marple Sewer Authority (RHMSA) defines the flow per edu as being equal to 262.5 gpd/edu. Based on the proposed sewage flow of 16,830 gpd, 65 edus will be needed to service the proposed development.

| |
|---------------------|
| DEP USE ONLY |
| Date Received |
| |



CULTURAL RESOURCE NOTICE

Read the instructions before completing this form.

| | |
|---|--|
| SECTION A. APPLICANT IDENTIFIER | |
| Applicant Name | <u>Cabrini University, Dawn Barnett</u> |
| Street Address | <u>610 King of Prussia Road</u> |
| City | <u>Radnor</u> State <u>PA</u> Zip <u>19087</u> |
| Telephone Number | <u>610-902-8100</u> |
| Project Title | <u>Cabrini University Residence Hall Expansion</u> |
| SECTION B. LOCATION OF PROJECT | |
| Municipality | <u>Radnor Township</u> County Name <u>Delaware</u> DEP County Code <u>23</u> |
| SECTION C. PERMITS OR APPROVALS | |
| Name of Specific DEP Permit or Approval Requested: | <u>Sewage Planning Module</u> |
| Anticipated federal permits: | |
| <input type="checkbox"/> Surface Mining | <input type="checkbox"/> 404 Water Quality Permit |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> Federal Energy Regulatory Commission |
| <input type="checkbox"/> 401 Water Quality Certification | <input type="checkbox"/> Other: _____ |
| SECTION D. GOVERNMENT FUNDING SOURCES | |
| <input type="checkbox"/> State: (Name) _____ | <input type="checkbox"/> Local: (Name) _____ |
| <input type="checkbox"/> Federal: (Name) _____ | <input type="checkbox"/> Other: (Name) _____ |
| SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL & GAS MGMT OFFICE | |
| DEP Regional Office Responsible for Review of Permit Application | <input type="checkbox"/> Central Office (Harrisburg) |
| <input checked="" type="checkbox"/> Southeast Regional Office (Norristown) | <input type="checkbox"/> Northeast Regional Office (Wilkes-Barre) |
| <input type="checkbox"/> Southcentral Regional Office (Harrisburg) | <input type="checkbox"/> Northcentral Regional Office (Williamsport) |
| <input type="checkbox"/> Southwest Regional Office (Pittsburgh) | <input type="checkbox"/> Northwest Regional Office (Meadville) |
| <input type="checkbox"/> District Mining Office: _____ | <input type="checkbox"/> Oil & Gas Office: _____ |
| SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable. | |
| County Conservation District | Telephone Number, if known |
| <u>Delaware</u> | <u>610-892-9284</u> |
| SECTION G. CONSULTANT | |
| Consultant, if applicable | <u>Christina Ruble/ Ebert Engineering, Inc.</u> |
| Street Address | <u>PO Box 540, 4092 Skippack Pike, Suite 202</u> |
| City | <u>Skippack</u> State <u>PA</u> Zip <u>19474</u> |
| Telephone Number | <u>610-584-6701</u> |

SECTION H. PROJECT BOUNDARIES AND DESCRIPTION

REQUIRED

Indicate the total acres in the property under review. Of this acreage, indicate the total acres of earth disturbance for the proposed activity.

Attach a 7.5' U.S.G.S. Map indicating the defined boundary of the proposed activity.

Attach photographs of any building over 50 years old. Indicate what is to be done to all buildings in the project area.

Attach a narrative description of the proposed activity.

Attach the return receipt of delivery of this notice to the Pennsylvania Historical and Museum Commission.

REQUESTED

Attach photographs of any building over 40 years old.

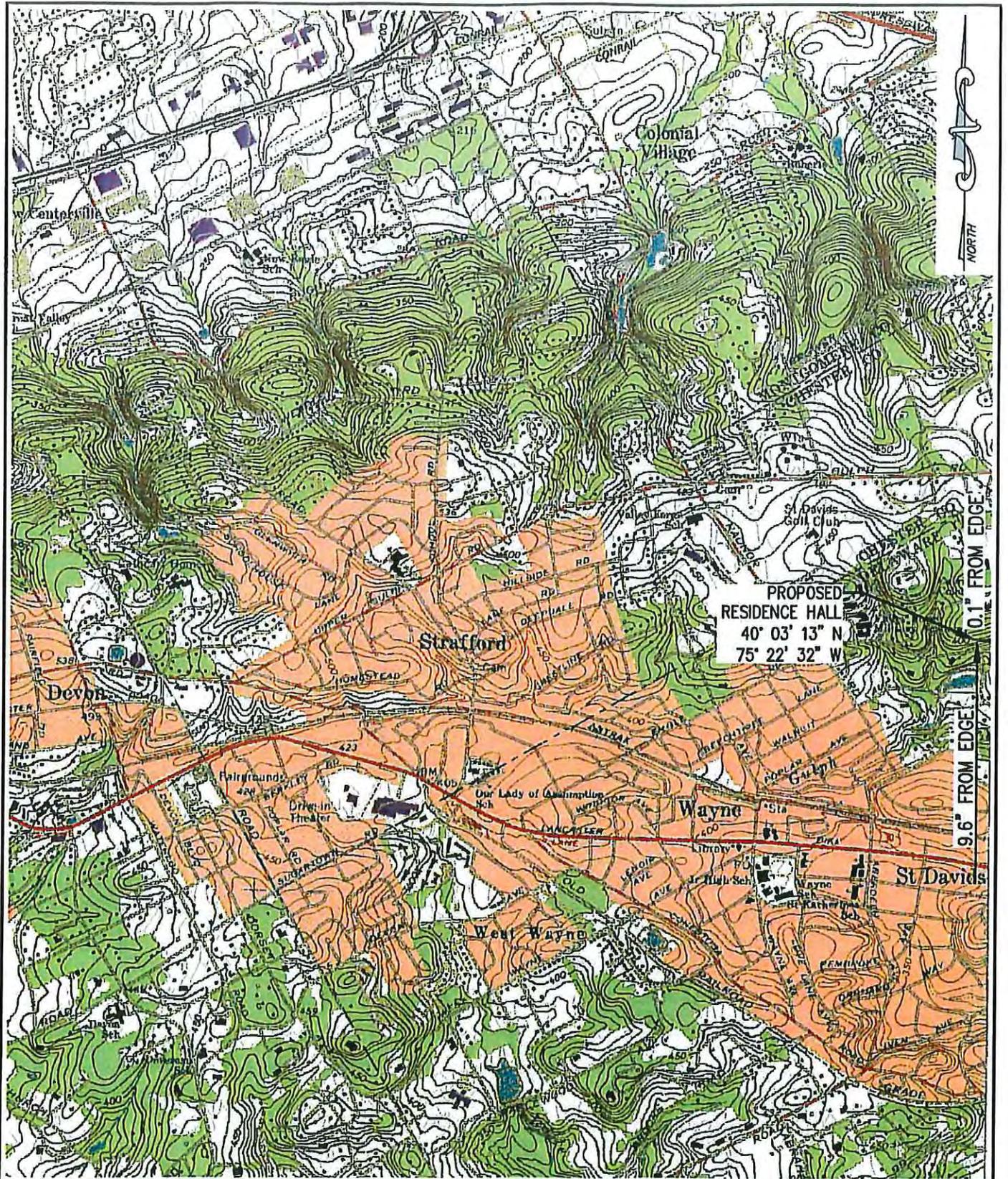
Attach site map, if available.

SECTION I. SIGNATURE BLOCK

Applicant's Signature

6/20/17

Date of Submission of Notice to PHMC



Radnor Township, PA
 Valley Forge Quadrangle
 7.5 Min. Series Topographic



Ebert Engineering, Inc.

Water and Wastewater Engineering

PO Box 540
 4092 Skippack Pike, Suite 202
 Skippack, PA 19474

Phone (610) 584 6701
 Fax (610) 584 6704

E-mail febert@ebertengineering.com

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY |
|--|---|
| <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. | <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p> |
| <p>1. Article Addressed to:</p> <p>PA Historical + Museum Commission Bureau of Historic Preservation 400 North Street, Second Floor Harrisburg, PA 17120-0093</p> | <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> |
|  <p>9590 9403 0179 5120 4992 11</p> | <p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <p>2. Article Number (Transfer from service label)</p> <p>7015 0640 0004 2281 5803</p> | <p>Restricted Delivery</p> |

WATER SUPPLY COMMITMENT LETTER



June 21, 2017

Christina Ruble
Ebert Engineering, Inc.
PO Box 540
4092 Skippack Pike, Suite 202
Skippack, PA 19474

Re: Water Availability
Cabrini University – Residence Hall Expansion – 610 King of Prussia Road
Radnor Township, Delaware County, Pennsylvania

Dear Ms. Ruble:

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

Please contact Deanne L. Ciotti, Aqua Pennsylvania Inc.'s New Service Representative at 610-541-4160 for further information on service alternatives that will meet your domestic and fire service needs. Ms. Ciotti will provide you with the appropriate service applications.

Please note that if any additional hydrants are required, or any need to be relocated, for this project that it will be handled separately by me with the issuance of a Fire Hydrant Agreement or Relocation Agreement for execution. If required, please forward a drawing with the hydrant dimensioned in both directions showing any utilities that could be encountered by us in running the hydrant lead pipe. Similarly this also applies to the existing mains on this parcel, except that your firm would be required to prepare a main relocation drawing for us.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

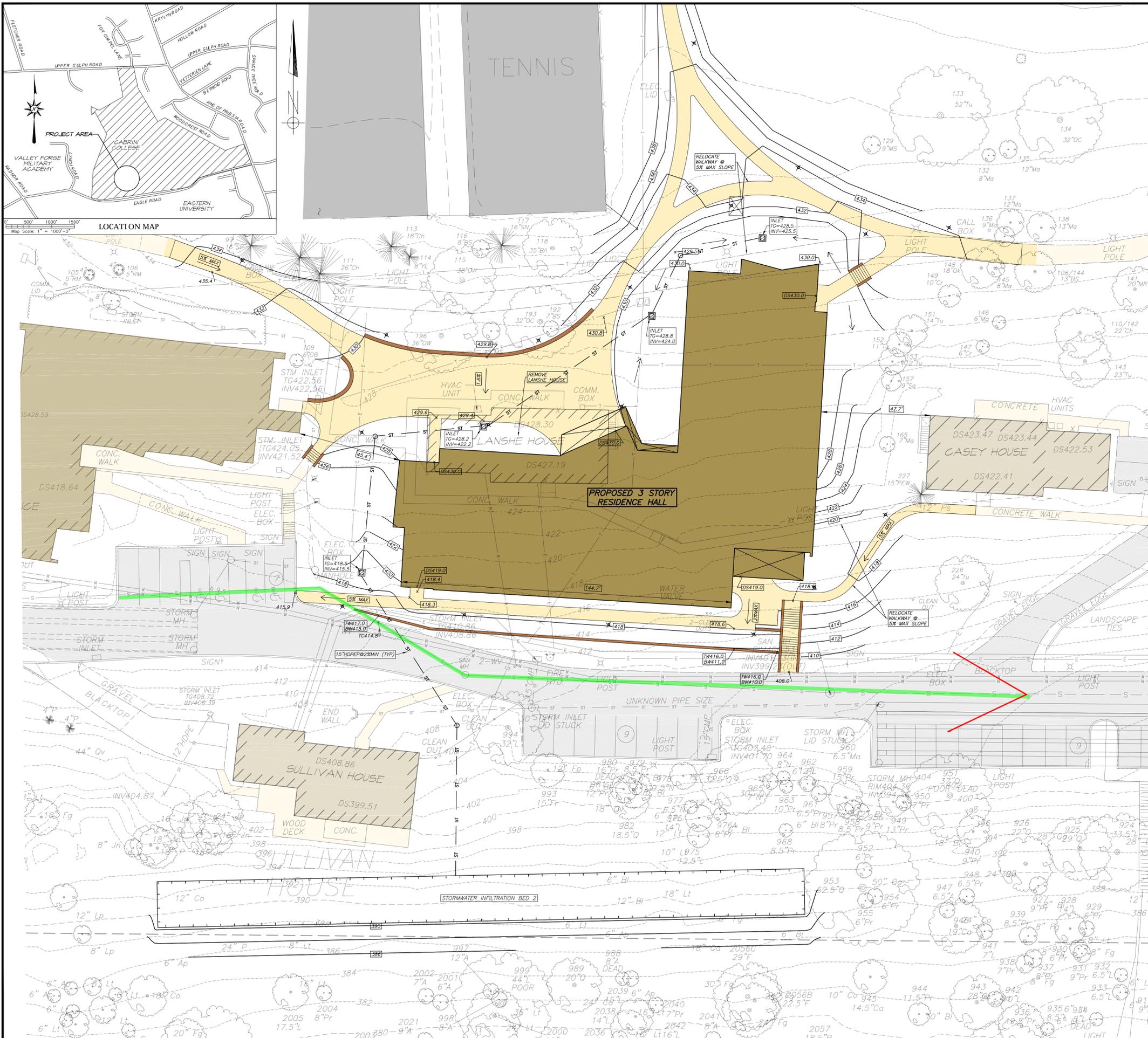
If I can be of further assistance, you may contact me at (610) 645-4230.

Sincerely,

A handwritten signature in cursive script that reads "Gary J. Horne".

Gary J. Horne
New Business Representative

PLANS (SITE PLAN, WASTEWATER CONVEYANCE PLAN)



GENERAL NOTES

1. OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFERY P. TURNER, PLS FROM VARIOUS DEEDS AND PLANS OF RECORD. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
2. ELEVATIONS ARE BASED APPROXIMATE USGS DATUM.
3. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON EITHER VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS, OR FROM PLANS PROVIDED BY CABRINI COLLEGE THAT MAY NOT BE ACCURATE. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORATION LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.

- PLAN LEGEND**
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
 - INDEX CONTOUR (5' INTERVAL)
 - EXISTING STORM SEWER PIPING
 - EXISTING SANITARY SEWER PIPING
 - EXISTING GAS MAIN
 - EXISTING WATER MAIN / SERVICE
 - EXISTING OVERHEAD UTILITY WIRES
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING SOIL SERIES LIMITS
 - EXISTING EDGE OF WOODS
 - EXISTING PLANTING BED
 - EXISTING EDGE OF PAVEMENT
 - EXISTING FENCE LINE
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - 14-20% SLOPES
 - 20%+ SLOPES (STEEP SLOPES)
 - 20%+ SLOPES MADE IN CONFORMANCE WITH 175.11 & 12
 - EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING WALK
 - PROPOSED BUILDING OR WALL
 - PROPOSED ASPHALT
 - PROPOSED WALK
 - VEHICULAR LIGHT
 - PEDESTRIAN LIGHT

- TREE LEGEND**
- | | | |
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| A | Acer | MAPLE |
| Al | Alnus | TREE OF HEAVEN |
| Ar | Aralia | SPIKENARD |
| B | Betula | BIRCH |
| C | Carpinus | HORNBEAM |
| Co | Coryo | HICKORY |
| Cat | Catalpa | CATALPA |
| Ce | Celtis | HACKBERRIES |
| Co | Cornus | DOGWOOD |
| F | Fagus | BEECH |
| Fr | Fraxinus | ASH |
| G | Oleifolia | LOCUST |
| Gy | Gymnocladus | GYNOCLODUS |
| J | Juglans | WALNUT |
| L | Liriodendron | TULIP POPLAR |
| M | Magnolia | MAGNOLIA |
| Mo | Morus | MULBERRY |
| Ny | Nyssa | BLACK OAK |
| P | Paulownia | PRINCESS TREE |
| Ph | Philodendron | CORK |
| Pi | Pinus | PINE |
| Pl | Platanus | PLANE |
| Pop | Populus | POPULOUS |
| Pr | Prunus | STONE FRUIT |
| Q | Quercus | OAK |
| R | Robinia | LOCUST |
| S | Salix | WILLOW |
| Sa | Sassafras | SASSAFRAS |
| T | Tsuga | HEMLOCK |

| NUM. | DATE | REVISION |
|------|------|----------|
| | | |
| | | |
| | | |

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
 P.O. BOX 1992
 SOUTHEASTERN, PA 19399
 P: 610-240-0450 F: 610-240-0451 E: info@site-engineers.com

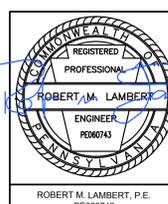
PLAN PREPARED FOR:
CABRINI UNIVERSITY
 610 KING OF PRUSSIA ROAD
 WAYNE, PA 19087

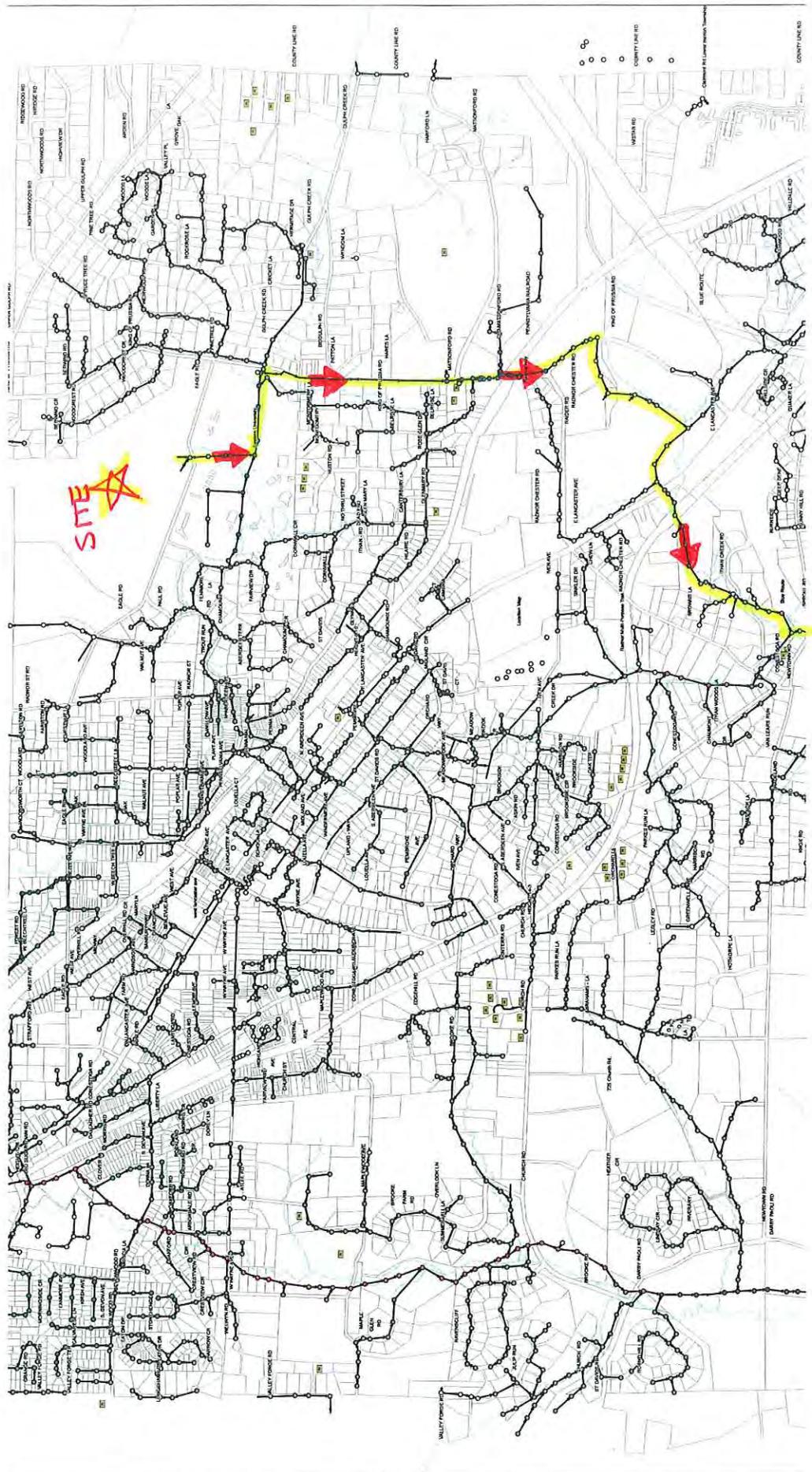
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA
 DATE: JULY 10, 2017

PROPOSED/PCSM PLAN - RESIDENCE HALL

SHEET 11 of 26

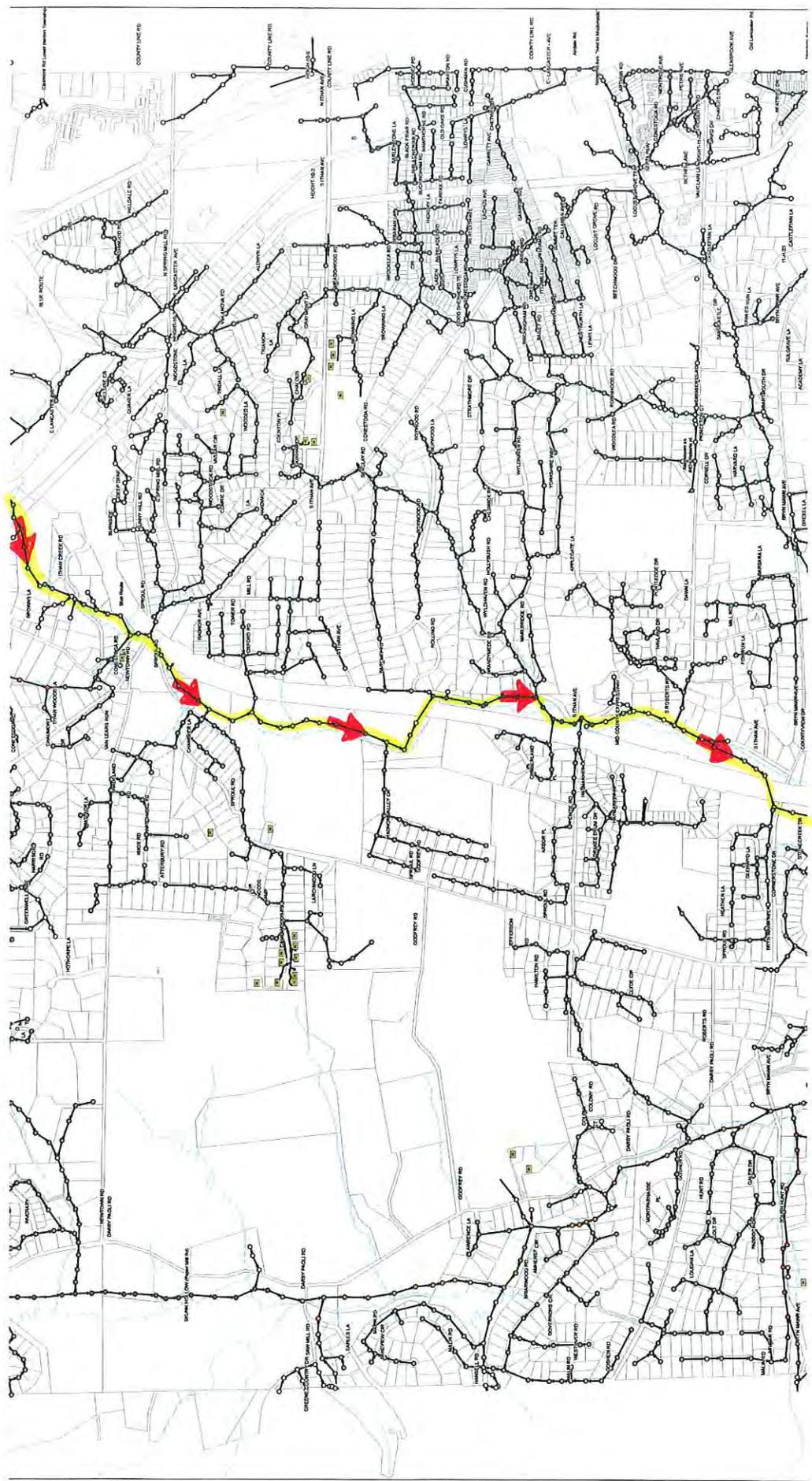
SCALE: 1"=20'



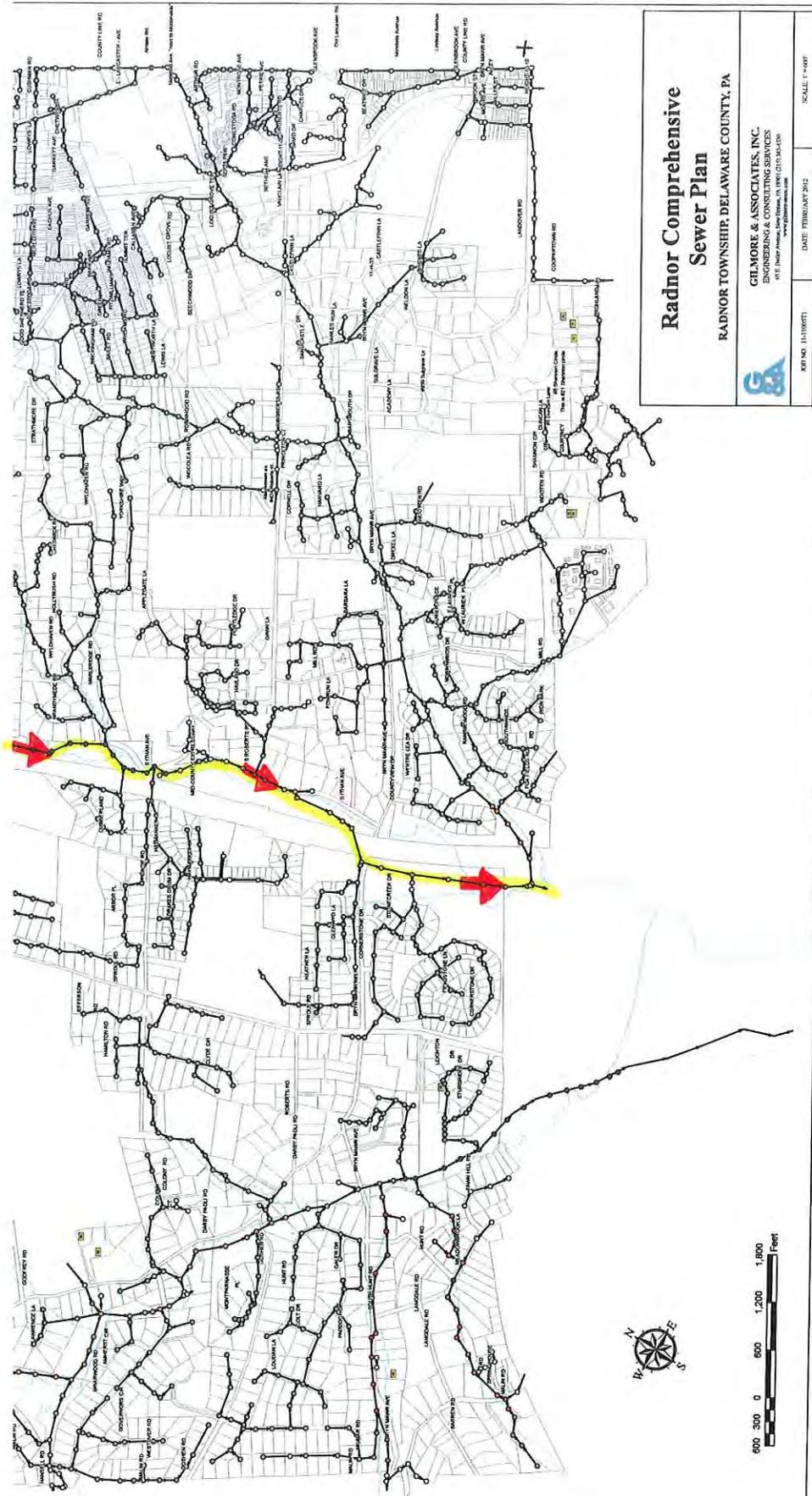


→ CONVEYANCE ROUTE

①



↑ CONVEYANCE ROUTE



- Legend**
PIPE SIZE
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 - 798
 - 804
 - 810

Radnor Comprehensive Sewer Plan
 RADNOR TOWNSHIP, DELAWARE COUNTY, PA

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 1011 EAST WASHINGTON STREET, SUITE 200
 PHILADELPHIA, PA 19107
 TEL: 215-381-1000
 WWW.GILMORE-PA.COM

DATE: FEBRUARY 2015
 SCALE: 1"=400'

CONVEYANCE ROUTE

3

APPENDIX A – WATER RECORDS

Water monthly statement January 2016 through December 2016

| Account Nmbrr | Meter number | Meter Size | Jan | Feb | March | April | May | June | July | August | Sept | Oct | Nov | Dec | Misc | Total |
|---------------|--------------|------------|-----|-----|-------|-------|-----|------|------|--------|------|-----|-----|-----|------|-------|
|---------------|--------------|------------|-----|-----|-------|-------|-----|------|------|--------|------|-----|-----|-----|------|-------|

0001 785 460 178546
 Xavier (125 Beds)
 56557370 3 Billing period
 56563982/10050452 Amount Paid
 new meter 2/9/10 Usage Gallons
 Gal/Day/Bed

| | | | | | | | | | | | |
|------------|------------|------------|-----------|------------|-----------|-----------|-----------|------------|------------|-------------|-------------|
| 12/15-1/16 | 1/16-2-16 | 2/16-3/16 | 3/16-4/16 | 4/16-5/16 | 5/16-6/16 | 6/16-7/16 | 7/16-8/16 | 8/16-9/16 | 9/16-10/16 | 10/16-11/16 | 11/16-12/16 |
| \$518.64 | \$1,289.76 | \$1,151.28 | \$873.45 | \$1,136.71 | \$400.05 | \$513.37 | \$548.51 | \$1,075.49 | \$1,289.76 | \$1,210.32 | \$904.12 |
| 28,400 | 133,200 | 114,200 | 129,000 | 112,200 | 14,900 | 27,800 | 31,800 | 103,800 | 133,200 | 122,300 | 79,600 |
| 7 | 38 | 30 | 34 | 30 | 4 | 7 | 8 | 25 | 34 | 31 | 22 |

Water monthly statement January 2017 through December 2017

| Account Nmbrr | Meter number | Meter Size | Jan | Feb | March | April | May | June | July | August | Sept | Oct | Nov | Dec | Misc | Total |
|---------------|--------------|------------|-----|-----|-------|-------|-----|------|------|--------|------|-----|-----|-----|------|-------|
|---------------|--------------|------------|-----|-----|-------|-------|-----|------|------|--------|------|-----|-----|-----|------|-------|

0001 785 460 178546
 Xavier (125 Beds)
 56557370 3 Billing period
 56563982/10050452 Amount Paid
 new meter 2/9/10 Usage Gallons
 16040632 Gal/Day/Bed

| | | | | | | | | | | | |
|------------|------------|------------|-----------|-----------|-----------|-----------|-----------|------------|------------|-------------|-------------|
| 12/16-1/17 | 1/17-2/17 | 2/17-3/17 | 3/17-4/17 | 4/17-5/17 | 5/17-6/17 | 6/17-7/17 | 7/17-8/17 | 8/17-9/17 | 9/17-10/17 | 10/17-11/17 | 11/17-12/17 |
| \$577.72 | \$1,135.98 | \$1,066.02 | \$991.68 | \$924.79 | \$319.00 | \$501.07 | \$454.18 | \$1,055.09 | \$1,222.65 | \$1,173.35 | \$925.11 |
| 35,500 | 112,100 | 102,500 | 92,300 | 69,400 | 6,200 | 26,400 | 22,200 | 101,000 | 119,900 | 113,300 | 79,400 |
| 9 | 30 | 28 | 23 | 19 | 2 | 7 | 5 | 26 | 32 | 29 | 21 |

Average to Date
 Average (Aug '16 to May '17)
 Maximum Monthly Flow

21 gpd/bed
 25 gpd/bed
 38 gpd/bed



Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

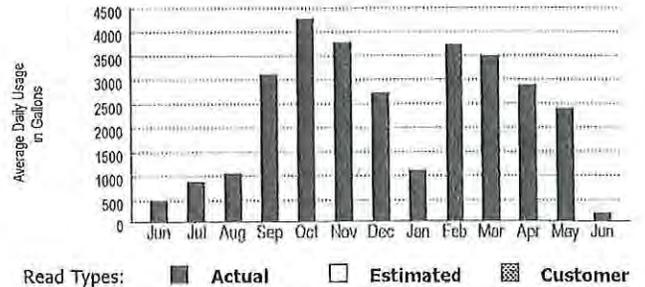
Questions about your water service?... Contact us before the due date.
 Bill Date **June 26, 2017** Total Amount Due **\$ 319.00** Current Charges Due Date **July 18, 2017**

| Meter Data | Meter | Size | Billing Period | Days | Read Type / Meter Readings | | Usage | Units |
|-----------------------------------|----------|------|----------------------|------|----------------------------|----------------------|--------------------|-------|
| | 16040832 | 3" | 06/22/17 05/23/17 | 30 | A 111000 A 110500 | A 569300 A 563600 | 6,200 | Gallo |
| Average Daily Usage = 206 Gallons | | | Total Days: 30 | | * A = Actual E = Estimated | | Total Usage: 6,200 | Gall |

Billing Detail

Amount Owed from Last Bill \$ 824.79
 Total Payments Received 824.79
Remaining Balance 0.00
 Customer Charge 257.00
 6,200 gallons @ \$0.01 per gallon 62.00
 Total Water Charges 319.00
Amount Due \$ 319.00

Water Usage History



Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check
000178546 0178546
 Amount Due **\$ 319.00** Current Charges Due Date **July 18, 2017**
 Amount Enclosed

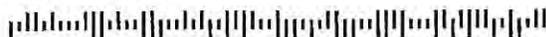
\$ **319.00**

Please make check payable to
Aqua PA
 MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1835808 9125 1 FP 0.453 Seq=9125

*****ALL FOR ADC 190 C 76824 8984
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087



00017854601785460000000319009





Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **May 25, 2017** Total Amount Due **\$ 824.79** Current Charges Due Date **June 16, 2017**

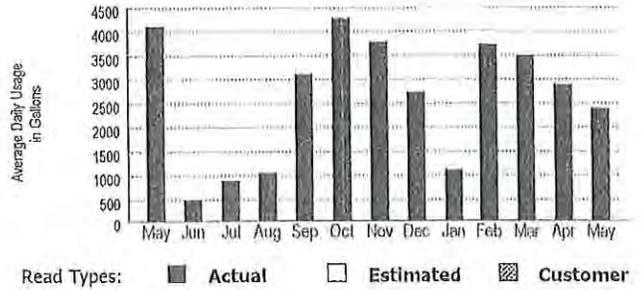
Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | Usage | Units | |
|-------------------------------------|------|----------------|------|----------------------------|--------------|--------|--------|
| 16040832 | 3" | 05/23/17 | 29 | A 110500 A 563600 | 69,400 | Gallon | |
| | | 04/24/17 | | A 101500 A 503200 | | | |
| Average Daily Usage = 2,393 Gallons | | Total Days: | 29 | * A = Actual E = Estimated | Total Usage: | 69,400 | Gallon |

Billing Detail

| | |
|--|------------------|
| Amount Owed from Last Bill | \$ 991.68 |
| Total Payments Received..... | 991.68 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 23,300 gallons @ \$0.008785 per gallon..... | 204.69 |
| Next 36,100 gallons @ \$0.007288 per gallon..... | 263.10 |
| Total Water Charges | 824.79 |
| Amount Due..... | \$ 824.79 |

Water Usage History



Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check
000178546 0178546
 Amount Due **\$ 824.79** Current Charges Due Date **June 16, 2017**
 Amount Enclosed

\$ **824.79**

Please make check payable to
Aqua PA
 MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1826229 8367 1 AV 0.370 Seq=8367

AUTOSCH 5-DIGIT 19087 C 43826 8599
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



000178546017854600000000824793





Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **April 26, 2017** Total Amount Due **\$ 991.68** Current Charges Due Date **May 18, 2017**

| Meter Data | Meter | Size | Billing Period | Days | Read Type / Meter Readings | Usage | Units |
|-------------------------------------|----------|------|----------------|------|----------------------------|---------------------|---------|
| | 16040832 | 3" | 04/24/17 | 32 | A 101500 A 503200 | 92,300 | Gallons |
| | | | 03/23/17 | | A 89000 A 423400 | | |
| Average Daily Usage = 2,884 Gallons | | | Total Days: 32 | | * A = Actual E = Estimated | Total Usage: 92,300 | Gallons |

Billing Detail

Amount Owed from Last Bill \$ 1,066.02
 Total Payments Received 1,066.02
Remaining Balance 0.00
 Customer Charge 257.00
 10,000 gallons @ \$0.01 per gallon 100.00
 Next 23,300 gallons @ \$0.008785 per gallon 204.69
 Next 59,000 gallons @ \$0.007288 per gallon 429.99
 Total Water Charges 991.68
Amount Due \$ 991.68

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

PA1460073

Keep top portion for your records.
 Return this portion with your payment.

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

Account Number - Please print on your check
000178546 0178546

Amount Due **\$ 991.68** Current Charges Due Date **May 18, 2017**

Amount Enclosed

\$ 99168

Please make check payable to
Aqua PA

MAIL TO ADDRESS ON BACK OF THIS STUB

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1816544 9033 1 AV 0.370 Seq=9033

AUTOSCH 5-DIGIT 19087 C 10228 8299
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000000991683





Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.

Bill Date **March 28, 2017** Total Amount Due **\$ 1,066.02** Current Charges Due Date **April 19, 2017**

Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | Usage | Units |
|-------------------------------------|------|----------------------|------|--------------------------------------|----------------------|---------|
| 16040832 | 3" | 03/23/17 02/22/17 | 29 | A 89000 A 423400 A 61000 A 348900 | 102,500 | Gallons |
| Average Daily Usage = 3,534 Gallons | | Total Days: 29 | | * A = Actual E = Estimated | Total Usage: 102,500 | Gallons |

Billing Detail

Amount Owed from Last Bill \$ 1,135.98
 Total Payments Received..... 1,135.98
Remaining Balance 0.00
 Customer Charge..... 257.00
 10,000 gallons @ \$0.01 per gallon 100.00
 Next 23,300 gallons @ \$0.008785 per gallon..... 204.69
 Next 69,200 gallons @ \$0.007288 per gallon..... 504.33
 Total Water Charges 1,066.02
Amount Due..... \$ 1,066.02

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Keep top portion for your records.
 Return this portion with your payment.

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

Account Number - Please print on your check
000178546 0178546
 Amount Due **\$ 1,066.02** Current Charges Due Date **April 19, 2017**
 Amount Enclosed

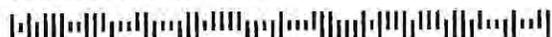
\$ 1,066.02

Please make check payable to
Aqua PA
 MAIL TO ADDRESS ON BACK OF THIS STUB

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1807095 8515 1 AV 0.370 Seq=8515

AUT0SCH 5-DIGIT 19087 C 86825 P124
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000001066020





Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
 www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **February 24, 2017** Total Amount Due **\$ 1,135.98** Current Charges Due Date **March 20, 2017**

| Meter Data | Meter | Size | Billing Period | Days | Read Type / Meter Readings | | Usage | Units |
|-------------------------------------|----------|------|----------------------|------|----------------------------|----------------------|--------------|-----------------|
| | 16040832 | 3" | 02/22/17 01/23/17 | 30 | A 61000 A 45000 | A 348900 A 252800 | 112,100 | Gallons |
| Average Daily Usage = 3,736 Gallons | | | Total Days: | 30 | * A = Actual E = Estimated | | Total Usage: | 112,100 Gallons |

Billing Detail

| | |
|--|--------------------|
| Amount Owed from Last Bill | \$ 577.72 |
| Total Payments Received..... | 577.72 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 23,300 gallons @ \$0.008785 per gallon..... | 204.69 |
| Next 78,800 gallons @ \$0.007288 per gallon..... | 574.29 |
| Total Water Charges | 1,135.98 |
| Amount Due..... | \$ 1,135.98 |

Message Center (see reverse side for other information)

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Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check
000178546 0178546

Amount Due **\$ 1,135.98** Current Charges Due Date **March 20, 2017**
 Amount Enclosed

\$

Please make check payable to
Aqua PA
 MAIL TO ADDRESS ON BACK OF THIS S

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1797187

14053 1 AV 0.370
 Seq=14053

AUTOSCH 5-DIGIT 19087 C 69034 R229
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000001135982





Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **January 25, 2017** Total Amount Due **\$ 577.72** Current Charges Due Date **February 16, 2017**

Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | | Usage | Units |
|-------------------------------------|------|----------------|------|----------------------------|----------|---------------------|--------|
| 16040832 | 3" | 01/23/17 | 33 | A 45000 | A 252800 | 35,500 | Gallon |
| | | 12/21/16 | | A 40500 | A 221800 | | |
| Average Daily Usage = 1,075 Gallons | | Total Days: 33 | | * A = Actual E = Estimated | | Total Usage: 35,500 | Gallon |

Billing Detail

| | |
|--|------------------|
| Amount Owed from Last Bill | \$ 904.12 |
| Total Payments Received..... | 904.12 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 23,300 gallons @ \$0.008785 per gallon..... | 204.69 |
| Next 2,200 gallons @ \$0.007288 per gallon | 16.03 |
| Total Water Charges | 577.72 |
| Amount Due..... | \$ 577.72 |

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check

000178546 0178546

Amount Due **\$ 577.72** Current Charges Due Date **February 16, 2017**

Amount Enclosed

\$ **577.72**

Please make check payable to
Aqua PA

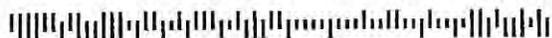
MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1787345

9545 1 AV 0.370
Seq=9545

AUTOSCH 5-DIGIT 19087 C 48230 #289
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000000577729





Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **December 23, 2016** Total Amount Due **\$ 904.12** Current Charges Due Date **January 16, 2017**

Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | Usage | Units |
|-------------------------------------|------|----------------|------|----------------------------|--------------|---------------|
| 16040832 | 3" | 12/21/16 | 29 | A 40500 A 221800 | 79,600 | Gallon |
| | | 11/22/16 | | A 29000 A 153700 | | |
| Average Daily Usage = 2,744 Gallons | | Total Days: | 29 | * A = Actual E = Estimated | Total Usage: | 79,600 Gallon |

Billing Detail

| | |
|--|------------------|
| Amount Owed from Last Bill | \$ 2,500.08 |
| Total Payments Received..... | 2,500.08 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 23,300 gallons @ \$0.008785 per gallon..... | 204.69 |
| Next 46,300 gallons @ \$0.007288 per gallon..... | 337.43 |
| Total Water Charges | 899.12 |
| Annual Backflow Admin Fee \$5 Per Device | 5.00 |
| Amount Due..... | \$ 904.12 |

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check
000178546 0178546

Amount Due **\$ 904.12** Current Charges Due Date **January 16, 2017**

Amount Enclosed

\$ **904.12**

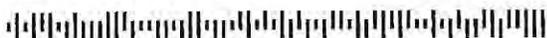
Please make check payable to
Aqua PA
 MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1777558

18228 1 AV 0.373
 Seq=18228

AUTOSCH 5-DIGIT 19087 C 33840 B389
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000000904126





Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **November 28, 2016** Total Amount Due **\$ 2,500.08** Current Charges Due Date **December 20, 2016**

Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | Usage | Units |
|-------------------------------------|------|----------------|------|----------------------------|--------------|----------------|
| 16040832 | 3" | 11/22/16 | 32 | A 29000 A 153700 | 122,300 | Gallon |
| | | 10/21/16 | | A 11000 A 49400 | | |
| Average Daily Usage = 3,821 Gallons | | Total Days: 32 | | * A = Actual E = Estimated | Total Usage: | 122,300 Gallon |

Billing Detail

| | |
|---|--------------------|
| Amount Owed from Last Bill | \$ 1,289.76 |
| Total Payments Received | 0.00 |
| Remaining Balance | 1,289.76 |
| Customer Charge | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 23,300 gallons @ \$0.008785 per gallon | 204.69 |
| Next 89,000 gallons @ \$0.007288 per gallon | 648.63 |
| Total Water Charges | 1,210.32 |
| Amount Due | \$ 2,500.08 |

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
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Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check

000178546 0178546

Amount Due **\$ 2,500.08** Current Charges Due Date **December 20, 2016**

Amount Enclosed

\$ 2500.32

Please make check payable to
Aqua PA
 MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1768632 15482 1 AV 0.373 Seq=15482

AUTOSCH 5-DIGIT 19087 C 40646 B019
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000002500086





Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
 www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **October 25, 2016** Total Amount Due **\$ 1,289.76** Current Charges Due Date **November 16, 2016**

| Meter Data | Meter | Size | Billing Period | Days | Read Type / Meter Readings | | Usage | Units |
|---|----------|------|----------------|------|----------------------------|-----------|--------------|----------------|
| New Meter | 16040832 | 3" | 10/21/16 | 16 | A 11000 | A 49400 | 60,200 | Gallon |
| | | | 10/05/16 | | A 200 | A 0 | | |
| Old Meter | 10050452 | 3" | 10/05/16 | 15 | A 2111000 | A 5013100 | 73,000 | Gallon |
| | | | 09/20/16 | | A 2098000 | A 4953100 | | |
| *We have exchanged your meter during this billing period. | | | | | | | | |
| Average Daily Usage = 4,296 Gallons | | | Total Days: | 31 | * A = Actual E = Estimated | | Total Usage: | 133,200 Gallon |

Billing Detail

| | |
|--|--------------------|
| Amount Owed from Last Bill | \$ 1,075.49 |
| Total Payments Received..... | 1,075.49 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 23,300 gallons @ \$0.008785 per gallon..... | 204.69 |
| Next 99,900 gallons @ \$0.007288 per gallon..... | 728.07 |
| Total Water Charges | 1,289.76 |
| Amount Due..... | \$ 1,289.76 |

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
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Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check
000178546 0178546

Amount Due **\$ 1,289.76** Current Charges Due Date **November 16, 2016**

Amount Enclosed

\$, .

Please make check payable to
Aqua PA

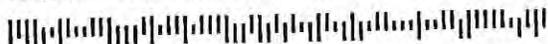
MAIL TO ADDRESS ON BACK OF THIS ST

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1758884A HIG

Seq=29

*****SINGLE-PIECE C I P I
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000001289762





SERVICE TO:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

ACCOUNT NUMBER
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
 www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date Total Amount Due Current Charges Due Date
September 22, 2016 \$ 1,075.49 October 14, 2016

Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | Usage | Units | |
|-------------------------------------|------|----------------------|------|--|--------------|---------|--------|
| 10050452 | 3" | 09/20/16 08/18/16 | 33 | A 2098000 A 4953100 A 2077000 A 4870300 | 103,800 | Gallon | |
| Average Daily Usage = 3,145 Gallons | | Total Days: | 33 | * A = Actual E = Estimated | Total Usage: | 103,800 | Gallon |

Billing Detail

| | |
|--|--------------------|
| Amount Owed from Last Bill | \$ 548.51 |
| Total Payments Received..... | 548.51 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 23,300 gallons @ \$0.008785 per gallon..... | 204.69 |
| Next 70,500 gallons @ \$0.007288 per gallon..... | 513.80 |
| Total Water Charges | 1,075.49 |
| Amount Due..... | \$ 1,075.49 |

Message Center (see reverse side for other information)

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Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check

000178546 0178546

Amount Due Current Charges Due Date
\$ 1,075.49 October 14, 2016

Amount Enclosed

\$ 1,075.49

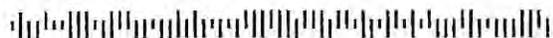
Please make check payable to
Aqua PA
 MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=174B399A HIG

Seq=22

*****SINGLE-PIECE C I P I
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000001075494





Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **August 22, 2016** Total Amount Due **\$ 548.51** Current Charges Due Date **September 13, 2016**

Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | | Usage | Units |
|-------------------------------------|------|----------------|------|----------------------------|-----------|--------------|---------------|
| 10050452 | 3" | 08/18/16 | 30 | A 2077000 | A 4870300 | 31,800 | Gallon |
| | | 07/19/16 | | A 2069000 | A 4846500 | | |
| Average Daily Usage = 1,060 Gallons | | Total Days: 30 | | * A = Actual E = Estimated | | Total Usage: | 31,800 Gallon |

Billing Detail

| | |
|--|------------------|
| Amount Owed from Last Bill | \$ 513.37 |
| Total Payments Received..... | 513.37 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 21,800 gallons @ \$0.008785 per gallon..... | 191.51 |
| Total Water Charges | 548.51 |
| Amount Due..... | \$ 548.51 |

Message Center (see reverse side for other information)

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Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check

000178546 0178546

Amount Due **\$ 548.51** Current Charges Due Date **September 13, 2016**

Amount Enclosed

\$ **548.51**

Please make check payable to
Aqua PA
 MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1738293 11968 1 AV 0.373 Seq=11968

AUTOSCH 5-DIGIT 19087 C 636 P 751
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000000548510





Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date **July 21, 2016** Total Amount Due **\$ 513.37** Current Charges Due Date **August 12, 2016**

Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | Usage | Units |
|-----------------------------------|------|----------------------|------|--|---------------------|--------|
| 10050452 | 3" | 07/19/16 06/17/16 | 32 | A 2069000 A 4846500 A 2063000 A 4824700 | 27,800 | Gallon |
| Average Daily Usage = 868 Gallons | | Total Days: 32 | | * A = Actual E = Estimated | Total Usage: 27,800 | Gallon |

Billing Detail

| | |
|--|------------------|
| Amount Owed from Last Bill..... | \$ 400.05 |
| Total Payments Received..... | 400.05 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 17,800 gallons @ \$0.008785 per gallon..... | 156.37 |
| Total Water Charges | 513.37 |
| Amount Due..... | \$ 513.37 |

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the Aqua Notify button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
1275 EAGLE RD
RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check

000178546 0178546

Amount Due Current Charges Due Date

\$ 513.37 August 12, 2016

Amount Enclosed

\$ **513.37**

Please make check payable to
Aqua PA

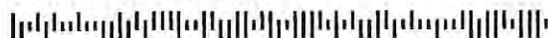
MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1728351

15010 1 AV 0.373
 Seq=15010

AUTOSCH 5-DIGIT 19087 C 77437 R39
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000000513370





Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

Account Number
000178546 0178546
 MAIN DIVISION
 1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
 Fax: **866.780.8292**
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.

Bill Date
June 21, 2016

Total Amount Due
\$ 400.05

Current Charges Due Date
July 13, 2016

Meter Data

| Meter | Size | Billing Period | Days | Read Type / Meter Readings | | Usage | Units |
|-----------------------------------|------|----------------|------|----------------------------|-----------|--------------|---------------|
| 10050452 | 3" | 06/17/16 | 30 | A 2063000 | A 4824700 | 14,900 | Gallon |
| | | 05/18/16 | | A 2061000 | A 4811800 | | |
| Average Daily Usage = 496 Gallons | | Total Days: | 30 | * A = Actual E = Estimated | | Total Usage: | 14,900 Gallon |

Billing Detail

| | |
|--|------------------|
| Amount Owed from Last Bill..... | \$ 1,136.71 |
| Total Payments Received..... | 1,136.71 |
| Remaining Balance | 0.00 |
| Customer Charge..... | 257.00 |
| 10,000 gallons @ \$0.01 per gallon | 100.00 |
| Next 4,900 gallons @ \$0.008785 per gallon | 43.05 |
| Total Water Charges | 400.05 |
| Amount Due..... | \$ 400.05 |

Message Center (see reverse side for other information)

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Keep top portion for your records.
 Return this portion with your payment.

Service To:
CABRINI COLLEGE
 1275 EAGLE RD
 RADNOR, PA 19087-3627

AQUA Water Bill

Aqua Pennsylvania, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number - Please print on your check

000178546 0178546

Amount Due Current Charges Due Date
\$ 400.05 July 13, 2016

Amount Enclosed

\$ 400.05

Please make check payable to

Aqua PA

MAIL TO ADDRESS ON BACK OF THIS STU

PLEASE DO NOT REMIT PAYMENT TO THE ABOVE ADDRESS

Cyc=10WD 1up=1718356 13039 1 AV 0.373
Seq=13039

AUTOSCH 5-DIGIT 19087 C 82240 B5B
 CABRINI COLLEGE
 0610 KING OF PRUSSIA RD
 CABRINI COLLEGE
 WAYNE PA 19087-3623



00017854601785460000000400054



RESOLUTION NO. 2018-42
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING MELIORA
DESIGN, INCORPORATED TO PROVIDE SURVEY,
PERMITTING, DESIGN, AND BIDDING DOCUMENTS
FOR THE REPLACEMENT OF THE MALIN ROAD
CULVERT AT A COST OF \$115,005.

WHEREAS, cost proposals were solicited from two qualified firms to provide survey, engineering, design, permitting, and bidding documents in regards to the replacement of the Malin Road Culvert.

WHEREAS, Meliora Design, Incorporated submitted a cost proposal to provide Survey, Permitting, Design, and Bidding Documents for the Replacement of the Malin Road Culvert at a cost of \$115,005.

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize Meliora Design, Incorporated to Provide Survey, Permitting, Design, and Bidding Documents for the Replacement of the Malin Road Culvert at a cost of \$115,005.

SO RESOLVED this 11th day of June, A.D., 2018

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 6th, 2018

TO: Radnor Township Board of Commissioners

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

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

LEGISLATION: **Resolution #2018-42:** Authorizing Meliora Design, Incorporated to Provide Survey, Permitting, Design, and Bidding Documents for the Replacement of the Malin Road Culvert

LEGISLATIVE HISTORY: The Board of Commissioners previously approved an analysis of the structure.

PURPOSE AND EXPLANATION: The Malin Road Culvert conveys Fox Run Creek under Malin Road, just east of Bryn Mawr Avenue. The culvert was evaluated several years ago. The road has subsided above the culvert, the masonry portions of masonry part of the culvert are completely missing on the downstream side of the culvert, the concrete span on both sides of the culvert has lost section, and the riveted “chimney pipe” is severely rusted and deteriorated. This replacement has been on the “radar” for several years, as Malin Road is heavily travelled in AM and PM peak periods. The project is in the 2018 Board of Commissioners Approved Budget, in the Stormwater Fund. Preliminary cost estimates for construction were at \$1,200,000. Once the design is along, a more refined cost estimate will be provided. As always, the sealed bid process will provide the market price from the lowest qualified bidder.

A scope of work was put forth to Gannett Fleming, Incorporated and Meliora Design, Incorporated, to solicit cost proposals for survey, design, permitting, bidding documents, and an estimated probable cost of construction. The cost submitted were \$144,000 and \$115,005, respectively. My recommendation to the Board of Commissioners is that, if it so please the Board to award the contract, Meliora should be chosen.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners authorization, a requisition would be entered into our financial system. Upon receipt of a purchase order number, Meliora will begin work. Sine there is a DEP permitting process involved, it is anticipated that design will take six to nine months.

FISCAL IMPACT: This project is noted in the 2018 project list of the Stormwater Fund, in the 2018 Budget. This project will be funded from the “04” Stormwater Fund, at a cost of \$115,005.

Recommendation: *I respectfully request that the Board of Commissioners Authorize Meliora Design, Incorporated to Provide Survey, Permitting, Design, and Bidding Documents for the Replacement of the Malin Road Culvert at a cost of \$115,005.*

May 24, 2018

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

RE: Radnor Malin Road Culvert Design and Documentation Proposal

Dear Mr. Norcini:

Meliora Design is pleased to submit this proposal to provide Professional Design and Consulting Services for the Malin Road Culvert in Radnor Township.

Project Understanding

It is our understanding that Radnor Township would like to replace the existing culvert across Malin Road, within Foxes Run. The Township had previously done an assessment on the feasibility to rehabilitate the existing culvert, but is now planning on replacing the culvert entirely. We assume the new culvert will be a precast concrete construction, with precast or cast-in-place wing wall abutments. Malin Road is a two-lane road owned by the Township, with no shoulder or sidewalk, and will be restored in kind. There are two drainage inlets on the culvert approach, which will be replaced. We expect that these inlets serve as a discharge for the neighborhoods MS4 system, and that this discharge will also be replaced. There is also an adjacent sanitary pumping station, which will not be affected by this project.

Meliora will provide project management, design documentation and permitting services to execute the culvert replacement project. We assume the Township approval process will include presentation at a BOC meeting and other applicable meetings. Permitting will include a Stream Encroachment Permit to PADEP and US ACE. Meliora will prepare bid documents, with front end docs provided by the Township which will be updated by Meliora for this specific project. We will contract subconsultants to provide survey, geotech, wetland mapping and cost estimating services. We assume the Township will provide construction inspectors, and that Meliora's construction administration role will be limited to typical pre-construction activities.

Scope of Work and Deliverables by Task

Our proposed Scope of Work includes five (5) tasks as described below:

Task 1 Preliminary Design

In this phase, we will obtain a site survey, wetland mapping and geotech borings to facilitate the design. Based on this information we will document the preliminary design for approval by RT, and will conduct a preliminary hydraulic analysis to quantify the flow conditions during a range of design storm events. A cost estimate will be provided as part of the Preliminary Design Deliverable. We anticipate some Township Coordination during this process, which is discussed in Task 3.

Tangible Work Products:

- Topographic survey, wetland mapping, geotech borings
- Preliminary plans
 - Existing conditions
 - Demolition
 - E&S Plan
 - Culvert Layout
 - Roadway Plan
 - Grading Plan
 - Sections
 - Details
- Hydrologic and hydraulic analysis
- Cost Estimate

Task 2 Final Design

In this task, we will develop one submission for Construction Documents to be reviewed by Radnor Township staff for the culvert replacement, with supporting cost estimate and bid document preparation. In addition to furthering the plans provided in Task 1, the Final Design documentation will include design of support structures such as guiderail & signage, as well as temporary traffic controls during construction.

Tangible Work Products:

- Construction Documents (Plans & Specifications)
 - Existing conditions
 - Demolition
 - E&S Plan, Notes & Details
 - Culvert Plans & Details
 - Culvert Endwall Plans & Details
 - Roadway Plans, Sections & Details
 - Signage Plan & Details
 - Grading Plan
 - Stream Sections
 - Traffic Control Plan & Details
- H&H Calculations & Report (for permitting)
- E&S Report (for permitting)
- Specifications
- Preparation of Bid Documents (boilerplate from RT)
- Cost Estimate

Task 3 Township Coordination

We anticipate there will be some formal coordination with RT in the form of meetings. We will attend one (1) Board of Commissioners meeting and three (3) other Township meeting.

Task 4 Stream Encroachment Permitting

The project will require a PADEP and US ACE Stream Encroachment Permit for work within the stream. Meliora will facilitate and attend one pre-application meeting with the reviewing agencies. In coordination with the completion of the final design we will prepare any necessary permit specific plans, complete & submit forms.

Tangible Work Products:

- Pre-application meeting with PADEP and US ACE
- Stream Encroachment Permit submission

Task 5 Construction Administration

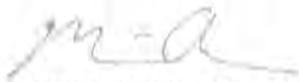
Meliora's construction administration services will be focused on bid-support and pre-construction activities. This will include the following

- Submittal review
- Issue drawing addenda
- Attend a prebid meeting

All work products will be provided in hard copy and digital format.

Thank you again for the opportunity to provide this proposal, and we look forward to supporting Radnor Township. If you have any other questions or need additional information, I can be reached at 610-933-0123 or michelea@melioradesign.com.

Sincerely yours,



Michele C. Adams, PE, LEED AP
Principal



Marc B. Henderson, PE
Project Manager

Project Name
 Meliora Detailed Fee Estimate
 Prepared for Client Name
 March 12, 2018

Meliora Design - Fee Estimate - Detailed

| Title | Principal | Senior Engineer | Water Resources Designer | Structural Designer | Structural Engineer | Total Hours | Total Fee | |
|--------------------------------|-----------|-----------------|--------------------------|---------------------|---------------------|-------------|------------------|-------------------|
| Billing Rate | \$195.00 | \$135.00 | \$95.00 | \$90.00 | \$110.00 | | | |
| Subconsultants | | | | | | | | |
| Survey | | | | | | | \$ 6,000 | |
| Geotech | | | | | | | \$ 6,000 | |
| Wetland | | | | | | | \$ 2,000 | |
| Cost Estimate | | | | | | | \$ 5,000 | |
| Subconsultants Subtotal | | | | | | | \$ 19,000 | |
| Total Fee | | | | | | | | \$ 115,005 |

Motion for Confirmation
of the Appointment of
Stephen McNelis as
Director of Public Works

Recognition of Commissioner
Matthew Marshall

Motion to Censure
Commissioner Sean Farhy

Public Participation

McNICHOL, BYRNE & MATLAWSKI, P.C.
ATTORNEYS AT LAW

Paul D. McNichol *
James J. Byrne, Jr.
J. Adam Matlawski
Kelly S. Sullivan
Daniel J. McCusker
Kelly C. Hayes *
Kaitlyn T. Searls*

Of Counsel:
Raymond J. Peppelman, Jr.
Direct Phone: (610) 566-7777

May 30, 2018

* Licensed to practice in PA and NJ

Via Email (lborowski@radnor.org)

Via Email (lac@mudlawfirm.com)

Lisa Borowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Luke Clark, IV, Esquire
Musi, Malone & Daubenberger, LLP
21 West Third Street
Media, PA 19063

Re: Radnor Township Solicitor Letter

Dear Ms. Borowski and Mr. Clark:

Please allow this letter to supplement my correspondence to you dated May 29, 2018. In response to our telephone conversation, I would agree, on behalf of our firm, to the following terms if selected as Township Solicitor:

(1) **Monthly Retainer - \$5,600**

The monthly retainer covers preparation and attendance at all Commissioner meetings, planning commission meetings, and any other Township meetings we are requested to attend. These may include Shade Tree, Design Review, Stormwater, and other special meetings. No travel time is charged. The retainer also covers phone calls and electronic correspondence from Board members, administration, department heads, police department, and township residents. Also included in the review and drafting of legal notices, ordinances, and resolutions; the review of bidding requirements and contracts; attendance at weekly staff meetings; and attendance at other meetings with Commissioners, staff, residents, business owners and possible developers.

(2) **Litigation - \$165.00 per hour**

This covers all Township enforcement matters involving zoning, building code, fire code, property maintenance, rental housing, and police matters. We will monitor litigation being handled by the Township's insurance carrier and report annually to the appointed auditors. We will represent the

1223 N. Providence Road, Media, Pennsylvania 19063
(610) 565-4322 • FAX (610) 565-9531 • info@mbmlawoffice.com
Website: www.mbmlawoffice.com

McNICHOL, BYRNE & MATLAWSKI, P.C.

Lisa Borowski
Luke Clark, IV, Esquire
May 30, 2018
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Township in the Delaware County Court of Common Pleas, in local Magisterial Court, before the Township Zoning Hearing Board, the Township Rental Housing Board and Code Appeal Board, as well as all State and Federal Agencies, and matters argued before the State Appellate Courts and Federal Courts. We do charge for travel in litigation matters outside the Township building.

(3) **Real Estate/Land Development - \$185.00 per hour**

This primarily involves subdivision and land development matters from application to approvals and dedication. All time billed is reimbursed to the Township by the landowner or developer. It would also include land development and land acquisition by the Township.

(4) **Special Projects - \$160.00 per hour**

Special Projects – This covers matters requested by the Township outside of our general representation covered by the Retainer. These projects require lengthy legal representation and involvement.

We will charge hourly rates in six-minute segments. We will not charge secretarial nor paralegal time, nor will we charge an increased rate if a case should go to trial.

We will not charge for the cost of standard letter postage nor copying, but will charge for more significant postage, overnight mail and courier service, as well as for the costs actually incurred for recording, filing, process service and court reporter fees.

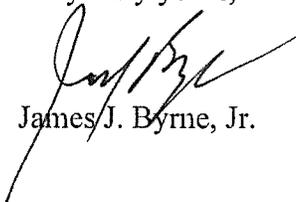
We will also agree to the suggestion that our fees be annually capped at \$150,000, paid by the Township, unless, under appropriate circumstances, we receive permission from the Township Board of Commissioners to exceed the said cap.

McNICHOL, BYRNE & MATLAWSKI, P.C.

Lisa Borowski
Luke Clark, IV, Esquire
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I hope this is helpful. I look forward to working with you.

Very truly yours,



James J. Byrne, Jr.

JJB:rs

Accepted by:

Date:

Lisa Borowski, Chairperson,
Commissioner, Ward 4

Robert Zienkowski
Township Manager and Secretary

McNICHOL, BYRNE & MATLAWSKI, P.C.
ATTORNEYS AT LAW

Paul D. McNichol *
James J. Byrne, Jr.
J. Adam Matlawski
Kelly S. Sullivan
Daniel J. McCusker
Kelly C. Hayes *
Kaitlyn T. Searls*

Of Counsel:
Raymond J. Peppelman, Jr.
Direct Phone: (610) 566-7777

April 23, 2018

* Licensed to practice in PA and NJ

Via Email (rzienkowski@radnor.org)

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

Re: Township Solicitor Proposal

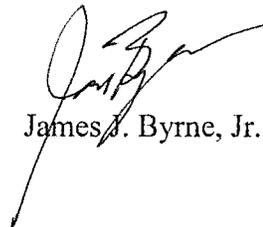
Dear Mr. Zienkowski:

Attached please find our proposal to provide Solicitor Services for Radnor Township, Pennsylvania.

If you have any questions, please advise.

Thank you very much.

Very truly yours,



James J. Byrne, Jr.

JJB:rs
Attachment

**PROPOSAL TO PROVIDE
SOLICITOR SERVICES TO RADNOR TOWNSHIP**

I. STATEMENT OF INTEREST

James J. Byrne, Jr., Esquire hereby states his interest in the position of Township Solicitor for Radnor Township, Pennsylvania.

II. GENERAL STATEMENT REGARDING PROPOSER'S UNDERSTANDING OF THE SCOPE OF SERVICES TO BE PROVIDED

I have reviewed the scope of services and I am confident that I, and my firm, McNichol, Byrne and Matlawski, P.C. are capable of providing all legal services described in the Scope of Services. I have been the Township Solicitor for Springfield Township, [a First-Class Township] since 1996 and I have also served as the Township Solicitor for Haverford Township [also a First-Class Township, with its own Home Rule Charter] since 2006. Our firm also represents Upper Darby Township [First Class and Home Rule Township] and Marple Township [First-Class Township]. I am a certified Mediator in Pennsylvania. I served as a Hearing Committee Member for the Disciplinary Board of the Supreme Court of Pennsylvania from 2000-2006. I have represented a number of other municipalities and authorities. I am well versed in Parliamentary Practice.

Because much of the firm practice concentrates on Municipal Law, I expect that my partners and associates will, from time to time, assist in the representation of Radnor Township.

Those lawyers are:

- (a) Paul McNichol, Esquire
- (b) Adam Matlawski, Esquire
- (c) Kelly Sullivan, Esquire
- (d) Kelly Hayes, Esquire
- (e) Kaitlyn Searls, Esquire

A copy of a resume for each of those lawyers, as well as a copy of our firm resume, is attached for your review.

James J. Byrne, Jr. and the other members of the firm will be available to provide services throughout the term of this agreement, and beyond such day, if additional litigation or related representation is required by the Township.

Neither James J. Byrne, Jr. nor any other members of the firm are aware of any potential conflict of interest that needs to be evaluated.

**III. REFERENCES WITH WHOM PROPOSER HAS PROVIDED TOWNSHIP
SOLICITOR SERVICES IN THE LAST TEN YEARS**

- (a) Lee Fulton, Township Manager
Springfield Township
50 Powell Road
Springfield, PA 19064
(610) 544-1300
lfulton@springfielddelco.org

- (b) Larry Gentile, Township Manager
Haverford Township
1014 Darby Road
Havertown, PA 19083
(610) 446-1000, ext. 2232
lgentile@haverfordtownship.org

- (c) Thomas J. Judge, Jr.
Upper Darby Township
100 Garrett Road
Suite 1
Upper Darby, PA 19082
(610) 734-7622
tjudge@upperdarby.org

IV. **RESUMES OF LAWYERS WHO WILL BE ASSIGNED TO ASSIST WITH REPRESENTATION**

- (a) James J. Byrne, Jr. - All Areas
- (b) Paul D. McNichol - All Areas
- (c) J. Adam Matlawski - All Areas
- (d) Kelly S. Sullivan - All Areas
- (e) Kelly C. Hayes - All Areas
- (f) Kaitlyn T. Searls - All Areas

JAMES J. BYRNE, JR.

Legal Employment Experience

Lawyer/Shareholder McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Road
Media, PA 19063

Municipal, Zoning and Land Use Practice
Pennsylvania Civil and Criminal Trial Practice
Pennsylvania Real Estate Practice
Business and Corporate Law
Federal Civil and Criminal Trial Practice

Solicitor - Springfield Township 1996-Present
Delaware County Chamber of Commerce 2005-Present
Haverford Township 2007-Present

Judicial Clerkships- Honorable Francis J. Catania, President Judge
Delaware County Court of Common Pleas, Media, PA
1984-1985

Honorable Patricia H. Jenkins, Judge
Delaware County Court of Common Pleas, Media, PA
1993-2000

Education West Chester State College, B.A., English, May, 1981
Delaware Law School of Widener University, J.D., May, 1984

Admitted to Practice Pennsylvania State Courts – Admitted October, 1984
U.S. District Court, Eastern District of Pennsylvania –
Admitted August, 1985
Third Circuit Court of Appeals - Admitted August, 1987
U.S. Supreme Court - Admitted November, 1987

Professional Affiliations Executive Board Member, Delaware County Bar Association, Young
Lawyers' Section, 1985 – 1990
Assistant Editor, Delaware County Legal Journal, 1988
Editor, Delaware County Legal Journal, 1989
Board of Directors - Delaware County Bar Association 1989 - 1990
President, Delaware County Bar Association, Young Lawyers'
Section, 1989 – 1990
Delaware County Bar Association, Member 1990 - Present
Member, Solicitors Association, 1996 - Present

Hearing Committee Member, Disciplinary Board of
Supreme Court of Pennsylvania, 2000-2006
Member Judicial Selection Interview Committee for the Federal
District Court for the Eastern District of Pennsylvania 2010-Present
Certified Mediator – 2013 - Present
Member of the Pennsylvania Council of Mediators, 2013 – Present

Professional
Awards

Outstanding Service Award – Delaware County Bar Association
Young Lawyers' Section - 1987
Special Recognition Award - Delaware County Bar Association - 1988
Nicholas J. Vadino, Jr., Memorial Award - Delaware County Bar
Association – 1990
Martindale-Hubbell-AV Preeminent Rating (Highest Possible Peer Review
Rating in Legal Ability and Ethical Standards) – 2006-Present

Presentations

Presenter, When Industry Attacks: Billboard Challenges to Local
Ordinances in
Pennsylvania (April 2012, Phoenixville Regional Planning Commission).

Presenter, Scenic America National Affiliates' Conference: Update on
Billboard
Litigation Pennsylvania (April 2012, Washington, DC)

Presenter, When Industry Attacks, Billboard Challenges to Local
Ordinances in
Pennsylvania (May 16, 2012, Chester County Bar Association Stivley Inn of
Court)

Presenter, PBI Municipal Law Colloquium (2013, 2014)

Presenter, Outdoor Advertising Pennsylvania First Class Township
Commissioners Conference (June, 2014)

Presenter, Delaware County Bench Bar Conference, the Role of the
Municipal Solicitor (June, 2017)

PAUL D. MCNICHOL

pmcnichol@mbmlawoffice.com

Practice Concentration

Mr. McNichol concentrates his practice in the areas of public employment law, litigation and municipal law.

Professional Background

McNichol Byrne & Matlawski, P.C.

September 2006 – Present

Shareholder

Blank Rome LLP

Partner, Labor & Employment Department

Associate, Media, Pennsylvania office

Admitted To Practice

United States District Court, Eastern District of Pennsylvania, 1992

Supreme Court of Pennsylvania, 1992

Supreme Court of New Jersey, 1992

Educational Background

Widener University School of Law, JD, *cum laude*, 1992

Widener University, BA, *cum laude*, 1988

Professional Organizations

Member, Philadelphia Bar Association

Member, Delaware County Bar Association

Work Experience

Solicitor, Upper Darby Township

Labor Solicitor, Delaware County

Solicitor, Delaware County Regional Water Quality Control Authority

Solicitor, Delaware County Authority

J. ADAM MATLAWSKI
McNichol, Byrne & Matlawski, P.C.
1223 N. Providence Road
Media, Pennsylvania 19063
(610) 565-4322
FAX (610) 565-9531
amatlawski@mbmlawoffice.com

PRACTICE CONCENTRATION:

Mr. Matlawski concentrates his practice in the areas of real estate, zoning/land use, municipal, commercial/business/financial transactions, municipal finance, estate planning and administration and economic development. He serves as solicitor for Marple Township, the Zoning Hearing Boards of Tinicum and Edgmont Townships and the Tinicum Township Civil Service Commission, assisting solicitor for Upper Darby Township, Haverford Township and Delaware County Regional Water Control Authority and as a special counsel for various municipalities and the County of Delaware for certain land development and eminent domain matters. Mr. Matlawski represents several private real estate developers in matters involving zoning subdivision and land development. Mr. Matlawski also serves as Solicitor for the Delaware County Industrial Development Authority and Upper Darby Industrial Development Authority and provides legal services for the Delaware Valley Regional Finance Authority and the Delaware County Authority, as well as the Delaware Commerce Center, the agency which administers various state and local economic development loan and grant programs in Delaware County. Mr. Matlawski has lectured on government financing programs. He also represents small businesses, and governmental entities in matters involving real estate acquisition, sale, development and leasing, eminent domain, financing, and corporate and commercial / business transactions. He represents financial institutions in loan, regulatory and collection / workout matters. Mr. Matlawski also provides estate planning and estate administration services to private clients. Mr. Matlawski provides legal services to various municipalities and authorities as bond counsel and issuer's counsel for municipal finance matters and is listed in the "Red Book".

ADMITTED TO PRACTICE:

Pennsylvania, 1984
United States District Court, Eastern District of Pennsylvania, 1984
United States Supreme Court, 1992

PROFESSIONAL BACKGROUND:

McNichol, Byrne & Matlawski, P.C.
2006- present
Shareholder

Blank Rome, LLP
1996 - 2006
Partner, Media Office

Lastowka & Messick, P.C.
1989 – 1996
Associate

Fronefield and deFuria
1987 – 1988
Associate

MacElree, Harvey, Gallagher & Featherman, Ltd.
1985 – 1987
Associate

West Chester University
Spring, 1986
Substitute Professor

Killian & Gephart
1984 – 1985
Associate

Pennsylvania Department of Revenue - Board of Appeals
1983 - 1984
Legal Assistant / Hearing Examiner

EDUCATIONAL BACKGROUND:

Dickenson School of Law, JD, 1984
Corpus Juris Society, President (1984)

West Chester University, BS – Criminal Justice, *cum laude*, 1980
Pi Gamma Mu (National Social Science Honor Society)

Haverford High School, 1976
National Honor Society

BOARD APPOINTMENTS / COMMUNITY SERVICE

Trustee, Council of Trustees, West Chester University (2007-present)
Member, Delaware County Economic Development Oversight Board (1997-2001, 2009-2016)
Member, Redevelopment Authority of the County of Delaware (1997-2001, 2009-2016)
Member, Broomall Rotary Club (1995-present)
Member, Board of Directors, SSI, West Chester University (2007-2010)
Member, Marple-Newtown Leisure Services Commission (1997-2008)
Member, Marple Township Civil Service Commission (1997-2008)
Commissioner, Marple Township Board of Commissioners (1992-1997)
(Pres. 1995)
Member, Board of Directors, YMCA of Eastern Delaware County (2004-2014)

PROFESSIONAL ORGANIZATIONS /APPOINTMENTS:

Solicitor, Delaware County Industrial Development Authority (1991-present)
Solicitor, Marple Township (2010-present)
Solicitor, Edgmont Township Zoning Hearing Board (1994-present)
Solicitor, Tincum Township Zoning Hearing Board (1996-present)
Solicitor, Tincum Township Civil Service Commission (1996-present)
Solicitor, Upper Darby Industrial Development Authority (2002-present)
Bond Counsel to Delaware Valley Regional Finance Authority (2009-present)
Assisting Solicitor for Upper Darby Township, Haverford Township, Delaware County Authority, Delaware County Regional Water Control Authority, Central Delaware County Authority
Assistant Solicitor, Delaware County Commerce Center (1989-1996)
Member, Delaware County Bar Association (1987-present)
President, Young Lawyers Section (1993)
Member, Board of Directors (1993)

RESIDENCE:

13 N. Morgan Avenue
Havertown, PA 19083
610-639-1499
Haverford Township, Delaware County

- Researched and prepared custody petitions.

Apr. 1998 to Aug. 1998

SEI Investments

Oaks, PA

Investor Services Specialist

- Provided telephone support in the Investment Advisor Group to internal and external Investment Advisors.
- NASD Series 6 certified.

June 1997 to Apr. 1998

Prudential

Horsham, PA

Customer Services Specialist

- Provided telephone support regarding insurance, annuities, investment and brokerage products.
- NASD Series 63 certified.

EDUCATION

1998 – 2001

Villanova University
School of Law

Villanova, PA

- Juris Doctor, May 2001, *Cum Laude*.
- Director, Public Interest Fellowship Program.

1993 – 1997

Villanova University

Villanova, PA

- Bachelor of Arts in Political Science, May 1997.

BAR ADMISSIONS

- Pennsylvania.
- United States District Court, Eastern District of Pennsylvania.
- 3rd Circuit Court of Appeals.

APPOINTMENTS

- District II Hearing Committee Member for The Disciplinary Board of the Supreme Court of Pennsylvania, 2005 -2011.

Kelly C. Hayes

BAR ADMISSIONS: Commonwealth of Pennsylvania, 2012
State of New Jersey, 2012

EDUCATION: **Widener University School of Law** Wilmington, DE
Juris Doctor, *cum laude*, May 2012
GPA: 3.181 Class Rank: Top 25%

Honors: Certificate of Achievement in Federal Estate and Gift Tax
Certificate of Achievement in Estate Planning
Certificate of Achievement in Insurance Law
Dean's List (5 of 8 semesters)
E. Wallace Chadwick Memorial Scholarship Recipient

Villanova University Villanova, PA
Bachelor of Arts in Political Science, *cum laude*, 2004
Cumulative GPA: 3.62 GPA in Major: 3.8

LEGAL EXPERIENCE:

McNichol, Byrne & Matlawski, P.C. Media, PA

Associate Attorney, 2012-Present:

- Practicing in the areas of municipal law, labor and employment law, land development and zoning, personal injury and civil litigation with a primary focus on estate planning and estate administration.
- Advise clients on Federal Estate and Gift Tax issues as well as Pennsylvania Inheritance tax and New Jersey Inheritance and Estate Tax issues on a daily basis.
- Administration of estates including probate, preparation of gift, inheritance and estate tax returns, review of fiduciary tax returns, review of business and real property valuations, preparation of family settlement agreements and accountings, represent clients at audits and successfully represented clients in will contests and other Orphan's Court litigation.
- Creation of estate plans which include drafting of wills, powers of attorney, advance directives, revocable and irrevocable trusts.
- Provide legal opinion and interpretation of municipal claims and local tax laws, statutes, court decisions and ordinances to elected and appointed municipal officials, employees and legal representatives.
- Assistant to solicitor of the Delaware County Board of Tax Assessments.
- Research and analyze statutes, case law, rules, regulations and decisions.
- Litigation experience including engaging in discovery, taking depositions, drafting motions and memorandums of law, arguing motions and preparing and trying cases.
- Argued before the Pennsylvania Superior and Commonwealth Courts.

McNichol, Byrne & Matlawski, P.C. Media, PA

Paralegal/Office Administrator, 2006-2012

- Provided support to six attorneys in a general legal practice.
- Conducted initial client interviews, legal research, medical record review, pleading drafting and filings in Federal and Pennsylvania Appellate Courts, probate and estate administration.
- Responsible for daily administrative functions of Office.
- Maintained accounts receivable.

Williams Bailey Law Firm, L.L.P.

Media, PA

General Clerk/Court Liaison Officer, 2004-2006

- Served as a liaison between multiple Texas and Pennsylvania attorneys.
- Provided support to attorneys throughout all phases of complex litigation matters.

Delaware County District Attorney's Office

Media, PA

Undergraduate Intern, Summer 2003

Upper Darby District Court

Upper Darby, PA

Undergraduate Intern, Summer 2002

PROFESSIONAL

ORGANIZATIONS:

Member, Delaware County Bar Association
Member, Delaware County Estate Planning Council
Member, Pennsylvania Bar Association

COMMUNITY

INVOLVEMENT:

Coach, St. Dorothy's CYO Track & Field, 2005 – 2012
Coach, St. Dorothy's CYO Cross County, 2005-2007
Team in Training, Leukemia & Lymphoma Society, 2008

KAITLYN T. SEARLS, ESQ.

ADMITTED FOR THE PRACTICE OF LAW: Commonwealth of Pennsylvania & New Jersey

PROFESSIONAL EXPERIENCE

MCNICHOL, BYRNE & MATLAWSKI, P.C. - MEDIA, PA

Associate Attorney

2015 – Present

- Practicing in the areas of civil litigation, municipal law, zoning, criminal defense, with a primary focus on personal injury.
- Litigation experience includes both bench and jury trials to verdict in criminal and civil cases.
- Experience in both Pennsylvania State and Federal Courts engaging in discovery, taking depositions, legal research and drafting of motions and memorandums of law, as well as arguing motions.
- Provide interpretation and legal opinion of municipal claims, statutes, court decisions and ordinances to elected and appointed municipal officials, employees and legal representatives.

OFFICE OF THE PUBLIC DEFENDER - DELAWARE COUNTY, PA

Assistant Public Defender

- Trial Attorney – Judge James F. Nilon, Jr. Trial Team *2013, 2014*
 - Trials, motions, legal research and writing in felony and misdemeanor cases
- Fast Track Attorney *2012, 2013*
 - Assisted clients who were inmates at the George W. Hill Correctional Facility
- Darby Borough Unit Chief *2012*
 - Managed motion hearing team; responsible for implementation of video court
- Motion Hearing Attorney *2011, 2012*
 - Conducted preliminary hearings and negotiated pretrial dispositions

OFFICE OF THE DISTRICT ATTORNEY - DELAWARE COUNTY, PA

2010, 2011

- Certified Legal Intern - Conducted preliminary hearings; negotiate pretrial dispositions

EDUCATION

WIDENER UNIVERSITY SCHOOL OF LAW, WILMINGTON, DELAWARE

2011

Juris Doctor, Pro Bono Distinction

- Moe Levine Trial Advocacy Honor Society
- Delaware Volunteer Legal Services – Assisted in family law and elder law matters
- Student Bar Association - 3L Representative
- Semester Abroad - Santander, Spain 2009

WEST CHESTER UNIVERSITY, WEST CHESTER, PA

2008

Bachelor of Science - Criminal Justice; Minor in Spanish
Summa Cum Laude, GPA: 3.8

Honors: Dean's list; Scholar Athlete Award 2006

ST. MARK'S HIGH SCHOOL, WILMINGTON, DE

2004

MEMBERSHIPS/ASSOCIATIONS

PENNSYLVANIA BAR ASSOCIATION

DELAWARE COUNTY BAR ASSOCIATION

CO-CHAIRPERSON – Hon. Richard Cappelli & Hon. William "Chip" Mackrides -
Court of Common Pleas Election Committee

V. ANNUAL REPORT

The firm has no annual report.

VI. PROOF OF INSURANCE

Proof of Insurance is attached.



Continental Casualty Company
333 S. Wabash Ave.
Chicago, IL 60604

LAWYERS PROFESSIONAL LIABILITY POLICY

ATTORNEY SCHEDULE

Policy Number: 596733972

Name of Each Lawyer

Daniel J McCusker
J Adam Matlawski
James J Byrne Jr
Kaitlyn T Searls
Kelly C Hayes
Kelly S Sullivan
Paul D McNichol
Raymond J Peppelman Jr



Pennsylvania Lawyers Professional Liability Policy

THIS IS A CLAIMS MADE AND REPORTED POLICY. IT APPLIES ONLY TO THOSE CLAIMS THAT ARE BOTH FIRST MADE AGAINST AN INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD. PLEASE REVIEW THIS POLICY CAREFULLY AND DISCUSS THIS COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.

I. INSURING AGREEMENT

A. Coverage

The **Company** agrees to pay on behalf of the **Insured** all sums in excess of the deductible that the **Insured** shall become legally obligated to pay as **damages** and **claim expenses** because of a **claim** that is both first made against the **Insured** and reported in writing to the **Company** during the **policy period** by reason of an act or omission in the performance of **legal services** by the **Insured** or by any person for whom the **Insured** is legally liable, provided that:

1. no **Insured** gave notice to a **prior insurer** of such **claim** or a **related claim**;
2. no **Insured** gave notice to a **prior insurer** of any such act or omission or **related acts** or **omissions**;
3. prior to the date an **Insured** first becomes an **Insured** under this Policy or became an **Insured** under the first policy issued by the **Company** (or its subsidiary or affiliated insurers) to the **Named Insured** or any **predecessor firm**, whichever is earlier, of which this Policy is a renewal or replacement, no such **Insured** had a basis to believe that any such act or omission, or **related acts** or **omissions**, might reasonably be expected to be the basis of such **claim**;
4. there is no other policy, whether primary, contributory, excess, contingent or otherwise, which provides insurance to any **Insured** for the **claim** based on or arising out of an act or omission in the performance of **legal services** by such **Insured** or by any person for whom such **Insured** is legally liable while affiliated with a firm other than the **Named Insured**. As used herein, "affiliated" includes acting as Of Counsel for a firm other than the **Named Insured**

B. Defense

The **Company** shall have the right and duty to defend in the **Insured's** name and on the **Insured's** behalf a **claim** covered by this Policy even if any of the allegations of the **claim** are groundless, false or fraudulent. The **Company** and the **Named Insured** shall mutually agree on the appointment of counsel selected from the **Company's** list of Lawyers Professional Liability preferred counsel to investigate and to defend a **claim**. If a **claim** shall be subject to arbitration or mediation, the **Company** and the **Named Insured** shall mutually agree on the choice of arbitrators or mediators and in the conduct of any arbitration or mediation proceeding involving a **claim** covered by the Policy. Either party's agreement to defense counsel, mediators or arbitrators shall not be unreasonably withheld.

C. Settlement

The **Company** shall not settle a **claim** without the written consent of the **Named Insured**.

D. Exhaustion of limits

The **Company** is not obligated to investigate, defend, pay or settle, or continue to investigate, defend, pay or settle a **claim** after the applicable limit of the **Company's** liability has been exhausted by payment of **damages** or **claim expenses** or by any combination thereof. In such case, the **Company** shall have the right to withdraw from the further investigation, defense, payment or settlement of such **claim** by tendering control of said investigation, defense or settlement of the **claim** to the **Insured**.

II. LIMITS OF LIABILITY AND DEDUCTIBLE

A. Limit of liability - each claim



Pennsylvania Lawyers Professional Liability Policy

Subject to paragraph B. below, the limit of liability of the Company for damages and claim expenses for each claim first made against the Insured and reported to the Company during the policy period shall not exceed the amount stated in the Declarations for each claim.

B. Limit of liability - in the aggregate

The limit of liability of the Company for damages and claim expenses for all claims first made against the Insured and reported to the Company during the policy period shall not exceed the amount stated in the Declarations as the aggregate.

C. Deductible

The deductible amount stated in the Declarations is the total amount of the Insured's liability for all claims and applies to the payment of damages and claim expenses for claims first made and reported to the Company in writing during the policy period. The deductible shall be paid by the Named Insured, or upon the Named Insured's failure to pay, jointly and severally by all Insureds. The limits of liability set forth in the Declarations are in addition to and in excess of the deductible.

If a claim is based on or arises out of the rendering of eleemosynary (pro bono) legal services, no deductible will apply but only where at the time of retention, there was approval by the appropriate committee or lawyer within the Named Insured that the matter would be handled without compensation.

D. Multiple insureds, claims and claimants

The limits of liability shown in the Declarations and subject to the provisions of this Policy is the amount the Company will pay as damages and claim expenses regardless of the number of Insureds, claims made or persons or entities making claims. If related claims are subsequently made against the Insured and reported to the Company, all such related claims, whenever made, shall be considered a single claim first made and reported to the Company within the policy period in which the earliest of the related claims was first made and reported to the Company.

E. Supplementary payments

Payments made under subparagraphs 1 through 8. below will not be subject to the deductible. Such payments are in addition to the limits of liability.

1. Loss of Earnings

The Company will pay each Insured up to \$500 for loss of earnings for each day or part of a day of such Insured's attendance, at the Company's request, at a trial, hearing or other alternative dispute resolution proceeding, including arbitration proceeding or mediation, involving a claim against such Insured, but in no event shall the amount payable hereunder exceed \$50,000 per Insured despite the number of days such Insured is in attendance, or the number of trials, hearings or arbitration proceedings that such Insured is required to attend.

2. Supplemental Claim Expense Benefit

In the event the aggregate limit of liability stated in Section II.B. above is exhausted by payment of damages or claim expenses under this policy and there remain any unresolved or outstanding claims, the Company agrees to reimburse the Insured for an amount equal to 10 percent of the limit of liability stated in Section II.A. above, up to a maximum amount of \$100,000 for claim expenses incurred by the Insured in handling the defense of such unresolved or outstanding claims.

3. Disciplinary Proceedings

The Company will pay each Insured up to \$50,000, for attorney fees and other reasonable costs, expenses or fees (the Disciplinary Fees) paid to third parties resulting from any one Disciplinary Proceeding incurred as the result of a notice of such Disciplinary Proceeding both first received by the Insured and reported in accordance with Section V., paragraph J.I., Notice of Claims, Disciplinary Proceedings and Discrimination Complaints, arising out of an act or omission in the rendering of legal services by such Insured. Except as set forth below, the amount payable hereunder shall not exceed \$100,000 despite the number of Insureds hereunder or the number of such proceedings.



Pennsylvania Lawyers Professional Liability Policy

In the event of a determination of **No Liability** of the **Insured** against whom the **Disciplinary Proceeding** has been brought, the **Company** shall pay such **Insured** for **Disciplinary Fees**, including those in excess of the \$50,000 cap set forth above, up to \$100,000. In no event shall the amount payable hereunder exceed \$100,000 despite the number of **Insureds** hereunder or the number of such proceedings.

4. **Discrimination Complaint – Attorney’s Fees Only**

The **Company** will pay the **Insured** up to \$25,000 per **policy period** for attorney fees and other reasonable costs or fees paid to third parties as a result of **Discrimination Complaints** both first made against the **Insured** during the **policy period** and reported to the **Company** in accordance with Section V., paragraph J.1., **Notice of Claims, Disciplinary Proceedings and Discrimination Complaints**. In no event shall the amount payable hereunder exceed \$25,000 despite the number of **Insureds** hereunder or the number of such **Discrimination Complaints**.

5. **Privacy Event Response**

The **Company** will pay the **Named Insured** for **Privacy Event Expenses** up to \$10,000 per **Privacy Event** 20,000 in the aggregate for all **Privacy Events** provided that such **Privacy Event** occurs during the **policy period** and is reported to the **Company** within three (3) calendar days of the **Privacy Event**.

6. **Public Relations Event**

The **Company** will pay the **Named Insured** for **Public Relations Event Expenses** up to \$25,000 each **Public Relations Event** and \$50,000 in the aggregate, provided:

- a. such **Public Relations Event** occurs during the **Policy Period** and is reported to the **Company** within three (3) calendar days of the **Public Relations Event**; and
- b. such amounts are incurred within twelve months of the date that the **Named Insured** reports the **Public Relations Event**.

7. **Regulatory Inquiry**

If, during the **policy period**, a state or federal licensing board, public oversight board or any federal, state or local governmental agency with the authority, or asserting the authority, to regulate the **Insured’s legal services**, or any entity acting on behalf of such board, body or agency, initiates an investigation of the **Insured** arising from an actual or alleged violation of a **security breach notice law**, or of any law referenced under the definition of **privacy injury and identity theft**, that occurred in or in connection with the rendering of **legal services** and which investigation the **Insured** reports to the **Company** during the **policy period**, the **Company** agrees to pay the **Named Insured** for any attorney fees and other reasonable costs, expenses or fees (the **Regulatory Fees**) paid to third parties in responding to the investigation. The **Company** will not pay for attorney fees and costs incurred as a result of services performed by the **Insured**. The maximum amount the **Company** will pay for such **Regulatory Fees** is \$25,000 regardless of the number of investigations or the number of **Insureds** who are subject to such investigations.

8. **Subpoena Assistance**

In the event the **Insured** receives a subpoena for documents or testimony arising out of **legal services rendered** by the **Insured** and the **Insured** would like the **Company’s** assistance in responding to the subpoena, the **Insured** may provide the **Company** with a copy of the subpoena and the **Company** will retain an attorney to provide advice regarding the production of documents, to prepare the **Insured** for sworn testimony, and to represent the **Insured** at the **Insured’s** depositions, provided that:



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- a. the subpoena arises out of a lawsuit to which the **Insured** is not a party; and
- b. the **Insured** has not been engaged to provide advice or testimony in connection with the lawsuit, nor has the **Insured** provided such advice or testimony in the past.

The **Company** will pay such attorney's fees (excluding any disbursements incurred by or on behalf of the **Insured** to produce such documents). Such fees incurred under this provision are in addition to the limits of liability and are not subject to the deductible. Any notice the **Insured** gives the **Company** of such subpoena shall be deemed notification of a potential claim under Section V.J. of this Policy.

If there is more than one **Disciplinary Proceedings, Discrimination Complaint, Privacy Event, Public Relations Event** or Regulatory Inquiry involving the same act, error or omission or acts, errors or omissions that are logically or causally connected by any common fact, circumstance, situation, transaction, event, advice or decision, then each such **Disciplinary Proceedings, Discrimination Complaint, Privacy Event, Public Relations Event** or Regulatory Inquiry shall be subject to the **Disciplinary Proceedings, Discrimination Complaint, Privacy Event, Public Relations Event** or Regulatory Inquiry limit applicable to the earliest such **Disciplinary Proceedings, Discrimination Complaint, Privacy Event, Public Relations Event** or Regulatory Inquiry reported to the **Company** under this Policy or under any prior policy.

F. Risk Management Incentives

1. Early Resolution:

If a **claim** is settled or finally resolved within 364 days of the reporting of such **claim** to the **Company**, for an amount recommended to the **Insured** by the **Company**, then the **Insured's** deductible, applying to the **claim**, will be reduced by 50%. In no event shall the amount of the deductible waived hereunder exceed \$12,500.

However, the deductible will not be waived if the **claim** is resolved after the commencement of:

- a a trial in a court of law; or
- b the first motion for a motion for summary judgment by any party has been filed in a court of law; or
- c. the first evidentiary hearing in binding arbitration of the **Claim**.

To the extent this provision is applicable and the **Insured** has paid more than 50% of the deductible, the **Company** will reimburse the **Insured** the amount paid in excess of 50% of the deductible within 60 days of the final resolution of the **claim**.

2. Engagement Letters

If the **Insured** utilized an engagement letter in connection with the **legal services** that are the subject of a **claim**, and such **claim** is otherwise covered under the Policy, then the **Insured's** deductible applying to such **claim** will be reduced by 50%, provided that the engagement letter:

- a. includes, at a minimum, the following information:
 - i. a specific description of the scope of **legal services** to be performed by the **Insured**;
 - ii. the identity of all clients for whom the **Insured** agreed to perform such **legal services**;
 - iii. the fee arrangement for such **legal services**; and
 - iv. a description of the **Named Insured's** file retention and destruction policy; and



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- b. was signed by all clients identified in such engagement letter prior to the **Insured's** commencement of representation of such clients for the **legal services** described in the engagement letter, but in no event more than thirty (30) days after the commencement of such representation.

In no event shall the amount of the deductible waived hereunder exceed \$25,000.

G. Pre-claims Assistance

Until the date a **claim** is made, the **Company** will pay for all costs or expenses it incurs, at its sole discretion, as a result of investigating a potential **claim** that the **Insured** reports in accordance with Section V. CONDITIONS, Paragraph J., Notice, subparagraph 2., Notice of Potential Claims. Such payments are in addition to the limits of liability and not subject to the deductible.

III. DEFINITIONS

The following defined words shall have the same meaning throughout this Policy, whether expressed in the singular or the plural. Wherever appearing in bold print in this Policy:

Advertising Injury means injury arising out of or in the course of the **Insured's** advertising of legal services including but not limited to infringement of copyright, title, slogan, trademark, trade dress, trade name, service mark or service number.

Bodily injury means injury to the body, sickness or disease sustained by any person, including death resulting from such injuries; or mental injury, mental anguish, mental tension, emotional distress, pain or suffering or shock sustained by any person whether or not resulting from injury to the body, sickness, disease or death of any person.

Claim means a demand, including the service of suit or the institution of any alternative dispute resolution proceeding, received by the **Insured** for money or services:

1. arising out of an act or omission, including **personal injury, privacy injury and identity theft, or advertising injury** in the rendering of or failure to render **legal services**; or
2. alleging that a **security breach or electronic infection** caused **network damage** to a client's **network** in the rendering of **legal services**.

Claim expenses mean:

1. fees charged by attorneys designated by the **Company** or by the **Insured** with the **Company's** written consent;
2. all other reasonable and necessary fees, costs and expenses resulting from the investigation, adjustment, defense and appeal of a **claim** if incurred by the **Company**, or by the **Insured** with the written consent of the **Company**;
3. premiums for any appeal bond, attachment bond or similar bond but without any obligation of the **Company** to apply for or furnish any such bond;
4. all costs taxed against an **Insured** in defense of a **claim**;
5. all interest on the entire amount of any judgment which accrues after entry of the judgment and before the **Company** has paid that part of the judgment which does not exceed the limits of liability stated in Section II. A. above; and
6. prejudgment interest awarded against the **Insured** on that part of the judgment the **Company** pays. If the **Company** makes an offer to settle a **claim** which is acceptable to the claimant but the **Insured** refuses to consent to such settlement, the **Company** will not pay any prejudgment interest based on that period of time after the offer.

Claim expenses with respect to a **claim** will be paid first and payment will reduce the amount available to pay **damages**. **Claim expenses** do not include fees, costs or expenses of employees or officers of the **Company**. Nor shall **claim expenses** include salaries, loss of earnings or other remuneration by or to any **Insured**.

Company means the insurance company named in the Declarations.

Computer virus means unauthorized computer code that is designed and intended to transmit, infect and propagate itself over one or more **networks**, and cause:



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1. a computer code or programs to perform in an unintended manner;
2. the deletion or corruption of electronic data, or software; or
3. the disruption or suspension of a **network**.

Confidential Commercial Information means information that has been provided to the **Insured** by another, or created by the **Insured** for another, where such information is subject to the terms of a confidentiality agreement, obligation or equivalent requiring the **Insured** to protect such information on behalf of another.

Coverage relationship means that period of time between the effective date of the first policy issued by the **Company** to the **Named Insured** of which this policy is a renewal in a consecutive series of renewals and the cancellation date or nonrenewal date of the last such consecutive renewal policy issued by the **Company** to the **Named Insured**, where there has been no gap in coverage.

Damages mean judgments, awards and settlements, provided any settlements are negotiated with the assistance and approval of the **Company**. **Damages** do not include:

1. legal fees, costs and expenses paid or incurred or charged by the **Insured**, no matter whether claimed as restitution of specific funds, forfeiture, financial loss, set-off or otherwise, and injuries that are a consequence of any of the foregoing;
2. forfeitures, sanctions, penalties or criminal fines, whether pursuant to law, statute, regulation or court rule, including but not limited to awards under 18 U.S.C. §1961, et. seq., Federal Rules of Civil Procedure 11 or 28 U.S.C. §1927 and state statutes, regulations, rules or law so providing, and injuries that are a consequence of any of the foregoing;
3. injunctive or declaratory relief;
4. matters deemed uninsurable;
5. any amount for which the **Insured** is absolved from payment by reason of any covenant, agreement or court order.

Notwithstanding any thing to the contrary, **damages** also include those amounts the court is permitted to impose on a debt collector as set forth in 15 USC §1692k(a).

Denial of service attack means an attack executed over one or more **networks** or the **Internet** that is specifically designed and intended to disrupt the operation of a **network** and render a **network** inaccessible to authorized users.

Disciplinary Proceeding means any matter, including an initial inquiry, before a state or federal licensing board or a peer review committee to investigate charges alleging a violation of any rule of professional conduct.

Discrimination Complaint means any complaint filed with the Pennsylvania Human Rights Commission or the United States Equal Employment Opportunity Commission against any **Insured** brought by any individual who is or was an employee, applicant for employment, partner, Of Counsel or volunteer of the **Named Insured**.

Electronic infection means the transmission of a **computer virus** to a **network**, including without limitation, such transmission to or from the **Named Insured's network**.

Electronic information damage means the destruction, deletion or alteration of any information residing on the **network** of any third party.

Internet means the worldwide public **network** of computers as it currently exists or may be manifested in the future, but **Internet** does not include the **Named Insured's network**.

Insured means the **Named Insured**, predecessor firm, successor firm and the persons or entities described below:

1. any lawyer (including a government affairs advisor or lobbyist), partnership, professional corporation, professional association, limited liability corporation or limited liability partnership who is or becomes, a partner, officer, director, stockholder-employee, associate, manager, member or employee of the **Named Insured** or successor firm during the policy period shown in the Declarations;



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2. any lawyer (including a government affairs advisor or lobbyist) previously affiliated with the **Named Insured** or **successor firm**, or a **predecessor firm** as a partner, officer, director, stockholder-employee, associate, manager, member or employee but only for **legal services** performed on behalf of the **Named Insured**, **successor firm** or a **predecessor firm** at the time of such affiliation. However, the term previously affiliated as used herein does not include a lawyer who, in accordance with Section VI., qualifies for the non-practicing extended reporting period. Such **Insured** will be deemed to be an **Insured** under subparagraph 1. above;
3. any:
 - a. lawyer (including a government affairs advisor or lobbyist), law firm, partnership, professional corporation, professional association, limited liability corporation or limited liability partnership who acts as Of Counsel to the **Named Insured** or who acts as Of Counsel to the **successor firm**, or
 - b. non-employee independent contractor attorney to the **Named Insured**,but only for **legal services** rendered on behalf of the **Named Insured** and only if a fee inured or, in the event of a contingency fee, would have inured, to the **Named Insured**.

No fee need inure to the **Named Insured** where eleemosynary (pro bono) **legal services** are rendered and where at the time of retention, there was approval by the appropriate committee or lawyer within the **Named Insured** that the matter would be handled without compensation. Any lawyer, law firm, partnership, professional corporation, professional association, limited liability corporation or limited liability partnership who acts as Of Counsel to the **Named Insured**, who previously qualified as an **Insured** under subparagraph 1. above, but left the full time practice of law to practice exclusively as Of Counsel to the **Named Insured**, will be deemed to be an **Insured** under subparagraph 1. above;

4. any person who is a former or current employee, other than an employed lawyer, of the **Named Insured** or any **predecessor firm**, but solely for services performed by such person within the course and scope of their employment by the **Named Insured** or any **predecessor firm** and provided that the services in dispute are **legal services** of the **Named Insured** or any **predecessor firm**;

Legal services mean:

1. those services, including eleemosynary (pro bono) services, performed by an **Insured** for others as a lawyer, arbitrator, mediator, title agent or other neutral fact finder or as a notary public. Any title agency or company, on whose behalf the **Insured** acts as title agent or designated issuing attorney, is not an **Insured** under this Policy;
2. those services performed by an **Insured** as an administrator, conservator, receiver, executor, guardian, trustee or in any other fiduciary capacity and any investment advice given in connection with such services;
3. those services performed by an **Insured** in the capacity as a member, director or officer of any professional legal association, including any Bar Association and any similar organization or association, its governing board or any of its committees;
4. those services as an author or publisher of legal research papers or legal materials or the presenter of legal seminars or materials, but only where such services are performed without compensation or compensation attributable per publication, presentation or seminar is less than \$25,000.

Named Insured means the persons and entities designated in the Declarations.

Network means a party's local or wide area **network** owned or operated by or on behalf of or for the benefit of that party; provided, however, **network** shall not include the **Internet**, telephone company **networks**, or other public infrastructure **network**.

Network Damage means:

1. the unscheduled and unplanned inability of an authorized user to gain access to a **network**;
2. **electronic information damage**; or
3. the suspension or interruption of any **network**.

No Liability means that with respect to an **Insured** who is the subject of a **Disciplinary Proceeding**, there is a:

1. final determination of no liability;



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2. a determination of no further action; or
3. the matter is abandoned by the disciplinary authority.

In no event shall the term **No Liability** apply to a **Disciplinary Proceeding** for which a settlement has occurred.

Non-public personal information means personal information not available to the general public from which an individual may be identified, including without limitation, an individual's name, address, telephone number, social security number, account relationships, account numbers, account balances, and account histories.

Personal injury is an injury arising out of; false arrest, detention, or imprisonment; wrongful entry, or eviction, or other invasion of the right of private occupancy; libel, slander, or other oral or written disparaging or defamatory publication or material; a writing or saying in violation of an individual's right to privacy; malicious prosecution or abuse of process.

Policy period means the period of time between the inception date and time shown in the Declarations and the date and time of termination, expiration or cancellation of this Policy.

Predecessor firm means any sole proprietorship, partnership, professional corporation, professional association, limited liability corporation or limited liability partnership engaged in **legal services** and:

1. to whose financial assets and liabilities the firm listed as the **Named Insured** in the Declarations is the majority successor in interest; or
2. of which the **Named Insured** retained 50% or more of the lawyers.

Prior insurer means an insurer, including the **Company** and any subsidiary or affiliate of the **Company**, who has issued a lawyers professional liability insurance policy that is applicable to a claim, such policy having an inception date prior to the policy period.

Privacy Event means any act, error or omission which, in the reasonable opinion of an owner, manager of any limited liability entity, member of the Management Committee, Managing Partner, Operating Partner, Senior Partner (or any equivalent position) or Risk Manager (or any equivalent position) did cause or is reasonably likely to result in the unauthorized disclosure or the unauthorized use of **non-public personal information**. However, **Privacy Event** does not include a **Public Relations Event**.

Privacy Event Expenses means all reasonable and necessary fees, costs and expenses incurred by the **Named Insured** and consented to by the Insurer:

1. to directly effect compliance with a **security breach notice law** including notification to individuals or entities who are required to be notified;
2. to provide voluntary notification to individuals or entities whose **non-public personal information** may have been subject to a **Privacy Event**;
3. to hire a computer forensics firm to investigate the existence and cause of a **Privacy Event** and to determine the extent such **non-public personal information** has been or may have been disclosed;
4. to hire an attorney or expert to determine the applicability of and the actions necessary to comply with **security breach notice law**;
5. to minimize harm to the **Named Insured's** reputation from a **Privacy Event**, including but not limited to the costs to set up a call center or provide a credit monitoring service for those impacted by a **Privacy Event**.

However, **Privacy Event Expenses** do not include the costs, fees and expenses necessary to remediate any deficiencies that gave rise to the **Privacy Event**.

Privacy injury and identity theft means:

1. any unauthorized disclosure of, inability to access, inaccuracy in, or **Insured's** failure to prevent **unauthorized access** to **non-public personal information**; or



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2. **Insured's** failure to implement and maintain procedures designed to protect **non-public personal information** from unauthorized use or disclosure, in violation of:
 - a. the **Named Insured's privacy policy**; or
 - b. any federal, state, foreign or other law, statute or regulation governing the confidentiality, integrity, or accessibility of **non-public personal information**, including but not limited to the Health Insurance Portability and Accountability Act of 1996, Gramm-Leach-Bliley Act, Children's Online Privacy Protection Act, the EU Data Protection Act, or the Fair and Accurate Credit Transactions Act.; and
 - c. any unauthorized disclosure of, inability to access, inaccuracy in or **Insured's** failure to prevent **unauthorized access to confidential commercial information**.

Privacy policy means the **Named Insured's** policies in written or electronic form that:

1. govern the collection, dissemination, confidentiality, integrity, accuracy or availability of **non-public personal information**;
2. govern the **Insured's** maintenance of procedures designed to ensure confidentiality of **non-public personal information**; and
3. the **Insured** provides to its clients, customers, employees or others who provide the **Insured** with **non-public personal information**.

Public Relations Event means a situation that in the reasonable opinion of the **Named Insured** did cause or is reasonably likely to result in significant harm to the reputation of the **Named Insured**. **Public Relations Event** does not include a **Privacy Event**.

Public Relations Event Expenses are those reasonable and necessary expenses incurred by the **Named Insured** to minimize harm to the **Named Insured's** reputation from a **Public Relations Event**.

Related acts or omissions mean all acts or omissions in the rendering of **legal services** that are logically or causally connected by any common fact, circumstance, situation, transaction, event, advice or decision.

Related claims mean all **claims** arising out of a single act or omission or arising out of **related acts or omissions** in the rendering of **legal services**.

Security breach means the failure of the **Named Insured's network** hardware, software or firmware, the function or purpose of which is to:

1. identify and authenticate parties prior to accessing the **Named Insured's network**;
2. control access to the **Named Insured's network** and monitor and audit such access;
3. protect against **computer viruses**;
4. defend against **denial of service attacks** upon the **Insured** or unauthorized use of the **Insured's network** to perpetrate a **denial of service attack**; or,
5. ensure confidentiality, integrity and authenticity of information on the **Insured's network**.

Security breach notice law means any statute or regulation that requires an entity that maintains **non-public personal information** to provide notice to specified individuals of any actual or potential unauthorized disclosure or potential disclosure of such **non-public personal information**.



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Successor firm means a law firm first formed after the inception date of this policy by the **Named Insured** with any other law firm or lawyer. A **successor firm** is automatically an **insured** for the first 90 days after it is formed or until the termination of the Policy, whichever is earlier. A **successor firm** will remain an **insured** if, within 90 days after the **Named Insured** forms such **successor firm** or prior to the termination of the Policy, whichever is earlier, the **Company** has agreed in writing to provide coverage to such firm and the **Named Insured** or **successor firm** has paid any additional premium. A **successor firm** will be deemed to first exist on the date the **Named Insured** forms such **successor firm**. As such, any **claim** that arises out of an act, error or omission that occurred prior to the formation of such **successor firm** is covered under this Policy only if such **claim** would have been covered under this policy prior to the date of such formation. The first firm formed as set forth above of which the **Company** has notice can be the only **successor firm** during this **policy period**.

Unauthorized access means any accessing of information in the **Insured's** care, custody or control by unauthorized persons or by authorized persons accessing or using such information in an unauthorized manner. **Unauthorized access** also includes:

1. theft from the **Insured** of any information storage device used by the **Insured** to:
 - a. store and retrieve information on the **Insured's network**; or
 - b. transport information between the **Insured** and authorized recipients;
2. any unauthorized use by the **Insured** of information in the **Insured's** clients' care, custody or control if accessed or obtained by the **Insured** in the course of rendering **legal services**.

IV. EXCLUSIONS

This Policy does not apply:

A. Bodily Injury/Property Damage

to any **claim** or **Discrimination Complaint** for **bodily injury**, or injury to, or destruction of, any tangible property, including the loss of use resulting therefrom, except that this exclusion of **bodily injury** does not apply to mental injury, mental anguish, mental stress, humiliation or emotional distress caused by the rendering of **legal services**, **personal injury**, **advertising injury** or that is alleged in any **Discrimination Complaint**;

B. Capacity as Director, Officer, Fiduciary

to any **claim** based on or arising out of an **Insured's** capacity as:

1. a former, existing or prospective officer, director, shareholder, partner, manager or member (or any equivalent position) of any entity if such entity is not named in the Declarations; or
2. a trustee of a pension, welfare, profit-sharing, mutual or investment fund or investment trust; or
3. a fiduciary under the Employee Retirement Income Security Act of 1974 and its amendments or any regulation or order issued pursuant thereto or any other similar state or local law.

However, that this exclusion does not apply to a **claim** based on or arising out of an **Insured's** capacity as a member, director or officer of any professional legal association, including any Bar Association and any similar organization or association, its governing board or any of its committees;

C. Capacity as Public Official

to any **claim** based on or arising out of an **Insured's** capacity as a public official or an employee or representative of a governmental body, subdivision or agency unless such **Insured** is deemed as a matter of law to be a public official or employee or representative of such entity solely by virtue of rendering **legal services** to it;

D. Contractual Liability



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to any **Discrimination Complaint** based on or arising out of the **Insured's** alleged liability under any oral or written contract or agreement, except that this exclusion shall not apply to liability which would have attached to the **Insured** in the absence of such contract or agreement;

E. **Insured vs. Insured**

to any **claim** by or on behalf of an **Insured** under this Policy against any other **Insured** hereunder unless such **claim** arises out of **legal services** by an **Insured** rendered to such other **Insured** as a client;

F. **Intentional Acts**

to any **claim** based on or arising out of any dishonest, fraudulent, criminal or malicious act or omission by an **Insured** except that:

1. this exclusion shall not apply to **personal injury**
2. the **Company** shall provide the **Insured** with a defense of such **claim** unless or until the dishonest, fraudulent, criminal, or malicious act or omission has been determined by any trial verdict, court ruling, regulatory ruling or legal admission, whether appealed or not. Such defense will not waive any of the **Company's** rights under this Policy. Criminal proceedings are not covered under this Policy regardless of the allegations made against the **Insured**;
3. this exclusion will not apply to any **Insured** who is not found to have committed such act or omission by any such trial verdict, court ruling, regulatory ruling or legal admission;

G. **Owned Entity**

to any **claim** based on or arising out of **legal services** performed for any entity not named in the Declarations, if at the time of the act or omission giving rise to the **claim**, the percentage of ownership, direct or indirect, in such entity by any **Insured** individually, or **Insureds** cumulatively, exceeded 10%;

H. **Status as Beneficiary or Distributee**

to any **claim** made against an **Insured** as beneficiary or distributee of any trust or estate.

V. **CONDITIONS**

A. **Action against the Company**

No action shall lie against the **Company** by any third party, unless, as a condition precedent thereto:

1. there shall have been full compliance with all the terms of this Policy; and
2. the **Insured's** obligation to pay shall have been finally determined either by judgment against the **Insured** after actual trial or by written agreement of the **Insured**, the claimant and the **Company**.

Any person or organization or the legal representative thereof who has secured such judgment or written agreement shall thereafter be entitled to recover under this Policy to the extent of the insurance afforded by this Policy. No person or organization shall have any right under this Policy to join the **Company** as a party to any action against an **Insured**.

B. **Assignment**



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No assignment of interest of the **Insured** under this Policy shall be valid unless the written consent of the **Company** is endorsed hereon.

C. Assistance and cooperation of the **Insured**

1. The **Insured** shall cooperate with the **Company** and, upon the **Company's** request, shall attend hearings and trials and shall assist in effecting settlements, securing and giving of evidence, obtaining the attendance of witnesses, and the conduct of suits and proceedings in connection with a **claim**.
2. The **Insured** shall assist in the enforcement of any right of contribution or indemnity against any person or organization who or which may be liable to any **Insured** in connection with a **claim**.
3. The **Insured** shall not, except at its own cost, voluntarily make any payment, assume or admit any liability or incur any expense without the consent of the **Company**.

D. Bankruptcy or Insolvency

Bankruptcy or insolvency of the **Insured** or of the **Insured's** estate shall not relieve the **Company** of any of its obligations hereunder.

E. Cancellation/ Nonrenewal

1. This Policy may be canceled by the **Named Insured** by returning it to the **Company**. The **Named Insured** may also cancel this Policy by written notice to the **Company** stating at what future date cancellation is to be effective.
2. The **Company** may cancel this Policy only if the **Named Insured** has failed to pay a premium when due. In such event, this Policy may be canceled by the **Company** by mailing to the **Named Insured** written notice at its last address known to the **Company**, stating when, not less than thirty (30) days thereafter, such cancellation shall be effective. The time of surrender of this Policy or the effective date and hour of cancellation stated in the notice shall become the end of the policy period.
3. Delivery (where permitted by law) of such written notice either by the **Named Insured** or by the **Company** shall be equivalent to mailing.
4. If the **Company** cancels this Policy, the earned premium shall be computed pro rata and the unearned premium will be refunded to the **Named Insured** prior to the effective date of cancellation. If the **Named Insured** cancels this Policy, the **Company** shall retain the customary short rate proportion of the premium. Premium adjustment may be made either at the time cancellation is effected or as soon as practicable after cancellation becomes effective, but payment or tender of unearned premium is not a condition of cancellation.
5. Nonrenewal

If the **Company** elects to non-renew this Policy, the **Company** will mail, or deliver written notice of nonrenewal to the **Named Insured** at the address last known to the **Company**, at least 60 days prior to the expiration date of this Policy. Notice will state the effective date of and specific reason for non-renewal. Delivery of such written notice by the **Company** shall be the equivalent of mailing.

6. Renewal

If the **Company** elects to renew this Policy, and increases the renewal premium, the **Company** will mail or deliver to the **Named Insured** at the address last known to the **Company** written notice of the **Company's** intent to increase premium at least 30 days prior to the effective date of the premium increase.

F. Changes

None of the provisions of this Policy will be waived, changed or modified except by written endorsement, signed by the **Company**, issued to form a part of this Policy.

G. Entire contract

By acceptance of this Policy the **Insured** agrees that:



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1. all of the information and statements provided to the **Company** by the **Insured** are true, accurate and complete and shall be deemed to constitute material representations made by all of the **Insureds**;
2. this Policy is issued in reliance upon the **Insured's** representations; and
3. this Policy, endorsements thereto, together with the completed and signed application and any and all supplementary information and statements provided by the **Insured** to the **Company** (all of which are deemed to be incorporated herein) embody all of the agreements existing between the **Insured** and the **Company** and shall constitute the entire contract between the **Insured** and the **Company**; and

If the information, representations or statements provided to the **Company** were not accurate and complete and such inaccuracy or incomplete disclosure materially affected either the acceptance of the risk or the hazard assumed by the **Company** under the policy, then the **Company** shall have the right to void coverage *ab initio*:

- a. with respect to the **Named Insured**, to the extent any owner, manager, member of the Management Committee, Managing Partner, Operating Partner, Senior Partner (or any equivalent position) or Risk Manager (or any equivalent position) knew as of the effective date of this policy the facts that were misrepresented, inaccurate, incomplete or omitted;
- b. with respect to any natural person **Insured** who knew as of effective date of the policy the facts that were misrepresented, inaccurate, incomplete or omitted.

H. Liberalization

If the **Company** adopts any revision that would broaden coverage under this policy form CNA 72064 PA 05/2016 without additional premium at any time during the **policy period**, the broadened coverage will immediately apply to this Policy except that it will not apply to **claims** that were first made against the **Insured** prior to the effective date of such revision.

I. Named Insured sole agent

The **Named Insured** shall be the sole agent of all **Insureds** hereunder for the purpose of effecting or accepting any notices hereunder, any amendments to or cancellation of this Policy, for the completing of any applications and the making of any statements, representations and warranties, for the payment of any premium and the receipt of any return premium that may become due under this Policy, and the exercising or declining to exercise any right under this Policy.

J. Notice

1. Notice of Claims, Disciplinary Proceedings and Discrimination Complaints,

The **Insured**, as a condition precedent to the obligations of the **Company** under this Policy, shall give written notice to the **Company** of a **claim**, Regulatory Inquiry, **Disciplinary Proceeding** or **Discrimination Complaints**, as soon as reasonably possible after any owner, manager of any limited liability entity, member of the Management Committee, Managing Partner, Operating Partner, Senior Partner (or any equivalent position) or Risk Manager (or any equivalent position) first becomes aware of a **claim**, but in no event later than sixty (60) days after the end of the **policy period**. In the event the **Insured** fails to give such notice as soon as reasonably possible, then the **Company** shall have the right to void coverage *ab initio*:



Pennsylvania Lawyers Professional Liability Policy

- a. with respect to the **Named Insured**, to the extent any owner, manager of any limited liability entity member of the Management Committee, Managing Partner, Operating Partner, Senior Partner (or any equivalent position) or Risk Manager (or any equivalent position) knew of such **claim**;
- b. with respect to any natural person **Insured** who knew of such **claim**

2. Notice of Potential Claims

If, during the **coverage relationship**, the **Insured** becomes aware of any act or omission that may reasonably be expected to be the basis of a **claim** against the **Insured** and gives written notice to the **Company** during the **coverage relationship** of such act or omission, and the reasons for anticipating a **claim**, with full particulars, including but not limited to:

- a. the specific act or omission;
- b. the dates and persons involved;
- c. the identity of anticipated or possible claimants;
- d. the circumstances by which the **Insured** first became aware of the possible **claim**,

then any such **claim** that is subsequently made against the **Insured** and reported to the **Company** shall be deemed to have been made at the time such written notice was given to the **Company**.

K. Notices to Company

Any notices required to be given by an **Insured** shall be submitted in writing to the **Company** or its authorized representative. If mailed, the date of mailing of such notice shall be deemed to be the date such notice was given and proof of mailing shall be sufficient proof of notice.

L. Other insurance

If there is other insurance that applies to the **claim** or **Discrimination Complaint**, this insurance shall be excess over such other valid and collectible insurance whether such insurance is stated to be primary, contributory, excess, contingent or otherwise. When there is such other insurance, the **Company** will pay the amount of any **damages** and **claim expenses**, if any, that exceed the sum of:

1. the total amount of all such other insurance; and
2. the total of all deductible and self-insured amounts under all that other insurance.

This paragraph does not apply to any other insurance that was bought specifically to apply in excess of the **Limits of Liability** shown in the **Declarations** of this Policy.

When this insurance is excess, the **Company** will have no duty under this Policy to defend the **Insured** against any **claim** if any other insurer has a duty to defend the **Insured** against that **claim**. If no other insurer defends, the **Company** will undertake to do so, but it will be entitled to the **Insured's** rights against all those other insurers.

M. Right of the Named Insured to Claim Information

The **Company** will provide the **Named Insured** with the following information relating to this and any preceding claims-made insurance this **Company** has issued to the **Named Insured** during the previous three (3) years:

1. A list or other record of each **claim**, not previously reported to any other insurer, of which the **Company** was notified. The **Company** will include the date and brief description of the claim if that information is available to it.
2. A summary by policy year, of payments made and amounts reserved, stated separately, under any applicable limit.

Amounts reserved are based upon the **Company's** judgment and are subject to change. They are subject to change and should not be regarded as ultimate settlement values.



Pennsylvania Lawyers Professional Liability Policy

If the **Company** cancels or elects not to renew this Policy, it will provide such information no later than thirty (30) days before the date of policy termination. In other circumstances, the **Company** will provide this information only if it receives a written request from the **Named Insured** sixty (60) days after the end of the **policy period**. In this case, the **Company** will provide this information within forty-five (45) days of receipt of the request.

The **Company** compiles claim information for its own business purposes and exercises reasonable care in doing so. It makes no representations or warranties to any **Insured**, or to any others to whom this information is furnished. Cancellation or nonrenewal will be effective even if the **Company** inadvertently provides inaccurate information.

N. Reimbursement of the Company

If the **Insured** consents to settlement of a **claim**, as set forth in Section I. INSURING AGREEMENT, paragraph C., Settlement, and if the **Company**, in the exercise of its discretion and without any obligation to do so, pays any amount within the amount of the deductible applicable to such **claim**, the **Named Insured**, or upon the **Named Insured's** failure to pay, the **Insureds**, jointly and severally, shall be liable to the **Company** for any and all such amounts and, upon demand, shall pay such amounts to the **Company**.

O. Spouses, Domestic Partners, Estates and Legal Representatives

The spouses, domestic partners, estates, heirs, legal representatives and assigns of **Insureds** shall be considered insured under this Policy; provided, however, coverage is only afforded to spouses, domestic partners, estates, heirs, legal representatives, and assigns for **claims** arising solely out of or because of their status as such. No coverage is provided for any act or omission of a spouse, domestic partner, estate, heir, legal representative or assign, except for such acts or omissions as are performed or omitted in their status or capacity as an **Insured**. All terms and conditions of this Policy shall also apply to such spouses, domestic partners, estates, heirs, legal representatives and assigns.

P. Subrogation

In the event of any payment under this Policy, the **Company** shall be subrogated to all the **Insured's** rights of recovery thereof against any person or organization. The **Insured** shall execute and deliver instruments and papers and do whatever else is necessary to secure and collect upon such rights. The **Insured** shall do nothing to prejudice such rights.

Q. Territory

This Policy applies to an act or omission taking place anywhere in the world, provided that the **claim** is made and suit is brought against the **Insured** within the United States of America, including its territories, possessions, Puerto Rico or Canada.

R. Trade and Economic Embargoes

This policy does not provide coverage for **Insureds**, transactions or that part of **damages** or **claims expenses** that is uninsurable under the laws or regulations of the United States concerning trade or economic sanctions.

VI. EXTENDED REPORTING PERIODS

As used in this Section VI., **extended reporting period** means the period of time after the end of the **policy period** for reporting **claims** that are made against the **Insured** during the applicable **extended reporting period** by reason of an act or omission that occurred prior to the end of the **policy period** and is otherwise covered by this Policy.

A. Automatic extended reporting period

If this Policy is canceled or non-renewed by either the **Company** or by the **Named Insured**, the **Company** will provide to the **Named Insured** an automatic, non-cancelable **extended reporting period**



Pennsylvania Lawyers Professional Liability Policy

starting at the termination of the **policy period** if the **Named Insured** has not obtained another policy of lawyers professional liability insurance within sixty (60) days of the termination of this Policy. This automatic extended reporting period will terminate after sixty (60) days.

B. Optional extended reporting period

1. If this Policy is canceled or non-renewed by either the **Company** or by the **Named Insured**, then the **Named Insured** shall have the right to purchase an optional extended reporting period. Such right must be exercised by the **Named Insured** within sixty (60) days of the termination of the **policy period** by providing:
 - a. written notice to the **Company**; and
 - b. with the written notice, the amount of additional premium described below.
2. The additional premium for the optional extended reporting period shall be deemed fully earned on the effective date of such optional extended reporting period and shall be based upon the rates for such coverage in effect on the date this Policy was issued or last renewed and shall be for one (1) year at 100% of such premium; two (2) years at 125% of such premium; three (3) years at 150% of such premium; six (6) years at 175% of such premium; or, for an unlimited period at 225% of such premium.
3. The premium for the optional extended reporting period is payable to the **Company** in advance. The premium is due on the effective date of the optional extended reporting period. This optional extended reporting period is non-cancelable and the entire premium shall be deemed fully earned at its commencement without any obligation by the **Company** to return any portion thereof.

C. Automatic and optional extended reporting periods limits of liability

Upon cancellation or nonrenewal of this Policy by the **Company** or by the **Named Insured**, the **Company's** liability for all claims reported during the automatic and optional extended reporting periods shall be reinstated to the limits of liability applicable to this Policy as set forth in Section II.A. and B. hereof.

D. Non-practicing extended reporting period

1. If an **Insured** ceases, permanently and totally, the private practice of law during the **policy period** due to:
 - a. death or disability; or
 - b. any other reason,provided that such **Insured** has been continuously insured by either the **Company** or the endorsed carrier of the Pennsylvania Bar Program for at least three consecutive years, then such **Insured** shall be provided with an extended reporting period commencing upon the latter of the expiration of: such **policy period**; or any automatic or optional extended reporting period as set forth in subparagraphs A. and B. above. Coverage under this extended reporting period applies to legal services performed by such **Insured** whether or not performed on behalf of the **Named Insured** or a predecessor firm at the time of his or her affiliation;
2. This extended reporting period is provided until such **Insured** shall resume the private practice of law. As used in this subparagraph 2, the private practice of law means the practice of law performed for a fee, including hourly, contingent or lump sum, as a sole practitioner or as a partner, officer, director, stockholder-employee, associate, manager, member or employee, of a law firm, or any agreement to act as an independent contractor or Of Counsel to a law firm. Private practice of law does not include the practice of law on a pro bono basis or as an employee of an entity that is not a law firm or for an entity engaged in the business of supplying attorneys or legal services.
3. No additional premium will be charged for this non-practicing extended reporting period.
4. Limits of liability for this non-practicing extended reporting period shall be reinstated to the limits of liability applicable to this Policy as set forth in Section II.A. and B. hereof. However, regardless of the number of **Insureds** qualifying for this or any other extended reporting periods, the **Company's** liability will not exceed the limits of liability set forth in Section II.A. and B. hereof.

The time requirement for this non-practicing extended reporting period will be waived for any **Insured** who is leaving the private practice of law to become either a state or federal judge.



Pennsylvania Lawyers Professional Liability Policy

E. Extended reporting period not a new policy

It is understood and agreed that the automatic, optional, and non-practicing **extended reporting periods** shall not be construed to be a new policy and any **claim** submitted during such periods shall otherwise be governed by this Policy. Any **claim** submitted under the individual tail policy will be construed according to the terms and conditions of such policy.

F. Waiver of deductible

The **Company** waives application of any deductible with respect to any **extended reporting period**.

VII. HEADINGS

The descriptions in the headings of this Policy are solely for convenience and form no part of the terms and conditions of coverage.

IN WITNESS WHEREOF, the **Company** has caused this Policy to be executed by its Chairman and Secretary, but this Policy shall not be binding upon us unless completed by the attachment of the Declarations.

Chairman

Secretary



EACH CLAIM DEDUCTIBLE ENDORSEMENT

In consideration of a premium credit, it is understood and agreed that Item 4 of the Declarations is deleted in its entirety and replaced with the following:

4. DEDUCTIBLE: Each claim: \$10000 (inclusive of claims expenses)

It is further understood and agreed that Section II., LIMITS OF LIABILITY AND DEDUCTIBLE, the first paragraph of subsection C. entitled Deductible, is deleted in its entirety and replaced with the following:

C. Deductible - Each Claim

The deductible amount stated in the Declarations for "each claim" applies to each and every claim made against an Insured. It shall be paid by the Named Insured and applies to the payment of damages and claims expenses for claims both first made against the Insured and reported to the Company in writing during the policy period. In the event the Named Insured fails to pay, the deductible shall be paid jointly and severally by all Insureds. The limits of liability set forth in the Declarations are in addition to and in excess of the deductible.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.



NAMED INDIVIDUAL RETROACTIVE DATE ENDORSEMENT

It is understood and agreed that no coverage is afforded under this Policy for any claims by reason of an act or omission committed by any person listed below that occurred prior to date listed opposite such person .

| Person | Date |
|------------------------|------------|
| Daniel J McCusker | 08/24/2015 |
| Kaitlyn T Searls | 02/01/2015 |
| Kelly C Hayes | 11/01/2012 |
| Raymond J Peppelman Jr | 01/01/2015 |

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy and expires concurrently with said Policy unless another effective date is shown below.

By Authorized Representative _____
(No signature is required if issued with the Policy or if it is effective on the Policy Effective Date)



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ECONOMIC AND TRADE SANCTIONS CONDITION

The following condition is added to the Policy:

ECONOMIC AND TRADE SANCTIONS CONDITION

In accordance with laws and regulations of the United States concerning economic and trade embargoes, this policy is void from its inception with respect to any term or condition of this policy that violates any laws or regulations of the United States concerning economic and trade embargoes including, but not limited to the following:

1. Any insured under this Policy, or any person or entity claiming the benefits of such insured, who is or becomes a Specially Designated National or Blocked Person or who is otherwise subject to U.S. economic or trade sanctions;
2. Any claim or suit that is brought in a Sanctioned Country or by a Sanctioned Country Government, where any action in connection with such claim or suit is prohibited by U.S. economic or trade sanctions;
3. Any claim or suit that is brought by any Specially Designated National or Blocked Person or any person or entity who is otherwise subject to U.S. economic or trade sanctions;
4. Property that is located in a Sanctioned Country or that is owned by, rented to or in the care, custody or control of a Sanctioned Country Government, where any activities related to such property are prohibited by U.S. economic or trade sanctions; or
5. Property that is owned by, rented to or in the care, custody or control of a Specially Designated National or Blocked Person, or any person or entity who is otherwise subject to U.S. economic or trade sanctions.

As used in this endorsement a Specially Designated National or Blocked Person is any person or entity that is on the list of Specially Designated Nationals and Blocked Persons issued by the U.S. Treasury Department's Office of Foreign Asset Control (O.F.A.C.) as it may be from time to time amended.

As used in this endorsement a Sanctioned Country is any country that is the subject of trade or economic embargoes imposed by the laws or regulations of the United States of America.

ENDORSEMENT NUMBER: 3
POLICY NUMBER: 596733972
ISSUED TO: McNichol, Byrne & Matlawski, P.C.
EFFECTIVE DATE OF ENDORSEMENT: 11/05/2017

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy and expires concurrently with said Policy unless another effective date is shown above.

By Authorized Representative _____
(No signature is required if this endorsement is issued with the Policy or if it is effective on the Policy Effective Date)

**VII. DESCRIPTION OF COMPENSATION EXPECTED ON AN
ANNUALIZED BASIS**

We propose billing at a blended hourly rate of \$200.00 per hour per attorney. We will bill on a monthly basis. We expect that our annualized compensation would fall in the range of \$100,000 to \$125,000.

Motion and Possible Vote
on an Interim Solicitor, *If*
Necessary

**ORDINANCE NO. 2018-08
RADNOR TOWNSHIP**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 39, CODE OF ETHICS BY
REPEALING SECTIONS 39-7, ETHICS BOARD AND 39-8**

WHEREAS, Chapter 39, Code of Ethics of the Township's Administrative Code includes the creation of a five member Ethics Board; and

WHEREAS, it has been determined by the Board that the continuation of a Township Ethics Board is unnecessary due to the presence of the State Ethics Commission; and

WHEREAS, the Board desires to revoke Sections 39-7 and 39-8 pertaining to a Township Ethics Board.

NOW, THEREFORE, it is hereby enacted and ordained as follows:

SECTION I

Chapter 39, Sections 39-7 Ethics Board and 39-8 Applicability of Code are hereby repealed.

SECTION II

Chapter 39, Section 39-9 Violations and Penalties shall be renumbered and restated to read Section 39-7, Violations and Penalties.

SECTION III Repealer.

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

SECTION IV 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 V Effective Date.

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

ENACTED AND ORDAINED this _____ day of _____, A.D., 2018.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

J. LAWRENCE GRIM, JR.
MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ♦
DANIEL J. PACI ♦ †
JONATHAN J. REISS ♦
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
SEAN M. GRESH
KELLY L. EBERLE *
JOEL STEINMAN
MATTHEW E. HOOVER
COLBY S. GRIM
MICHAEL K. MARTIN
JULIEANNE E. BATEMAN

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

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123RD ANNIVERSARY 1895-2018

www.grimlaw.com

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JOHN FREDERIC GRIM, OF COUNSEL

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FAX (215) 257-5374
(215) 536-1200
FAX (215) 538-9588
(215) 348-2199
FAX (215) 348-2520

May 29, 2018

Delaware County Law Library
Delaware County Courthouse
201 W. Front Street
Media, PA 19063

Re: Radnor Township – Ethics Board Ordinance

Dear Sir/Madam:

Enclosed herewith for filing with your office is an ordinance for possible enactment by the Radnor Township Board of Commissioners at their meeting on June 11, 2018. Also enclosed is a copy of the full text of the proposed ordinance for public inspection.

If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: _____

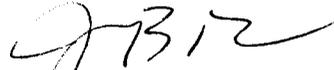
John B. Rice

JBR/hlp
Enclosure

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

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on June 11, 2018.



John B. Rice, Esquire
Grim/Biehn & Thatcher

**ORDINANCE NO. 2018-
RADNOR TOWNSHIP**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 263, TREES, SECTION 263-9,
REVISING AND UPDATING APPENDIX "A" FOR THE
RECOMMENDED TREE LIST FOR RADNOR TOWNSHIP**

Pursuant to recommendations of the Radnor Township Shade Tree Commission, the Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:

SECTION I

Chapter 263, Trees, Section 263-9.A. (2), is hereby revised and amended to read as follows:

263-9.A. (2).

The Shade Tree Commission encourages all residents to plant, maintain and assume stewardship for street trees within the Township.

Appropriate species and recommended sizes for new or replacement trees are listed on Appendix "A" of this Chapter and can be viewed on the Township's website. The Township reserves the right to amend and update Appendix "A" by separate resolution on an annual basis.

Careful attention should be given to encouraging proper planting, especially under utility wires, as to location, it is advisable to consult the Shade Tree Commission for appropriate locations for new street trees.

SECTION II

Appendix "A" to Chapter 263, Trees is hereby revised and updated to establish a new Appendix "A"; Recommended Trees for Radnor Township, a copy of which is attached to this ordinance as Exhibit "1".

SECTION III Repealer.

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

SECTION IV 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 V Effective Date.

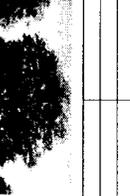
This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED AND ORDAINED this _____ day of _____, A.D., 2018.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Name: Lisa Borowski
Title: President

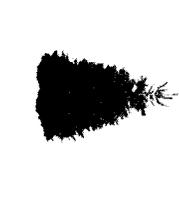
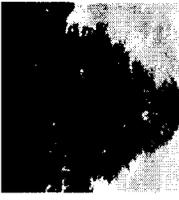
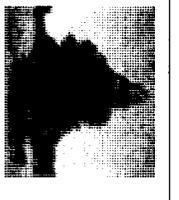
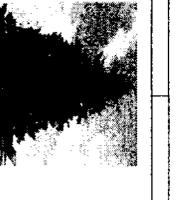
ATTEST: _____
Robert A. Zienkowski, Secretary

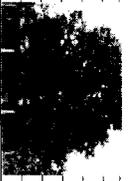
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|------------------------------|----------------------|---|--|------------|--|--|
| <i>Corylus colurna</i> | Turkish filbert |  | Excellent formal character Pest free corky bark | Sparingly | | Native to Southeast Europe Heat tolerant |
| <i>Fagus sylvatica</i> | American Beech |  | Under stress by climate | | | Native to North America |
| <i>Fagus sylvatica</i> | European beech |  | Less climate stress than American | | "Asplenifolia", "Dawydki Purple" | Beech Bleeding Disease |
| <i>Eucommia ulmoides</i> | Hardy Rubber Tree |  | Foliage is pest free | Frequently | | Native to China |
| <i>Ginkgo biloba</i> | Maidenhair Tree |  | Yellow Fall color Unique fan striped leaves | Moderately | "Autumn Gold", "Magyar" "Princeton Sentry" | Male only, very tough tree females have rotten smelly fruit |
| <i>Gleditsia triacanthos</i> | Common honeylocust |  | Good lawn tree. Yellow Fall color | Moderately | "Statenmaster", "Halika", "Imperial", "Skyline" | Native, disease and pest prone climate change resistant |
| <i>Gymnocladus dioica</i> | Kentucky Coffee tree |  | Large tropical leaves Choice tree for parks | Frequently | "Espresso", "Prairie Titan" | Native to North America |

| | | | | | | |
|---------------------------|-----------------|---|--------------------------------|------------|----------------|---|
| <i>Quercus acutissima</i> | Sawtooth Oak |  | Wide spreading; clean (ligned) | Moderately | | Native to Japan, Korea, China |
| <i>Quercus alba</i> | White Oak |  | Ornamental bark | Sparsely | | Native to North America Majestic in a large space; moderately vulnerable to climate change. great bird food tree |
| <i>Quercus bicolor</i> | Swamp White Oak |  | Ornamental flaking bark | Moderately | | Native to North America; great bird food tree |
| <i>Quercus faginea</i> | Italian Oak |  | Glossy deep green leaves | Moderately | "Forest Green" | Native to Southeastern Europe |
| <i>Quercus imbricaria</i> | Shingle Oak |  | Blade-like leaf | Moderately | | Works well in lawns and streets Native to North America; great bird food tree |
| <i>Quercus macrocarpa</i> | Bur Oak |  | Excellent park tree | Moderately | | Native to North America; great bird food tree |

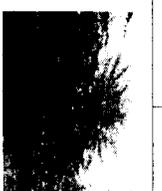
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| Quercus muehlenbergii | Chinkapin Oak |  | Also called Yellow Chestnut Oak. Quite attractive, especially in old age | Moderately | | Native to North America great bird food tree |
| Quercus phellos | Willow Oak |  | Blade-like leaf. best oak for overall texture and form | Moderately | "Hightower" | Native to North America great bird food tree |
| Quercus prinus | Chestnut Oak |  | Tough landscape candidate | Sparsely | | Native to North America great bird food tree |
| Quercus robur | English Oak |  | Dark blue to dark green leaves | Moderately | "Fastigiate" | Native to Europe. exceptionally salt tolerant |
| Quercus shumardii | Shumard Oak |  | Easy to transplant | Moderately | | Native to North America. great bird food tree |
| Quercus texana | Nuttall Oak |  | | Moderately | | Native to North America. great bird food tree |

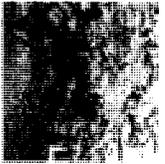
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|--------------------------------|----------------------|---|--|------------|-------------------------------|--|
| <i>Quercus velutina</i> | Black Oak |  | | Sparingly | | Native to North America. Not important in commerce. great bird food tree |
| <i>Syphilobolium japonicum</i> | Japanese Pagoda Tree |  | White June flowers | Sparingly | "Princeton Upright", "Regent" | Avoid planting near natural areas |
| <i>Taxodium distichum</i> | Bald Cypress |  | Strong pyramidal shape | Moderately | | Ideal for wet sites. Native to North America. Adapted to colder climates |
| <i>Tilia americana</i> | American Linden |  | Red Winter twigs | Moderately | "Redmond", "McSentry" | Excellent in partial shade. Native to North America |
| <i>Tilia cordata</i> | Littleleaf Linden |  | | Sparingly | "Glenlyon", "Shamrock" | Sensitive to excessive salt. Native to Europe |
| <i>Tilia tomentosa</i> | Silver Linden |  | Fragrant Spring flowers with Silver underside to leaves | Frequently | "Sterling", "Green Mountain" | Native to Southeastern Europe |
| <i>Tilia x euanchora</i> | Crimson Linden | | Fragrant Spring flowers | Moderately | "Lauriburst" | Vigorous with straight trunk |

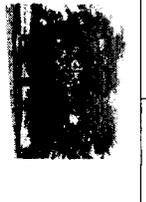
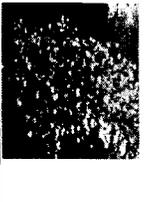
| Tree species | Scientific name | Common name | Shape | Visual interest | Frequency of planting | Preferred cultivars | Notes |
|--------------|--|----------------|---|----------------------------------|-----------------------|--------------------------------|--|
| | LARGE EVERGREEN TREES > 50 ft. <i>Abies concolor</i> | White Fir |  | | | "Candicans" | Native to North America; disease resistant |
| | <i>Abies nordmanniana</i> | Nordmann Fir |  | Handsome; black green needles | | "Pendula" | Native to Asia |
| | <i>Cedrus atlantica</i> | Atlas Cedar |  | Blueish color; specimen use only | | "Argentea", "Aurea" | Native to Algeria and Morocco |
| | <i>Cypripentia japonica</i> | Japanese Cedar |  | Use as specimen or for avenues | | "Ben Franklin", "Black Dragon" | Native to China and Japan |
| | <i>Picea abies</i> | Norway Spruce |  | Can lose form in old age | | "Argentospica" | Should be planted judiciously; Native to north and central Europe |

| | | | | | | |
|-------------------|-----------------|---|---|----------|------------------------------------|--|
| Acer ginnala | Amur Maple |  | Pale or screen tree; very hairy | Springly | "Flame", "Ruby Slippers" | Native to Central and Northern China. ALB host |
| Acer griseum | Paperbark Maple |  | Ornamental peeling bark | Springly | "Cinnamon Flake", "Gingerbread" | Native to Central China. ALB host |
| Acer latifolium | Tatarian Maple |  | Good for small plots | Springly | "Flame", "Rubrum" | Native to Southeast Europe. ALB host |
| Acer lincolnum | Painted Maple |  | Purple Spring flowers; Excellent Fall color | Springly | "Norwegian Sunset" | Native to Northern China. ALB host |
| Acer buergerianum | Tinden Maple |  | New growth rich bronze to purple with fleshy orange bark | Springly | "Streetwise" | Good for small spaces; Native to China ALB host |
| Acer palmatum | Japanese Maple |  | Flexible for many landscape uses Small red to purple flowers | Springly | "Moonlight", "Garnet", "Waterfall" | Native to China, Japan, Korea. ALB host |

| | | | | | | |
|------------------------|------------------------|---|--|------------|--|--|
| Amelanchier canadensis | Serviceberry |  | White Spring flowers. Excellent Fall color | Frequently | "Robin Hill", "Cumulus", "Spring Fury" | Plant single stem only. Native to North America |
| Amelanchier alabotia | Downy Serviceberry |  | Petals white flowers. Superior clone in trade | Sparingly | "Autumn Brilliance", "Coke", "Ballermia" | Also called Shadblow. Native to North America |
| Amelanchier laevis | Allegheny Serviceberry |  | Bronze leaf color as they unfold | Sparingly | | Native to North America |
| Alnus | Alders |  | Young bark often lustrous gray-green; beaks full | Sparingly | "Aurea", "Pendula" | Native to Europe |
| Betula lenta | Sweet Birch |  | Leaf color goes from dark green in summer to yellow in Fall | Sparingly | | Native to North America |
| Betula nigra | River Birch |  | Exfoliating bark | Sparingly | "Dura-heart", "Heritage" | Good for large areas. Native to North America |

| | | | | | | |
|-----------------------------------|----------------------|---|--|------------|--|---|
| <i>Carpinus beulis</i> | European Hornbeam |  | Fine landscape tree; excellent screening tree | Moderately | "Fastigial" | Becomes wider with age Native to Europe |
| <i>Carpinus caroliniana</i> | American Hornbeam |  | Best in naturalized situation; orange-red Fall color | Moderately | "Palisade", "Pyramidalis", "Wisconsin Red" | Native to North America |
| <i>Carpinus japonicum</i> | Japanese Hornbeam |  | Wide-spreading branches | Sparingly | | Native to Japan |
| <i>Chamaecyparis nootkatensis</i> | Alaska Cedar |  | Attractive pendulous form | Sparingly | "pendula" | Native to North America |
| <i>Chamaecyparis obtusa</i> | Hinoki False Cypress |  | Rock garden winner | Sparingly | "Coppisii", "Nana" | Native to Japan and Formosa |
| <i>Chamaecyparis relucida</i> | Fringe Tree |  | Snow white flowers | Moderately | | Native to China, Korea and Japan. Plant single stem only easily grown |

| | | | | | | |
|----------------------------|--------------------------|---|---|------------|--|--|
| <i>Clatasis kentuckea</i> | Yellowwood |  | Fragrant early summer flowers | Moderately | "Sweetshale", "Rosa" | Native to North America |
| <i>Cornus kousa</i> | Kousa Dogwood |  | Large summer flowers | Sparsely | "Summer Stars", "Milky Way" "Big Apple", "Greensleeves" | Native to Himalayas, China and Japan |
| <i>Cornus mas</i> | Cornelian-Cherry Dogwood |  | Yellow flowers | Sparsely | "Spring Sun", "Flava" | First Spring flowering tree; Native to Central, Southern Europe, Western Asia |
| <i>Cataegus crugallii</i> | Cockspur Hawthorn |  | White Spring flowers | Moderately | "Hoaks", "Splendens" | Thornless; Native to North America |
| <i>Cataegus phaenopyum</i> | Washington Hawthorn |  | Foliage goes from reddish purple to lustrous dark green | Sparsely | "Clark", "Pomiceon Sentry" | Native to North America |
| <i>Cataegus punctata</i> | Dotted Hawthorn |  | White flowers | Moderately | "Aurea" | Also known as Thicket Hawthorn; Native to North America |

| | | | | | | |
|--------------------------------|-------------------|---|-------------------------------------|---|--|---|
| <i>Ilex opaca</i> | American Holly | | | Fruit can be spectacular on good selections | "Dan Fenton", "Miss Helen" | Native to N. America, requires male and female for fruit set. |
| <i>Koelreuteria paniculata</i> | Goldenrain tree |  | Perfect yellow flowers | | "Fastigial", "September" | Excellent as a small yard tree; native to China, Japan, and Korea |
| <i>Maackia amurensis</i> | Amur Maackia |  | Perfect dull white flowers | Frequently | "Starburst" | Late summer flowers. Native to Manchuria |
| <i>Magnolia acuminata</i> | Cucumber tree |  | Perfect yellowish green petals | | "Butterflies", "Elizabeth" | Excellent for large properties. Native to North America Plant single stem only |
| <i>Magnolia virginiana</i> | Sweetbay Magnolia |  | Creamy white, lemon scented flowers | | "Opelousas", "Nimbus", "Green Shadow", "Moon Glow" | Graceful, small patio tree. Native to North America |
| <i>Malus</i> | Crabapple |  | Spring flowers | Moderately | "Cardinal", "Prairie Fire", "Profusion", "Spring Snow" | Plant single stem only |
| <i>Ostrya virginiana</i> | Ironwood |  | Ornamental bark | Moderately | | Good park tree. Native to North America. Shade tolerant. |

| | | | | | | | |
|----------------------------|------------------|---|---|------------|--|--------------------------------|---|
| <i>Oxydendrum arboreum</i> | Starwood |  | Flowers are white, perfect urn shaped leaves change to purple, red and yellow in Fall | | | "Charmelon" | All season ornamental Native to North America |
| <i>Parrotia persica</i> | Persian Parrotia |  | Ornamental bark and excellent Fall color Maroon Spring flowers | Sparsely | | "Baltimore" | Native to Iran |
| <i>Pinus bungeana</i> | Lacebark Pine |  | Lustrous medium to dark green | | | "Compacta" | Native to China |
| <i>Prunus campanulata</i> | Okame Cherry |  | | Moderately | | "Okame" | One of the earliest flowering cherries. Native to Formosa |
| <i>Prunus sargentii</i> | Sargent Cherry |  | Spring flowers, red Fall color | Sparsely | | "Acolade", "Spire" | Beautiful in flower but not in Zone 7. Native to Japan |
| <i>Prunus serrulata</i> | Kwanzan Cherry |  | Large pink Spring flowers | Sparsely | | "Royal Burgundy", "Snow Goose" | Native to China, Korea |

| | | | | | | |
|---------------------------------|--------------------|---|----------------------------|------------|----------------------------|---|
| <i>Prunus virginiana</i> | Common Chokeberry |  | Reddish purple | | "Shubert", "Canada Red" | Fruit can be used in jams and jellies. Native to North America |
| <i>Prunus yedoensis</i> | Yoshino Cherry |  | Spring white/pink flowers | Sparsely | "Daybreak" | |
| <i>Stewartia koreana</i> | Korean Stewartia |  | Large white summer flowers | Sparsely | | Native to Korea |
| <i>Stewartia pseudocamellia</i> | Japanese Stewartia |  | Outstanding bark | | | Among most desirable of landscape trees |
| <i>Syringa reticulata</i> | Tree Lilac |  | White May flowers | Frequently | "Ivory Silk", "China Gold" | Native to N. Japan, does not tolerate hot dry sites |
| <i>Syringa pekinensis</i> | Tree Lilac |  | White May flowers | Frequently | "China Snow" | Native to Northern China |

J. LAWRENCE GRIM, JR.
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JOHN B. RICE
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DALE EDWARD CAVA
DAVID P. CARO ♦
DANIEL J. PACI ♦ †
JONATHAN J. REISS ◊
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PETER NELSON *
PATRICK M. ARMSTRONG
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May 29, 2018

Delaware County Law Library
Delaware County Courthouse
201 W. Front Street
Media, PA 19063

Re: Shade Tree Ordinance - Radnor Township

Dear Sir/Madam:

Enclosed herewith for filing with your office is an ordinance for possible enactment by the Radnor Township Board of Commissioners at their meeting on June 11, 2018. Also enclosed is a copy of the full text of the proposed ordinance for public inspection.

If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: _____

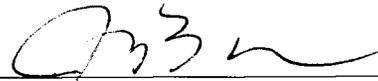
John B. Rice

JBR/hlp
Enclosure

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

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on June 11, 2018.

A handwritten signature in black ink, appearing to read "JBR", written over a horizontal line.

John B. Rice, Esquire
Grim, Biehn & Thatcher

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager

Date: May 4th, 2018

Re: SALDO Application #2016-SD-07: Caucus – 409, 411 & 413 East Lancaster Avenue. Applicant: Emerson

Before the Board of Commissioners will be representatives of 409, 411 & 413 East Lancaster Avenue and their team, to present the final plans for the Board's caucus. The project is located directly across from Veterans Park. The applicant is proposing to combine the aforementioned parcels into one parcel. They then propose to raze the structure on #411, and connect the two remaining structures on #409 and #413 with an addition.

When this project last appeared before the Planning Commission on September 5, 2017, the Commission recommended denial of the project. The meeting minutes of the Planning Commission meeting are enclosed for your information. The applicant has sent a mailer out to the surrounding residents similarly to what is required for Planning Commission (but is not required for the Board of Commissioners Caucus).

Attached are the plan set, and review letters from Gannett Fleming, Incorporated, Gilmore & Associates.

**Radnor Township Engineering Department
301 Iven Ave., Wayne, Pa**

**Radnor Township Planning Commission
Minutes of the Meeting for September 5, 2017**

Present: Ms. Kathy Bogosian, Mr. Charlie Falcone, Mr. Skip Kunda, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Mr. John Lord, Ms. Susan Stern, Ms. Regina Majercak. Attendance included: Mr. Roger Phillips, P.E., Township Engineer; Ms. Amy Kaminski, P.E., Township Traffic Engineer, Peter Nelson, Esq., Township Solicitor, and Patricia Sherwin, Engineering Administrative Assistant

Absent: Mr. Kevin Kochanski Community Development Director, Mr. Steve Norcini, P.E., Township Engineer

The meeting started at 7:00pm

1. Chairperson, Ms. Kathy Bogosian called the meeting to order.
2. The Pledge of Allegiance was recited.
3. **409, 411, 413 East Lancaster 2016-SD-07 Preliminary Subdivision and Land Development Plan**
 - Fred Fromhold, Esq., discussed the modified plans to show a 4' verge at the sidewalk
 - The Shadetree Commission recommended that the Ash tree located on the property be treated for the Emerald Ash Borer
 - Joe Mongeluzi from Momenee discussed the sanitary sewer. The Developer has offered to put in a sewer main from 405-413 E Lancaster Ave and is working with the Engineering department on this issue.
 - Storm Sewer - there are changes to the plans due to incorrect connections on the previous plans
 - The loading and unloading of deliveries and of pickups were discussed and are still an unresolved issue.
 - The Developer has provided an agreement to Pembroke North for the use of parking spaces on the weekends
 - The relief request suggested by Peter Nelson is a Zoning issue and needs to be discussed with Kevin Kachanski.
 - The Planning Commission is concerned about the driveway ingress and egress and whose property the driveways are on. The Planning Commission asked if there was an easement on the east property which Fred Fromhold, Esq., confirmed there was not an easement. The do not intend to obtain an easement for the western property. Per Amy Kaminski, this has not been vetted by Pendot
 - The Planning Commission is concerned that the entrance in is not adequate.

- The Applicant is planning to apply to the Zoning Hearing Board for relief on the loading dock requirement, and has asked the Planning Commission to comment on the application as required under the Zoning Code.
- Recommendation from the Planning Commission for loading and unloading are:
 - making the radius wider west bound
 - request waivers for slope issues and parking based on 32 parking spaces

Public Comments:

- Residents from 321 & 313 Iron Works Way requested landscaping be altered and a 6-foot fence be installed along the property line, with planting evergreens.

The Radnor Township Planning Commission recommend denial – 7-1

In favor: Mr. Charlie Falcone, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Mr. John Lord, Ms. Susan Stern, Ms. Regina Majercak, Ms. Kathy Bogosian

Opposed: Mr. Skip Kunda

Motion on zoning - No position - 8-0

In favor: Mr. Charlie Falcone, Mr. Skip Kunda, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Mr. John Lord, Ms. Susan Stern, Ms. Regina Majercak, Ms. Kathy Bogosian

4. Cabrini Master Plan Revision 2017-D-04 Final Land Development Plan Phase 2

- Howard Holden representing Cabrini University is seeking a recommendation of approval
 - Richard King – addressed the Planning Commission on the lighting issues
 - There will be no parking facing east in the proposed plan
 - Charles Neer –Addressed the Planning Commission on the landscaping and presented what the residents will see once the proposed trees are planted.

Public Comments:

- Neighbor representative – Franklin Brown from 726 Woodcrest explained that the noise and lights are the main issue, with the proposed location of the parking garage and roundabout. The neighbors have suggested that parking should be in the middle of campus and has asked the Planning Commission to reject the proposed plans.
- Rosie Richa from 711 Woodcrest supports the statement of Franklin Brown, and also has concerns of added congestion on King of Prussia Road. Ms. Richa also added that the trees will not deflect light and noise during the winter months. She has suggested the parking garage be built underground.
- Tom Rogers from 712 Woodcrest is also concerned about traffic on King of Prussia Road
 - George Broseman, Esq., attorney for Cabrini, explained that the project far exceeds the required setbacks
- Kathy Alma from 734 Woodcrest said she will be effected by light and noise, and is also concerned about the loop road and winter months.

The Radnor Township Planning Commission recommend Approval – 5-3

In favor: Mr. Charlie Falcone, Mr. Skip Kunda, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Ms. Kathy Bogosian

Opposed: Ms. Susan Stern, Ms. Regina Majercak, Mr. John Lord.

5. Cabrini Land Development 2017-D-05 Preliminary Land Development Plan

The Radnor Township Planning Commission recommend Approval - 6-2

In favor: Mr. Charlie Falcone, Mr. Skip Kunda, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Ms. Kathy Bogosian, Mr. John Lord.

Opposed: Ms. Susan Stern, Ms. Regina Majercak,

6. Old Business

- None at this time

7. New Business

- None at this time

The meeting ended at 9:32pm

Next regular scheduled Planning Commission October 2, 2017



*Excellence Delivered **As Promised***

Date: May 31, 2018

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

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department
Andy Pancoast – Radnor Township Code Official

RE: 409-411-413 Lancaster Avenue Preliminary Plan
Scott Emerson – Applicant

Date Accepted: May 1, 2017

90 Day Review: July 30, 2017 extended to June 30, 2018

Gannett Fleming, Inc. has completed a review of the 409-411-413 Lancaster Avenue Preliminary Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to consolidate three lots, demolish the existing building on 411 E. Lancaster, and build an addition that will connect the two buildings on 409 and 413 E. Lancaster Ave with the expanded building to be used for offices. The project is located in the R5 district of the Township.

The applicant was before the Zoning Hearing Board on March 16, 2017. The order of the Zoning Hearing Board:

ORDER

Variations from Zoning Code Sections 280-34 and 280-105(F) are granted, the Order of the Zoning Officer is reversed, and an appropriate permit is ordered to be issued for the construction of Appellant's proposed office building, in the precise manner and location as shown on the Plan, and otherwise in accordance with the exhibits and testimony made part of the record, to the extent consistent with the Plan, subject to the conditions that: (i) the three properties shall be consolidated into one lot of record; and (ii) Appellant shall enter into the Easements pursuant to written and recordable grants thereof, in form and substance satisfactory to the Township Solicitor. Relief is granted only with respect to Sections 280-34 and 280-105(F), and no relief is granted with respect to any other provision of the Zoning Code, or with respect To any other Township ordinances, including the Township's Subdivision and Land Development Ordinance.

The applicant has indicated on the plans that they are seeking the following waiver:



- §255-29.A(8) – Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. No grade cut, fill or height difference between terraced parking areas shall exceed four feet unless approved by the Board of Commissioners.

Plans Prepared By: Momenee, Inc.
Dated: 04/28/2017 and last revised 05/21/2018

Sewage Facilities Planning

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

Zoning

1. §280-34 – The applicant is proposing offices. Offices are not a permitted use in this district of the Township. The uses for three existing lots are currently not permitted uses. The applicant has received a variance from this condition.
2. §280-35.A(4)(c) – For every building other than a dwelling and its accessory buildings, there shall be two side yards, neither of which shall be less than 15 feet in width. The existing buildings do not provide side yards of 15 feet. The applicant intends to continue this nonconformity.
3. §280-35.A(8) – The maximum impervious surfaces shall be 40%. The proposed project proposes 63.88% impervious which is less than the 68.96% of existing impervious. The applicant intends to continue this nonconformity. We note that the proposed building is approximately 2,580 SF, but the impervious coverage table shows the building as 2286 SF. All impervious coverages must be consistent on the plans and in the table. This must be verified and revised.
4. §280-104(C) – No building or structure shall be erected in any district unless loading spaces for the accommodations of trucks is provided. Each space shall not be less than 12 feet in width and 30 feet in length with adequate access from a street which does not block or interfere with the required parking. For office buildings and hotels motels, the number of berths based in net floor area. Five thousand to 20,000 square feet of net floor area require one berth. This must be provided or a variance must be requested for this condition. The applicant has indicated that this requirement is not applicable as the zoning hearing board has determined an off street loading area is not required.
5. §280-105(D) – All driveways, aisles, maneuvering spaces, vehicle service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated. The lighting plan must clearly indicate glare shielding devices are provided in accordance with this section.

6. §280-105(F) – No parking, loading or service area shall be located within the front yard setbacks except as is permitted in the case of PI, PA, PB and PLO Districts or unless authorized as a special exception by the Zoning Hearing Board in a Commercial or Commercial-Office District, provided that the restriction against such use is clearly impracticable. The applicant is proposing parking in the front yard setback. The front yard of two of the existing lots are currently used for parking. The applicant has received a variance from the Zoning Hearing Board.
7. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant must indicate areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated in the response letter dated August 4, 2017 that steep slopes in accordance with the Township code do not exist on the site.

Subdivision and Land Development

1. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The applicant has indicated a highway occupancy permit will be obtained.
2. §255-29.A(8) – Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. No grade cut, fill or height difference between terraced parking areas shall exceed four feet unless approved by the Board of Commissioners. The applicant has requested a waiver from this requirement.
3. §255-30 – Off-Street Loading facilities must meet the requirements of this section. The existing three lots currently do not provide any off-street loading facilities and the applicant proposed to continue this condition. Any unloading required in connection with the proposed office use can be accommodated in the proposed parking lot at the rear of the consolidated property. This must be provided or a waiver requested from this section. The applicant has indicated that this is not applicable since the zoning hearing board has determined an off-street loading facility is not required.
4. §255-38.H(1) – Some of the trees listed on sheet LP-1 are not in accordance with what is listed in this section. The Board of Commissioners can approved other species. The applicant appeared before the Shade Tree Commission on July 26, 2017 and obtained approval.
5. §255-41.H – Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. The applicant has indicated that trash will be stored in totes in the rear of 407 E. Lancaster Ave.
6. §255-42.A – A class B Buffer screen must be provided as outlined in this section and shown on the plans. The buffer screen provided do not appear to match what is located in the code. The applicant has indicated that 12 evergreen trees and 23 evergreen shrubs are required, but they are providing 4 existing mature evergreen trees, 9 existing mature deciduous trees, 11

existing evergreen shrubs, 3 proposed evergreen trees and 6 proposed evergreen shrubs. The applicant appeared before the Shade Tree Commission on July 26, 2017 and obtained approval.

7. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed). The applicant is proposing to submit a fee in lieu of land.

Stormwater Comments

1. The PCSM System #1 Detail calls out 48” fully perforated CMP in one location and 36” fully perforated CMP in another. The PCSM System #1 Section calls out 36” in one view and 60” in another. These inconsistencies must be revised.
2. The 2-year recharge calculations list 405 CF of runoff for the uncontrolled 2-year storm; however, the uncontrolled 2-year hydrograph show 305 CF of runoff volume. This discrepancy must be revised.
3. The following discrepancies must be revised on the stormwater system profile Inlet #4 to SWMS:
 - a. The Inlet #4 inverts in the stormwater system profile do not match the inverts shown on the plan for Inlet #4.
 - b. There is a proposed electrical line crossing shown on the plan which is not included in the stormwater system profile.
 - c. There must be a minimum of 18” vertical clearance between the bottom of the stormwater pipe and the top of water and sewer pipes.
4. The following discrepancies must be revised on the stormwater system profile Outlet Control Structure to Discharge Point:
 - a. Show the existing gas line between the outlet control and proposed manhole.
 - b. The inverts for the proposed manhole are not consistent between the plan and the profile.
5. Stormwater calculations demonstrating that the requirements of the stormwater ordinance must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

General

1. The applicant has met with the public works department to discuss the condition of the sanitary sewer main along the applicant’s properties. The applicant has agreed to replace the sanitary sewer main along its properties. The public works department has offered to replace the piping



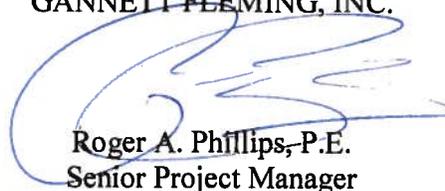
from the new sanitary manhole hole at 405 to the existing sanitary manhole on the south side of E. Lancaster Ave.

2. All proposed commercial sanitary sewer laterals must be a minimum of 6" diameter.
3. There shall be no sanitary sewer laterals connecting directly into Manholes. The proposed lateral to 405 E. Lancaster Ave. is connecting directly to a manhole and must be revised.
4. The minimum coverage for sanitary sewer is 5 feet. The sanitary sewer profile on sheet 12 shows proposed sanitary sewer with less than 5 feet of cover.
5. There must be a minimum of 18" vertical clearance between water and sewer lines. The sanitary sewer profile indicates less than 18" of vertical clearance between the proposed sanitary sewer and the existing water service line and existing electrical service line.
6. The proposed sanitary sewer laterals for the proposed building and 413 E Lancaster have only 2 feet of horizontal separation. Service connections should have a minimum of 5 feet of separation.
7. The demolition plan indicates a EP Henry paver wall will be removed and the landscape plan indicates that it is being replaced. The retaining wall must be clearly shown on the plans. Additionally, information regarding the height of the wall must be provided.
8. The Radnor Township tree protection detail must be shown on the plans.

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

Very truly yours,

GANNETT FLEMING, INC.



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



MEMORANDUM

Date: May 31, 2018

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

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: 409, 411 & 413 E. Lancaster Avenue
Final Land Development Review 2
Radnor Township, Delaware County, PA
G&A 16-05043

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following comments for Radnor Township consideration:

A. BACKGROUND

The subject properties are situated in the Residence Zoning District (R-5) and are located along E. Lancaster Avenue (S.R. 0030) between Iron Works Way and Chamounix Road, in Radnor Township, Delaware County. The site contains three lots, the property at 411 E. Lancaster Avenue is to be demolished and 409 & 413 E. Lancaster Avenue are to remain. The Applicant intends to construct a 2.5 story connector building and a one story expansion building wing between the two properties. The new connector building will be used for office space. The Applicant proposes a one-way driveway to the east and a shared full-access driveway to the west of the combined parcels.

B. DOCUMENTS REVIEWED

1. Final Subdivision and Land Development Plans for 409, 411 and 413 E. Lancaster Avenue, prepared by Momenee, Inc., prepared for Emerson Group, consisting of 20 sheets (sheets 1-11, T1-T5, LP-1-LP-3, LI-1) and dated April 28, 2017, last revised May 21, 2018.
2. Response letter prepared by Momenee, Inc., dated May 21, 2018.

C. ZONING ORDINANCE COMMENTS

1. §280-105.(A) – Two accessways to Lancaster Avenue (S.R. 30) are proposed with less than 500 feet of frontage; it appears the property frontage is approximately

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www.gilmore-assoc.com

200 feet in length. Note: the two proposed accesses are each directionally one-way and together provide ingress and egress to the entire site. In addition, the Applicant is eliminating two (2) full accesses in favor of shared accesses with the adjacent parcels.

2. §280-105.(F) – In no case shall the distance between the street right-of-way line and the portion of a lot used for parking be less than 20 feet. The plan appears to include parking in front of the building located approximately 1.5' from the right-of-way line. The Applicant received a variance from this requirement.

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-27.A(8) – Any applicant who encroaches within the Legal Right-of-Way of a state highway will be required to obtain a highway occupancy permit (HOP) from the Pennsylvania Department of Transportation (PennDOT). The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates, Inc. as an “Engineering Firm” (BPID 288) on the permit application within the PennDOT ePermitting System.

The Applicant has indicated in the May 21, 2018 letter regarding the G&A transportation comments, an HOP will be obtained and the Township will be included as requested.

2. §255-29.A(8) – Parking lots with more than 30 spaces shall not have a grade exceeding 3%. The Applicant is requesting a waiver from this requirement.
3. §255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The parallel parking lot along the site frontage does not meet the requirements of this ordinance at the east and west end of the parking area. As noted in the Applicant’s May 21, 2018 letter regarding G&A transportation comments, a five foot radius has been provided onsite with the exception of the curbed area adjacent to the front/parallel parking spaces. The curbed area adjacent to the front/parallel parking area includes channelization to further regulate appropriate turn maneuvers into and out of the front parking area while providing depressed curbs for emergency vehicles. If the five foot radius of curvature cannot be provided, we recommend the Applicant provide a radius to the maximum extent feasible in lieu of the current design and note the Applicant will still need to request a waiver from this requirement.

E. GENERAL COMMENTS

1. Although the Applicant has correctly identified the shared access easements between 407/409 E. Lancaster Avenue; the shared access easement must be recorded in Delaware County. This comment will remain until proof of the recording has been provided to the Township.
2. Although the plan appears to indicate the driveway between 413 & 415 E. Lancaster Avenue is intended to be a shared access driveway and the Applicant’s May 21, 2018 letter regarding G&A transportation comments indicates a driveway easement has been obtained for the shared use of said driveway; the easement noted on the plans still does not extend to include the full limits of the portion of

driveway on 415 E. Lancaster Avenue to the benefit of 413 E. Lancaster Avenue. If the shared driveway is to the mutual benefit of both 413 and 415 E. Lancaster Avenue, the plan must be modified to note the proposed easement area includes the entire shared driveway. Once the Applicant has fully developed the shared access easement between 413 and 415 E. Lancaster Avenue, the easement must be recorded in Delaware County. This comment will remain until proof of the recording has been provided to the Township.

3. Revise Sheet 2 (Record Plan) to include the proposed signage.
4. Sheets 9 and 10 of 12:
 - i) As previously stated, the driveway apron detail on Sheet 10 should be revised to show the proposed driveway slopes. See PennDOT RC-67M for further guidance. A ½ inch per foot slope across the driveway ramp and sidewalk does not correctly represent the design slopes or PennDOT standards.
 - ii) Identify the color of the pavement marking arrow legends on Sheet 9.
 - iii) Revise the ADA ramp detail on Sheet 10 to reflect the type of ramp proposed. A Type 4A ramp should be shown in lieu of the Type 1A provided.
5. 405 and 407 E. Lancaster Avenue:
 - i) As noted previously, the Transportation Impact Assessment (TIA) included a separate plan sheet in the TIA Appendix prepared by Momenee, Inc., labeled: "Sheet C1 *Circulation Plan*", dated February 2, 2017 and included onsite improvements for both 405 and 407 E. Lancaster Avenue. Although the Applicant has included the noted improvements on the plan for both 405 and 407 E. Lancaster Avenue, additional details regarding onsite circulation were not included to verify adequate circulation is available. In addition, Sheet 5 of 12 includes a note for 407 E. Lancaster Avenue indicating "*Parking area continues. No parking stripes exist on this lot. To be re-striped by others.*" and the aerial photograph provided on Sheet 3 notes parked vehicles that will obviously disrupt the intended future vehicular path identified in the plan set. The plans must clearly convey the future onsite circulation for 405 and 407 E. Lancaster Avenue to ensure adequate circulation is available.
 - ii) The right-turn only legend should be removed between 407 and 409 E. Lancaster Avenue; vehicles are permitted to turn right or left at this location.
 - iii) The R5-1 DO NOT ENTER sign facing west at the rear of 407 E. Lancaster Avenue should be removed; vehicles are permitted to enter the proposed parking lot to the rear of 409, 411 and 413 E. Lancaster Avenue and the sign may lead to motorists' confusion.

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

May 21, 2018

Mr. Stephen Norcini, PE
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 409, 411 and 413 E. Lancaster Avenue
Township File No. 2016-S-15
Momenee File No. 15-369

Dear Mr. Norcini,

Our office is resubmitting land development plans for the above-mentioned project. We are in receipt of engineering comments dated August 28, 2017 from Mr. Rodger Phillips, PE, Senior Project Manager, Gannett Fleming. For your consideration, we are submitting this engineering response letter, along with revised plans and stormwater calculations.

Below are our responses to the comments as enumerated in Mr. Phillips' letter.

Sewage facilities Planning:

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

Momenee, Inc. is pursuing the Sewage Planning Module with the PADEP. We concur that any approval from Radnor Township be contingent upon receiving an approved planning module.

Zoning:

1. *§280-34 – The applicant is proposing offices. Offices are not a permitted use in this district of the Township. The uses for three existing lots are currently not permitted uses. The applicant has received a variance from this condition.*

We agree.

2. *§280-35.A(4)(c) – For every building other than a dwelling and its accessory buildings, there shall be two side yards, neither of which shall be less than 15 feet in width. The existing buildings do not provide side yards of 15 feet. The applicant intends to continue this nonconformity.*

We agree.

3. §280-35.A(8) – *The maximum impervious surfaces shall be 40%. The proposed project proposed 63.57% impervious which is less than the 68.96% of existing impervious. The applicant intends to continue this nonconformity. The rear elevation rendering prepared by Bloomfield Architects indicates what appears to be a concrete stair and ramp. This is not shown on the engineering plans. The plan must be revised to be consistent.*

We agree. The ramp behind 409 E. Lancaster Avenue has been removed and replaced with proposed stairs and sidewalk.

4. §280-104(C) – *No building or structure shall be erected in any district unless loading spaces for the accommodations of trucks is provided. Each space shall not be less than 12 feet in width and 30 feet in length with adequate access from a street which does not block or interfere with the required parking. For office buildings and hotels motels, the number of berths based in net floor area. Five thousand to 20,000 square feet of net floor area require one berth. This must be provided or a variance must be requested for this condition. The applicant has indicated in the August 4, 2017 response letter that an adequate 12' x 30' delivery area is provided within the 22 feet parking aisle on the north side of the building that will not unreasonable block or interfere with the required off street parking.*

This requirement is not applicable as the zoning hearing board has determined an off street loading area is not required.

5. §280-105(D) – *All driveways, aisles, maneuvering spaces, vehicle service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated. The lighting plan provided must provide glare shielding devices in accordance with this section.*

A lighting plan has been provided, see Sheet LI-1.

6. §280-105(F) – *No parking, loading or service area shall be located within the front yard setbacks except as is permitted in the case of PI, PA, PB and PLO Districts or unless authorized as a special exception by the Zoning Hearing Board in a Commercial or Commercial-Office District, provided that the restriction against such use is clearly impracticable. The applicant is proposing parking in the front yard setback. The front yard of two of the existing lots are currently used for parking. The applicant has received a variance from the Zoning Hearing Board.*

We agree.

7. §280-112.C – *Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant must indicate areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated in the response letter dated August 4, 2017 that steep slopes in accordance with the Township code do not exist on the site.*

Steep slopes in accordance with the township code do not exist on site.

Subdivision and Land Development:

1. §255-20.B(1)(O)[9] – *The locations of fire hydrants must be shown on the plans. The applicant has indicated that the fire hydrant has been located on sheet 3 of 11. We are unable to locate the fire hydrant on the plan. The applicant must clearly label the location of the fire hydrant.*

The location of all fire hydrants within the 500-foot project vicinity plan, Sheet 3, have been clearly shown.

2. §255-27.A(8) – *Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The applicant has indicated a highway occupancy permit will be obtained.*

A highway occupancy permit from the Pennsylvania Department of Transportation (PennDOT) will be obtained.

3. §255-29.A(7) – *No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated for one another by ten-foot-wide planting strips and concrete curbs. The plan appears to comply with this section of the code, however the applicant has requested a waiver from this requirement. The applicant has indicated in the August 4, 2017 response letter, that they reserve the right to request a waiver from this requirement.*

We agree. Based on our current site, no waiver is required.

4. §255-29.A(8) – *Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. No grade cut, fill or height difference between terraced parking areas shall exceed four feet unless approved by the Board of Commissioners. The applicant has requested a waiver from this requirement.*

A waiver is requested for grades exceeding 3% for parking lots more than 30 cars. The waiver is required because the proposed project needs to maintain existing grades on properties located at 407 and 415 E. Lancaster Avenue. While grading improvements have been made to the rear parking lot for properties at 409, 411 and 413 E. Lancaster Avenue, we cannot achieve the 3% maximum grade due to the previously mentioned site constraints beyond our project limits.

5. §255-29.A(12)(a) – *The width of entrance and exit drives shall be a minimum of 12 feet for one way use. The one way drive located next to 413 E. Lancaster is shown as 11.45'. The applicant has requested a waiver from this requirement. The one way drive in conjunction with the shared driveway easement meets the requirements, a minimum of 22 feet, for a two way drive.*

We agree. A waiver is not required since a shared driveway easement has been obtained and meets the one way and two-way minimum access requirements of 12 feet and 25 feet respectively.

6. §255-30 – *Off-Street Loading facilities must meet the requirements of this section. The existing three lots currently do not provide any off-street loading facilities and the applicant proposed to continue this condition. Any unloading required in connection with the proposed office use can be accommodated in the proposed parking lot at the rear of the consolidated property. This must be provided or a waiver requested from this section. The applicant has indicated in the August 4, 2017 response letter that an adequate 12' x 30' delivery area is provided within the 22 feet parking aisle on the north side of the building that will not unreasonable block or interfere with the required off street parking.*

This requirement is not applicable as the zoning hearing board has determined an off street loading facility is not required. However, deliveries from UPS, Fed Ex, WB Mason, etc. are intended to be received on the north side of the building (rear parking). This condition will be much safer and accessible than the current situation where these vehicles currently pull onto the sidewalk partially blocking the west bound lane of E. Lancaster Avenue for each of these three (3) existing buildings (409, 411, 413).

7. §255-38.H(1) – *Some of the trees listed on sheet LP-1 are not in accordance with what is listed in this section. The Board of Commissioners can approved other species. The applicant appeared before the Shade Tree Commission on July 26, 2017 and obtained approval.*

The applicant has appeared before the Shade Tree Commission on July 26, 2017 and received approval. At this meeting additional trees species were identified by the Commission and their use was recommended.

8. §255-41.H – *Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. This must be shown on the plans. The applicant has indicated in the August 4, 2017 response letter that trash will be stored in totes in the rear of 407 E. Lancaster Ave.*

We agree. Trash will be stored in totes located in the rear of 407 E. Lancaster Avenue. Trash trucks will access the totes by driving between 407 and 409 E. Lancaster and proceeding to the rear parking area where the truck will temporarily stop to collect the totes. The applicant has contacted the trash service provider and discussed the access, the size of the service vehicle and removal operation and they do not see any issues with the proposed plan.

9. §255-42.A – *A class B Buffer screen must be provided as outlined in this section and shown on the plans. The buffer screen provided do not appear to match what is located in the code. The applicant has indicated that 12 evergreen trees and 23 evergreen shrubs are required, but they are providing 4 existing mature evergreen trees and 9 existing mature deciduous trees. The applicant appeared before the Shade Tree Commission on July 26, 2017 and obtained approval.*

The Class B buffer on the plans has been reviewed and revised. The applicant has appeared before the Shade Tree Commission on July 26, 2017 and received approval.

10. §255-43.1.B(2) – *For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed). The applicant is proposing to submit a fee in lieu of land.*

We agree. The applicant will provide a fee in lieu of in the amount of \$3,307 per 6,400 square feet for floor area for the park and recreational fee.

Stormwater Comments

1. *The 100-year routed post-development hydrograph shows a peak discharge of 3.418 CFS. The summary of post-development conditions lists it as 3.64 CFS. Please revise the inconsistency.*

The stormwater calculations have been revised.

2. *The stormwater system profile Inlet #4 to SWMS shows utility conflicts with existing utilities. Please revise the stormwater system piping so as to avoid utility conflicts. Additionally, please show proposed utilities on the profiles.*

The stormwater system profile at Inlet #4 has been revised for utility conflicts. Proposed utilities have been added to the profile.

3. *Please explain why there is 925 SF of impervious surface (outside of lot) listed in the pre-development, controlled, and uncontrolled drainage areas when it is not accounted for when determining the C-values for those drainage areas whereas 925 SF is accounted for when determining the C-value for the total post-development drainage area. Furthermore, the aforementioned 925 SF is accounted for in the areas which then skews the weight of the C-values.*

The stormwater calculations have been revised.

4. *Stormwater calculations demonstrating that the requirements of the stormwater ordinance must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.*

Stormwater calculations have been provided to demonstrate the proposed project meets the stormwater ordinance. We understand this information will also be submitted at the time of grading permit application and revisions to the size and location will be accounted for at that time.

General

1. *The applicant has met with the public works department to discuss the condition of the sanitary sewer main along the applicant's properties. The applicant has agreed to replace the sanitary sewer main along its properties. The public works department has offered to replace the piping from the new sanitary manhole hole at 405 to the existing sanitary manhole on the south side of E. Lancaster Ave.*

We agree.

2. *The landscaping and lighting plans must be listed on Sheet 1 of the plan set.*

The landscape plans have been listed on Sheet 1 and included in the Overall Project Plan Set.

3. *Comment 22 on sheet 4 of 11 must indicate that if a sanitary sewer line must be concrete encased, the sanitary sewer must be DIP from manhole to manhole.*

Comment 22 on Sheet 4 has been revised that if a sanitary sewer main is encased in concrete it is to be made of ductile iron (DIP).

4. *The existing conditions plan indicates that there is a portion of the sanitary sewer that will be removed, but is shown as an existing sewer on the utility plan. The plans should clearly indicate the sanitary sewer that will be removed and replaced.*

The Grading and Utility Plan has been revised to clearly show the extent of new sanitary sewer main and the portion that will remain.

I trust that these revisions will be sufficient for you to approve our minor final subdivision plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE, INC.

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

JCM – Enclosures
Township Engineering Response Letter 5-21-18.doc

cc: Mr. Patrick Gibbons, Vice President, Emerson Group
Fred Fromhold, Fromhold, Jaffe and Adams, Client Attorney
F. Tavani and Associates, Inc.
Paul Bloomfield, RA, Bloomfield Architecture
Lisa Thomas, RLA, Glackin Thomas Panzak, Inc.

May 21, 2018

Mr. Stephen Norcini, PE
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 409, 411 and 413 E. Lancaster Avenue
G&A No. 16-05043
Momenee File No. 15-369

Dear Mr. Norcini,

Our office is resubmitting land development plans for the above-mentioned project. We are in receipt of engineering comments dated August 15, 2017 from Ms. Amy Kaminski, PE, PTOE, Transportation Services Manager, Gilmore and Associates, Inc. For your consideration, we are submitting this engineering response letter, along with revised plans and stormwater calculations.

Below are our responses to the comments as enumerated in Ms. Kaminski's letter.

Zoning Ordinance Comments:

1. *§280-105.(A) – Two accessways to Lancaster Avenue (S.R. 30) are proposed with less than 500 feet of frontage; it appears the property frontage is approximately 200 feet in length. Note: the two proposed accesses are each directionally oneway and together provide ingress and egress to the entire site. In addition, the Applicant is eliminating two (2) full accesses in favor of shared accesses with the adjacent parcels.*

We agree. The proposed driveways are less than 500 feet apart however, they are pre-existing and serve the properties from 407, 409, 411 and 413 E. Lancaster Avenue. The applicant is eliminating three (3) of the existing driveways (at 409, 411 and 413) thus creating a safer entering and exiting situation along Lancaster Avenue for all the mentioned properties.

2. *§280-105.(F) – In no case shall the distance between the street right-of-way line and the portion of a lot used for parking be less than 20 feet. The plan appears to include parking in front of the building located approximately 1.5' from the right-of way line. The Applicant received a variance from this requirement.*

We agree.

Subdivision and Land Development Ordinance Comments:

1. *§255-27.A(8) – Any applicant who encroaches within the Legal Right-of-Way of a state highway will be required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates, Inc. as an “Engineering Firm” (BPID 288) on the permit application within the PennDOT ePermitting System.*

We agree. A highway occupancy permit from the Pennsylvania Department of Transportation (PennDOT) will be obtained. Momenee will include Gilmore and Associates on all correspondence and include them as an “Engineering Firm” on the permit application within the PennDOT ePermitting system.

2. *§255-29.A(8) – Parking lots with more than 30 spaces shall not have a grade exceeding 3%. The Applicant indicates a waiver will be requested.*

A waiver is requested for grades exceeding 3% for parking lots with more than 30 cars. The waiver is required because the proposed project needs to maintain existing grades on properties located at 407 and 415 E. Lancaster Avenue. While grading improvements have been made to the rear parking lot for properties at 409, 411 and 413 E. Lancaster Avenue, we cannot achieve the 3% maximum grade due to the previously mentioned site constraints beyond our project limits.

3. *§255-29.A(12)(a) – The width of entrance and exit drives shall be a minimum of 12 feet for one-way use. The Applicant indicates a waiver will be requested.*

As indicated in the township engineer’s letter dated August 28, 2017, the one-way drive in conjunction with the shared driveway easement with 415 E. Lancaster Avenue meets the requirements for one way and two way access.

4. *§255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The parallel parking lot along the site frontage does not meet the requirements of this ordinance at the east and west end of the parking area.*

Five (5) foot radius is shown on all curb lines within the parking areas. Curbing within the front parking area is designed to encourage controlled one-way movement of traffic and is mountable for potential two way use by emergency vehicles under extreme conditions.

5. *§255-30 – The plan should be updated to identify a location for Off-Street Loading facilities. The Applicant has noted that the front parking lot will be used for off street loading; however, this does not appear to be identified on the plans.*

This requirement is not applicable as the zoning hearing board has determined an off street loading area is not required.

6. *§255-41.H –The Applicant has noted that trash will be stored to the rear of 407 E. Lancaster Avenue. The plans shall be revised to identify the location of the onsite collection station for garbage and trash removal.*

Trash will be stored in totes located in the rear of 407 E. Lancaster Avenue. Trash trucks will access the totes by driving between 407 and 409 E. Lancaster and proceeding to the rear parking

area where the truck will temporarily stop to collect the totes. The applicant has contacted the trash service provider and discussed the access, the size of the service vehicle and removal operation and they do not see any issues with the proposed plan.

General Comments:

1. *Access easements must be recorded for the shared driveways between 407/409 Lancaster Avenue and between 413/415 Lancaster Avenue.*

Access easements will be filed for 407/409 and 413/415 E. Lancaster Avenue properties.

2. *It appears that the driveway between 413 & 415 Lancaster Avenue is intended to be a shared access driveway; however, the easement shown on the plans only extends to include the limits of 413 Lancaster Avenue to benefit 415 Lancaster Avenue. Clarify if the Applicant intends on continuing a shared use of the driveway between the two properties and update the plan to include the entire proposed easement area for the benefit of both 413 Lancaster Avenue and 415 Lancaster Avenue property.*

A driveway easement has been obtained for the shared use of the driveway between 413/415 E. Lancaster Avenue and shown on the plans.

3. *Verify the location and direction for the proposed ONE WAY and DO NOT ENTER signs located in the northwest corner of the parallel parking area; the DO NOT ENTER sign appears to be facing the wrong direction.*

The location and direction of the ONE WAY and DO NOT ENTER signs located in the northwest corner of the parallel parking area have been checked and revised. Further, additional signage is provided on 405 and 407 E. Lancaster Avenue to aid with traffic movement.

4. *Sheets 9 and 10 of 11:*
 - a. *Include a pavement marking detail (color, width, etc.) for the right-turn only arrow.*
 - b. *Indicate the size of the proposed R6-1 ONE WAY signs on Sheet 9.*
 - c. *The driveway apron detail on Sheet 10 should be revised to show the proposed driveway slopes. See PennDOT RC-67M for further guidance.*
 - d. *All handicap pavements markings should be a minimum of four (4) inches wide. Revise the detail accordingly.*

- a. A pavement marking detail for the right turn arrow has been added on Sheet 9.
 - b. The size of the R6-1 ONE WAY sign on Sheet 9 has been provided on Sheet 9.
 - c. The driveway aprons detail on Sheet 10 has been revised to show the proposed driveway slope according to PennDOT RC-67M.
 - d. All handicap pavements markings details have been revised to be a minimum of four (4) inches wide.
5. *Sheet T3/T4: Truck turning templates must analyze the ability for emergency services to access the entire site from both driveways. Revise the fire truck maneuverability diagram to ensure that fire trucks will continue to have access to 407 E. Lancaster Avenue.*

Discussions with the former Fire Marshal, Ray Daly indicated that fire apparatus will not access the site between 407/409 and most likely will queue along E. Lancaster Avenue. If access is required to the site, the emergency responders will most likely enter via the driveway between

413 and 415 E. Lancaster Avenue. The mountable curbing at either end of the front parking lot is provided to aid with their ingress and egress turning movements if they desire to queue in the front parking area. Further, the radius at the 407/409 entrance was widened from 10 feet to 20 feet and the driveway between 407 and 409 was widened from 12 feet to 15 feet. Both revisions were a result of comments received from the Planning Commission.

6. *Sheet T2: Revise the box truck maneuverability diagram to eliminate the curb strike upon exiting the parallel parking aisle.*

The mountable curbing for the exiting traffic along the front parallel parking area has been revised and eliminates the turning movement conflicts for the box truck.

7. *Note: The TIA included a separate plan sheet in the Appendix prepared by Momenee, Inc. and labeled: Sheet C1 Circulation Plan, dated February 2, 2017 and included onsite improvements for both 405 and 407 Lancaster Avenue. The onsite changes should be discussed separately with the Township as it is likely the parcel record plan will need to be modified accordingly.*

The recommended details for pavement markings, striping, signage and driveway aprons will be added to the Construction Details Sheet 9. The turning movements for the box and garbage vehicles have been analyzed for the site and shown on Sheet T1.

I trust that these revisions will be sufficient for you to approve our minor final subdivision plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE, INC.

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

JCM – Enclosures
Township Traffic Engineering Response Letter 5-21-18.doc

cc: Mr. Patrick Gibbons, Vice President, Emerson Group
Fred Fromhold, Fromhold, Jaffe and Adams, Client Attorney
Frank Tavani, F. Tavani and Associates, Inc.
Paul Bloomfield, RA, Bloomfield Architecture
Lisa Thomas, RLA, Glackin Thomas Panzak, Inc.

May 21, 2018

Mr. Stephen Norcini
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

—
C. Suzanne Buechner
Of Counsel

*LLM in Taxation
†Also admitted in New Jersey

Re: 409, 411, and 413 E Lancaster Avenue – 2016-SD-07
Our Ref: 5813.001

Dear Mr. Norcini:

On behalf of Mr. Scott Emerson (“Applicant”), owner of 409, 411, and 413 E Lancaster Avenue, we are submitting revised Preliminary Subdivision and Land Development Plans (“Plans”). Since we last appeared before the Planning Commission on September 5, 2017, we have engaged in additional discussions with adjacent neighbors and have made revisions to the Plans that we believe address the Planning Commission’s concerns. We ask that we be scheduled for the June 11th Board of Commissioners meeting.

Please call if you have any questions or require additional information. Thank you.

Sincerely,



FRED B. FROMHOLD

Enclosures

cc: Mr. Kevin Kochanski
The Emerson Group
Bloomfield Architecture
Momenee, Inc.

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Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

May 10, 2018

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

C. Suzanne Buechner
Of Counsel

**LLM in Taxation
†Also admitted in New Jersey*

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through June 30, 2018 to act on the above-referenced application.

Please let us know if you have any questions or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

April 17, 2018

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

C. Suzanne Buechner
Of Counsel

**LLM in Taxation*
†Also admitted in New Jersey

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through May 31, 2018 to act on the above-referenced application.

Please let us know if you have any questions or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

March 12, 2018

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

C. Suzanne Buechner
Of Counsel

*LLM in Taxation
†Also admitted in New Jersey

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through April 30, 2018 to act on the above-referenced application.

Please let us know if you have any questions or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

February 8, 2018

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

C. Suzanne Buechner
Of Counsel

**LLM in Taxation*
†Also admitted in New Jersey

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through March 31, 2018 to act on the above-referenced application.

Please let us know if you have any questions or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

January 15, 2018

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

—
C. Suzanne Buechner
Of Counsel

*LLM in Taxation
†Also admitted in New Jersey

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through February 28, 2018 to act on the above-referenced application.

Please let us know if you have any questions or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

December 5, 2017

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

C. Suzanne Buechner
Of Counsel

**LLM in Taxation*
†Also admitted in New Jersey

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through January 31, 2018 to act on the above-referenced application.

Please let us know if you have any questions or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

November 3, 2017

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through December 31, 2017 to act on the above-referenced application.

Please let us know if you have any questions or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

—
C. Suzanne Buechner
Of Counsel

*LLM in Taxation
†Also admitted in New Jersey

October 11, 2017

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

—
C. Suzanne Buechner
Of Counsel

**LLM in Taxation*
†Also admitted in New Jersey

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through November 30, 2017 to act on the above-referenced application.

Please let us know if you have any question or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Planning Commission

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

CC: Roger Phillips, PE, Senior Associate, Gannett Fleming, Incorporated
Amy Kaminski, PE, PTOE, Township Traffic Engineer
Peter Nelson, Solicitor, Grim, Biehn, & Thatcher

Date: August 29th, 2017

Re: 409-411-413 Lancaster Avenue, Preliminary Plan

The applicant's team was before the Planning Commission in July of this year. At that meeting, residents of the adjacent property located on Iron Works Way were present. They raised many concerns with regards to the development; anecdotally it seemed most of their concerns had been, or would be addressed. Planning Commission members also put forth concerns regarding entrance widths and easements, amongst others.

Roger Phillip's detailed SALDO and Zoning reviews provide the order of the Zoning Hearing Board, requested SALDO waivers, as well as the stormwater management review.

Amy Kaminski's review letter is also included, and puts forth the issue regarding the easement, amongst others.

In Roger's review letter (General comments, #1), he noted that the Engineering and Public Works personnel met with the applicants engineer regarding sanitary sewer. The applicant's plan for the sanitary sewer is one step in addressing a long-standing issue, and the Township's replacement of the noted cross pipe will complete the repair.



Gannett Fleming

*Excellence Delivered **As Promised***

Date: August 28, 2017

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

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 409-411-413 Lancaster Avenue Preliminary Plan
Scott Emerson – Applicant

Date Accepted: May 1, 2017
90 Day Review: July 30, 2017 to October 10, 2017

Gannett Fleming, Inc. has completed a review of the 409-411-413 Lancaster Avenue Preliminary Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to consolidate three lots, demolish the existing building on 411 E. Lancaster, and build an addition that will connect the two buildings on 409 and 413 E. Lancaster Ave with the expanded building to be used for offices. The project is located in the R5 district of the Township.

The applicant was before the Zoning Hearing Board on March 16, 2017. The order of the Zoning Hearing Board:

ORDER

Variations from Zoning Code Sections 280-34 and 280-105(F) are granted, the Order of the Zoning Officer is reversed, and an appropriate permit is ordered to be issued for the construction of Appellant's proposed office building, in the precise manner and location as shown on the Plan, and otherwise in accordance with the exhibits and testimony made part of the record, to the extent consistent with the Plan, subject to the conditions that: (i) the three properties shall be consolidated into one lot of record; and (ii) Appellant shall enter into the Easements pursuant to written and recordable grants thereof, in form and substance satisfactory to the Township Solicitor. Relief is granted only with respect to Sections 280-34 and 280-105(F), and no relief is granted with respect to any other provision of the Zoning Code, or with respect To any other Township ordinances, including the Township's Subdivision and Land Development Ordinance.



The applicant has indicated in the Subdivision and Land Development Application that the Applicant is seeking the following waivers:

- §255-29.A(7) – No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten-foot wide planting strips and concrete curb
- §255-29.A(8) – Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. No grade cut, fill or height difference between terraced parking areas shall exceed four feet unless approved by the Board of Commissioners.
- §255-29.A(12)(a) – The width of entrance and exit drives shall be a minimum of 12 feet for one way use.

Plans Prepared By: Momenee, Inc.

Dated: 04/28/2017 and last revised 08/03/2017

LP-1, LP-2, LP-3 and LI-1 dated 01/30/2017 and last revised 08/03/2017

Sewage Facilities Planning

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

Zoning

1. §280-34 – The applicant is proposing offices. Offices are not a permitted use in this district of the Township. The uses for three existing lots are currently not permitted uses. The applicant has received a variance from this condition.
2. §280-35.A(4)(c) – For every building other than a dwelling and its accessory buildings, there shall be two side yards, neither of which shall be less than 15 feet in width. The existing buildings do not provide side yards of 15 feet. The applicant intends to continue this nonconformity.
3. §280-35.A(8) – The maximum impervious surfaces shall be 40%. The proposed project proposed 63.57% impervious which is less than the 68.96% of existing impervious. The applicant intends to continue this nonconformity. The rear elevation rendering prepared by Bloomfield Architects indicates what appears to be a concrete stair and ramp. This is not shown on the engineering plans. The plan must be revised to be consistent.
4. §280-104(C) – No building or structure shall be erected in any district unless loading spaces for the accommodations of trucks is provided. Each space shall not be less than 12 feet in width and 30 feet in length with adequate access from a street which does not block



or interfere with the required parking. For office buildings and hotels motels, the number of berths based in net floor area. Five thousand to 20,000 square feet of net floor area require one berth. This must be provided or a variance must be requested for this condition. The applicant has indicated in the August 4, 2017 response letter that an adequate 12' x 30' delivery area is provided within the 22 feet parking aisle on the north side of the building that will not unreasonable block or interfere with the required off street parking.

5. §280-105(D) – All driveways, aisles, maneuvering spaces, vehicle service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated. The lighting plan provided must provide glare shielding devices in accordance with this section.
6. §280-105(F) – No parking, loading or service area shall be located within the front yard setbacks except as is permitted in the case of PI, PA, PB and PLO Districts or unless authorized as a special exception by the Zoning Hearing Board in a Commercial or Commercial-Office District, provided that the restriction against such use is clearly impracticable. The applicant is proposing parking in the front yard setback. The front yard of two of the existing lots are currently used for parking. The applicant has received a variance from the Zoning Hearing Board.
7. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant must indicate areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated in the response letter dated August 4, 2017 that steep slopes in accordance with the Township code do not exist on the site.

Subdivision and Land Development

1. §255-20.B(1)(O)[9] – The locations of fire hydrants must be shown on the plans. The applicant has indicated that the fire hydrant has been located on sheet 3 of 11. We are unable to located the fire hydrant on the plan. The applicant must clearly label the location of the fire hydrant.
2. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The applicant has indicated a highway occupancy permit will be obtained.
3. §255-29.A(7) – No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated for one another by ten-foot-wide planting strips and concrete curbs. The plan appears to comply with this section of the code, however the applicant has requested a waiver from this requirement. The applicant has indicated in the August 4, 2017 response letter, that they reserve the right to request a waiver from this requirement.

4. §255-29.A(8) – Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. No grade cut, fill or height difference between terraced parking areas shall exceed four feet unless approved by the Board of Commissioners. The applicant has requested a waiver from this requirement.
5. §255-29.A(12)(a) – The width of entrance and exit drives shall be a minimum of 12 feet for one way use. The one way drive located next to 413 E. Lancaster is shown as 11.45'. The applicant has requested a waiver from this requirement. The one way drive in conjunction with the shared driveway easement meets the requirements, a minimum of 22 feet, for a two way drive.
6. §255-30 – Off-Street Loading facilities must meet the requirements of this section. The existing three lots currently do not provide any off-street loading facilities and the applicant proposed to continue this condition. Any unloading required in connection with the proposed office use can be accommodated in the proposed parking lot at the rear of the consolidated property. This must be provided or a waiver requested from this section. The applicant has indicated in the August 4, 2017 response letter that an adequate 12' x 30' delivery area is provided within the 22 feet parking aisle on the north side of the building that will not unreasonable block or interfere with the required off street parking.
7. §255-38.H(1) – Some of the trees listed on sheet LP-1 are not in accordance with what is listed in this section. The Board of Commissioners can approved other species. The applicant appeared before the Shade Tree Commission on July 26, 2017 and obtained approval.
8. §255-41.H – Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. This must be shown on the plans. The applicant has indicated in the August 4, 2017 response letter that trash will be stored in totes in the rear of 407 E. Lancaster Ave.
9. §255-42.A – A class B Buffer screen must be provided as outlined in this section and shown on the plans. The buffer screen provided do not appear to match what is located in the code. The applicant has indicated that 12 evergreen trees and 23 evergreen shrubs are required, but they are providing 4 existing mature evergreen trees and 9 existing mature deciduous trees. The applicant appeared before the Shade Tree Commission on July 26, 2017 and obtained approval.
10. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed). The applicant is proposing to submit a fee in lieu of land.

Stormwater Comments

1. The 100-year routed post-development hydrograph shows a peak discharge of 3.418 CFS. The summary of post-development conditions lists it as 3.64 CFS. Please revise the inconsistency.
2. The stormwater system profile Inlet #4 to SWMS shows utility conflicts with existing utilities. Please revise the stormwater system piping so as to avoid utility conflicts. Additionally, please show proposed utilities on the profiles.
3. Please explain why there is 925 SF of impervious surface (outside of lot) listed in the pre-development, controlled, and uncontrolled drainage areas when it is not accounted for when determining the C-values for those drainage areas whereas 925 SF is accounted for when determining the C-value for the total post-development drainage area. Furthermore, the aforementioned 925 SF is accounted for in the areas which then skews the weight of the C-values.
4. Stormwater calculations demonstrating that the requirements of the stormwater ordinance must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

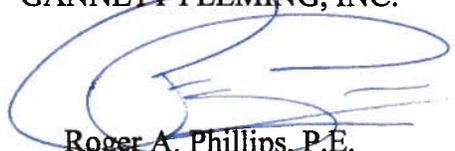
General

1. The applicant has met with the public works department to discuss the condition of the sanitary sewer main along the applicant's properties. The applicant has agreed to replace the sanitary sewer main along its properties. The public works department has offered to replace the piping from the new sanitary manhole hole at 405 to the existing sanitary manhole on the south side of E. Lancaster Ave.
2. The landscaping and lighting plans must be listed on Sheet 1 of the plan set.
3. Comment 22 on sheet 4 of 11 must indicate that if a sanitary sewer line must be concrete encased, the sanitary sewer must be DIP from manhole to manhole.
4. The existing conditions plan indicates that there is a portion of the sanitary sewer that will be removed, but is shown as an existing sewer on the utility plan. The plans should clearly indicate the sanitary sewer that will be removed and replaced.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to read "Roger A. Phillips", is written over the company name.

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



MEMORANDUM

Date: August 15, 2017

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

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: 409, 411 & 413 E. Lancaster Avenue
Final Land Development Review 1
Radnor Township, Delaware County, PA
G&A 16-05043

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following comments for Radnor Township consideration:

A. BACKGROUND

The subject properties are situated in the Residence Zoning District (R-5) and are located along E. Lancaster Avenue (S.R. 0030) between Iron Works Way and Chamounix Road, in Radnor Township, Delaware County. The site contains three lots, the property at 411 E. Lancaster Avenue is to be demolished and 409 & 413 E. Lancaster Avenue are to remain. The Applicant intends to construct a 2.5 story connector building and a one story expansion building wing between the two properties. The new connector building will be used for office space. The Applicant proposes one-way driveways to the east and west of the combined parcels.

B. DOCUMENTS REVIEWED

1. Final Subdivision and Land Development Plans for 409, 411 and 413 E. Lancaster Avenue, prepared by Momenee, Inc., prepared for Emerson Group, consisting of 20 sheets (sheets 1-11, T1-T5, LP-1-LP-3, LI-1) and dated April 28, 2017, last revised August 3, 2017.
2. Response letter prepared by Momenee, Inc., dated August 4, 2017.

C. ZONING ORDINANCE COMMENTS

1. §280-105.(A) – Two accessways to Lancaster Avenue (S.R. 30) are proposed with less than 500 feet of frontage; it appears the property frontage is approximately 200 feet in length. Note: the two proposed accesses are each directionally one-way and together provide ingress and egress to the entire site. In addition, the Applicant is eliminating two (2) full accesses in favor of shared accesses with the adjacent parcels.
2. §280-105.(F) – In no case shall the distance between the street right-of-way line and the portion of a lot used for parking be less than 20 feet. The plan appears to include parking in front of the building located approximately 1.5' from the right-of-way line. The Applicant received a variance from this requirement.

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-27.A(8) – Any applicant who encroaches within the Legal Right-of-Way of a state highway will be required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates, Inc. as an “Engineering Firm” (BPID 288) on the permit application within the PennDOT ePermitting System.
2. §255-29.A(8) – Parking lots with more than 30 spaces shall not have a grade exceeding 3%. The Applicant indicates a waiver will be requested.
3. §255-29.A(12)(a) – The width of entrance and exit drives shall be a minimum of 12 feet for one-way use. The Applicant indicates a waiver will be requested.
4. §255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The parallel parking lot along the site frontage does not meet the requirements of this ordinance at the east and west end of the parking area.
5. §255-30 – The plan should be updated to identify a location for Off-Street Loading facilities. The Applicant has noted that the front parking lot will be used for off-street loading; however, this does not appear to be identified on the plans.
6. §255-41.H –The Applicant has noted that trash will be stored to the rear of 407 E. Lancaster Avenue. The plans shall be revised to identify the location of the onsite collection station for garbage and trash removal

E. GENERAL COMMENTS

1. Access easements must be recorded for the shared driveways between 407/409 Lancaster Avenue and between 413/415 Lancaster Avenue.
2. It appears that the driveway between 413 & 415 Lancaster Avenue is intended to be a shared access driveway; however, the easement shown on the plans only extends to include the limits of 413 Lancaster Avenue to benefit 415 Lancaster Avenue. Clarify if the Applicant intends on continuing a shared use of the driveway between the two properties and update the plan to include the entire proposed easement area for the benefit of both 413 Lancaster Avenue and 415 Lancaster Avenue property.

3. Verify the location and direction for the proposed ONE WAY and DO NOT ENTER signs located in the northwest corner of the parallel parking area; the DO NOT ENTER sign appears to be facing the wrong direction.
4. Sheets 9 and 10 of 11:
 - a. Include a pavement marking detail (color, width, etc.) for the right-turn only arrow.
 - b. Indicate the size of the proposed R6-1 ONE WAY signs on Sheet 9.
 - c. The driveway apron detail on Sheet 10 should be revised to show the proposed driveway slopes. See PennDOT RC-67M for further guidance.
 - d. All handicap pavements markings should be a minimum of four (4) inches wide. Revise the detail accordingly.
5. Sheet T3/T4: Truck turning templates must analyze the ability for emergency services to access the entire site from both driveways. Revise the fire truck maneuverability diagram to ensure that fire trucks will continue to have access to 407 E. Lancaster Avenue.
6. Sheet T2: Revise the box truck maneuverability diagram to eliminate the curb strike upon exiting the parallel parking aisle.
7. Note: The TIA included a separate plan sheet in the Appendix prepared by Momenee, Inc. and labeled: Sheet C1 *Circulation Plan*, dated February 2, 2017 and included onsite improvements for both 405 and 407 Lancaster Avenue. The onsite changes should be discussed separately with the Township as it is likely the parcel record plan will need to be modified accordingly.

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

August 2, 2017

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

—
C. Suzanne Buechner
Of Counsel

*LLM in Taxation
†Also admitted in New Jersey

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through October 10, 2017 to act on the above referenced Preliminary Plan Application.

Please let us know if you have any question or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group

August 4, 2017

Radnor Township Planning Commission
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 409, 411 and 413 E. Lancaster Avenue
Township File No. 2016-S-15
Momenee File No. 15-369

Dear Planning Commission,

Our office is receipt of engineering comments dated May 26, 2017 from Mr. Rodger Phillips, Senior Project Manager, Gannett Fleming for the above-mentioned project. For your consideration, we are submitting this engineering response letter, revised plans and stormwater calculations.

Below are our responses to the comments as enumerated in Mr. Phillips' letter.

Sewage facilities Planning:

1. Momenee, Inc. is pursuing the Sewage Planning Module with the PADEP. We concur that any approval from Radnor Township be contingent upon receiving an approved planning module.

Zoning:

1. We agree.
2. We agree.
3. We agree.
4. Deliveries from UPS, Fed Ex, WB Mason, etc. will enter the site at the designated driveway between 407 and 409 E. Lancaster Avenue. An adequate 12' x 30' delivery area is provided within the 22 feet parking aisle located on the north side of the building which will not unreasonable block or interfere with the required off street parking. This condition will be much safer and accessible than the current situation where these vehicles currently pull onto the sidewalk partially blocking the west bound lane of E. Lancaster Avenue for each of these three (3) existing buildings (409, 411, 413).

5. A lighting plan has been provided.
6. We agree.
7. Steep slopes in accordance with the township code does not exist on site.
8. Sign will be in accordance with §280-116.

Subdivision and Land Development:

1. All variances and special exception have been added to the Record Plan.
2. There are no streetlights proposed. Lighting within the proposed parking areas is shown on the lighting plan, Sheet LP-1
3. The location of the fire hydrants is shown on Sheet 3.
4. A highway occupancy permit from the Pennsylvania Department of Transportation (PennDOT) will be obtained.
5. Our plans comply with the §255-29. A (7). However, comments from Ray Daly, Code Enforcement Officer recommend revisions that may make our client not comply with this section of code. We concur with Mr. Daly that emergency access via our entrance driveway (407/409) will be difficult and accessing the rear parking area will be inaccessible. We have modified the landscape islands within the parallel parking area on the south side of the proposed building along Lancaster Avenue with mountable curb. This curbing will aid emergency access vehicles on this part of the property.

Emergency access will be better served and unhindered by entering the property via the driveway between 413 and 415 E. Lancaster Avenue. Emergency vehicles could then back out with “K” turn and exit the same driveway. We reserve the right to ask for a waiver should discussions with the Planning Commission result in changes.

6. We agree.
7. We agree.
8. The driveway complies with the regulations and is 22 feet wide. Keep in mind the shed in the northeast corner of 407 E. Lancaster Avenue will be removed.
9. Landscape plans have been provided, see Sheet LA-1 and LA-2. Trees be a minimum of 2-1/2” caliper.
10. See Comment No. 4 under Zoning Section above.
11. Sidewalks and pedestrian path will be adequately lighted. See Sheet LP-1 for lighting details.
12. Trees having a minimum 2-1/2” caliper will be provided as required. See Sheet LA-1 and LA-2.

13. Trash will be stored in totes or a small dumpster located in the rear of 407 E. Lancaster Avenue. Trash trucks will access the totes or small dumpster by driving between 407 and 409 E. Lancaster and proceeding to the rear parking area where the truck will temporarily stop to collect the totes or dumpster.
14. A Class B buffer will be provided, see Sheet LA-1 and LA-2.
15. The applicant proposes to submit a fee in lieu of land for park and recreation amenities in the amount of \$3,307 per 6,400 square feet of floor area.

Stormwater Comments:

1. At the time of plan submission to the Planning Commission soil infiltration testing was not available. Since then soil infiltration results have been received and added to the plan and stormwater calculations.
2. The ground cover for the pre-development conditions has been clarified.
3. A profile through the proposed stormwater system has been provided on the plans. The profile includes known utilities and clearances.
4. We agree. Stormwater calculations will be provided at the time of application for the Grading Permit.

General:

1. The existing and proposed water and sewer services have been shown on the plans. The applicant has met with Public Works staff numerous times to discuss the condition of the sanitary sewer main along the applicant's properties (405 through 413 E. Lancaster Avenue). The applicant has agreed to replace the sanitary sewer main along its properties (405 through 413 E. Lancaster Avenue). The public works department has offered to replace the piping from our new sanitary manhole at 405 to the existing sanitary manhole on the south side of E. Lancaster Avenue.
2. The RIM elevation of sanitary manhole west of the entrance of the existing driveway for 413 E. Lancaster has been revised to reflect proposed conditions.
3. A detail of the retaining wall along the rear of 409- 413 E. Lancaster Avenue has been added to the Construction Detail Sheet 9.

I trust that these revisions will be sufficient for you to approve our minor final subdivision plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE, INC.

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

JCM – Enclosures
Township Engineering Response Letter 8-4-17.doc

cc: Mr. Patrick Gibbons, Vice President, Emerson Group
Fred Fromhold, Fromhold, Jaffe and Adams, Client Attorney
F. Tavani and Associates, Inc.

August 4, 2017

Radnor Township Planning Commission
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 409, 411 and 413 E. Lancaster Avenue
G&A No. 16-05043
Momenee File No. 15-369

Dear Planning Commission,

Our office is receipt of engineering comments dated May 26, 2017 from Ms. Amy Kaminski, PE, PTOE, Transportation Services Manager, Gilmore and Associates, Inc. for the above-mentioned project. For your consideration, we are submitting this engineering response letter, revised plans and stormwater calculations.

Below are our responses to the comments as enumerated in Ms. Kaminski's letter.

Zoning Ordinance Comments:

1. We agree the proposed driveways are less than 500 feet apart however, they are pre-existing and serve the properties from 405 through 413 E. Lancaster Avenue. The applicant is eliminating two (2) of the existing driveways thus creating a safer entering and exiting situation along Lancaster Avenue.
2. A variance to park in the front setback was granted by the Zoning Hearing Board.

Subdivision and Land Development Ordinance Comments:

1. We agree. A highway occupancy permit from the Pennsylvania Department of Transportation (PennDOT) will be obtained. Momenee will include Gilmore and Associates on all correspondence.
2. The driveway radii have been revised to ten (10) feet.
3. We agree.
4. We agree.
5. Wheel stops will be added in the southeast corner of the rear parking lot.
6. Five (5) foot radii cannot be achieved for curb lines in the rear parking lot. Wheel stops and the elimination of curbing is proposed to address this situation.
7. Its proposed that off loading facilities will be achieved by parking in the front parking lot.

8. Trash will be stored in totes located in the rear of 407 E. Lancaster Avenue. Trash trucks will access the totes by driving between 407 and 409 E. Lancaster and proceeding to the rear parking area where the truck will temporarily stop to collect the totes.

General Comments:

1. A cover letter containing outstanding responses will be included with future submissions.
2. Access easements will be filed for 407/409 and 413/415 E. Lancaster Avenue properties.
3. A driveway easement for 407 and 409 E. Lancaster Avenue has been added to the plans.
4. Our applicant and his traffic engineer has stated for the record the advantages of the direction of traffic flow on site. We will leave the traffic flow as is.
5. The applicant offers staggered working hours for employees. The amount of traffic and the probability of conflicts with this parking area are minimal. We will leave the parking spaces as “drive in”.
6. We will leave the crosswalk width at four (4) feet. Our rear parking design does not allow an expansion of the crosswalk from four (4) feet to six (6) feet.
7. The recommended R5-1 signs will be added as suggested.
8. The recommended details for pavement markings, striping, signage and driveway aprons will be added to the Construction Details Sheet 9.
9. The turning movements for all vehicles analyzed for the site have been included in the land development plan submission.
10. The onsite changes to 405 and 407 E. Lancaster Avenue as depicted on the Circulation Plan C1 included in the TIA will be discussed with the Township as recommended.

Transportation Impact Assessment Comments:

1. We agree.

I trust that these revisions will be sufficient for you to approve our minor final subdivision plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE, INC.

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

JCM – Enclosures
Township Engineering Response Letter 8-4-17.doc

cc: Mr. Patrick Gibbons, Vice President, Emerson Group
Fred Fromhold, Fromhold, Jaffe and Adams, Client Attorney
Frank Tavani, F. Tavani and Associates, Inc.



FRONT ELEVATION



REAR ELEVATION



REAR PERSPECTIVE



REAR PERSPECTIVE



FRONT PERSPECTIVE-WEST



FRONT PERSPECTIVE-EAST



Emerson Group Expansion
Front Elevation







July 11, 2017

Radnor Township Planning Commission
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 409, 411 and 413 E. Lancaster Avenue
Township File No. 2016-S-15
Momenee File No. 15-369

Dear Planning Commission,

Our office is receipt of engineering comments dated May 26, 2017 from Mr. Rodger Phillips, Senior Project Manager, Gannett Fleming for the above-mentioned project. For your consideration, we are submitting this engineering response letter, revised plans and stormwater calculations.

Below are our responses to the comments as enumerated in Mr. Phillips' letter.

Sewage facilities Planning:

1. Momenee, Inc. is pursuing the Sewage Planning Module with the PADEP. We concur that any approval from Radnor Township be contingent upon receiving an approved planning module.

Zoning:

1. We agree.
2. We agree.
3. We agree.
4. Its our opinion that our project does not need a loading zone. Deliveries from UPS, Fed Ex, WB Mason, etc. will enter the site at the designated driveway and navigate to the front door of the building and temporarily park within the parking lot. This condition is much safer and accessible than the current situation where these vehicles pull onto the sidewalk partially blocking the west bound lane of E. Lancaster Avenue.
5. A lighting plan has been provided.
6. We agree.

Page 2 - 409, 411 and 413 E. Lancaster Avenue
Township File No. 2016-S-15
Momenee File No. 15-369

7. Slopes steeper than 14% have been added to the plans. Slopes 14% to 20% and greater than 20% are distinguished on the plans.
8. Sign will be in accordance with §280-116.

Subdivision and Land Development:

1. All variances and special exception have been added to the Record Plan.
2. There are no streetlights proposed. Lighting within the proposed parking areas is shown on the lighting plan, Sheet LP-1
3. The location of the fire hydrants are shown on Sheet 3.
4. A highway occupancy permit from the Pennsylvania Department of Transportation (PennDOT) will be obtained.
5. Our plans comply with the §255-29.A(7). However, comments from Ray Daly, Code Enforcement Officer recommend revisions that may make our client not comply with this section of code. We concur with Mr. Daly that emergency access via our entrance driveway will be difficult and accessing the rear parking area will be inaccessible as a result of landscape islands mentioned. We recommend emergency access will be better served and unhindered by entering the property via the driveway between 413 and 415 E. Lancaster Avenue. Emergency vehicles could then back out with “K” turn and exit the same driveway. We reserve the right to ask for a waiver should discussions with the Planning Commission result in changes.
6. We agree.
7. We agree.
8. The driveway complies with the regulations and is 22 feet wide. Keep in mind the shed in the northeast corner of 407 E. Lancaster Avenue will be removed.
9. Landscape plans have been provided, see Sheet LA-1 and LA-2. Trees be a minimum of 2-1/2” caliper.
10. See Comment No. 4 under Zoning Section above.
11. Sidewalks and pedestrian path will be adequately lighted. See Sheet LP-1 for lighting details.

Page 3 - 409, 411 and 413 E. Lancaster Avenue
Township File No. 2016-S-15
Momenee File No. 15-369

12. Trees having a minimum 2-1/2" caliper will be provided as required. See Sheet LA-1 and LA-2.
13. Trash will be stored in totes located in the rear of 407 E. Lancaster Avenue. Trash trucks will access the totes by driving between 407 and 409 E. Lancaster and proceeding to the rear parking area where the truck will temporarily stop to collect the totes.
14. A Class B buffer will be provided, see Sheet LA-1 and LA-2.
15. The applicant proposes to submit a fee in lieu of land for park and recreation amenities in the amount of \$3,307 per 6,400 square feet of floor area.

Stormwater Comments:

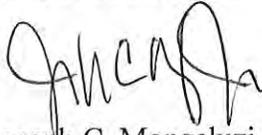
1. At the time of plan submission to the Planning Commission soil infiltration testing was not available. Since then soil infiltration results have been received and added to the plan and supporting documentation of the stormwater calculations.
2. The ground cover for the pre-development conditions has been clarified.
3. A profile through the proposed stormwater system has been provided on the plans. The profile includes known utilities and clearances.
4. We agree. Stormwater calculations will be provided at the time of application for the Grading Permit.

General:

1. The existing and proposed water and sewer services have been shown on the plans. The applicant has met with Public Works staff to schedule cleaning and televising of the sanitary sewer main along the applicant's properties (405 through 413 E. Lancaster Avenue). Once the report of this work is available the applicant, working with the Public Works Department will assess how to proceed.
2. The RIM elevation of sanitary manhole west of the entrance of the existing driveway for 413 E. Lancaster has been revised to reflect proposed conditions.
3. A detail of the retaining wall along the rear of 409- 413 E. Lancaster Avenue has been added to the Construction Detail Sheet 9.

I trust that these revisions will be sufficient for you to approve our minor final subdivision plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE, INC.



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

JCM – Enclosures
Township Engineering Response Letter 7-11-17.doc

cc: Mr. Patrick Gibbons, Vice President, Emerson Group
Fred Fromhold, Fromhold, Jaffe and Adams, Client Attorney

July 11, 2017

Radnor Township Planning Commission
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 409, 411 and 413 E. Lancaster Avenue
G&A No. 16-05043
Momenee File No. 15-369

Dear Planning Commission,

Our office is receipt of engineering comments dated May 26, 2017 from Ms. Amy Kaminski, PE, PTOE, Transportation Services Manager, Gilmore and Associates, Inc. for the above-mentioned project. For your consideration, we are submitting this engineering response letter, revised plans and stormwater calculations.

Below are our responses to the comments as enumerated in Ms. Kaminski's letter.

Zoning Ordinance Comments:

1. We agree the proposed driveways are less than 500 feet apart however, they are pre-existing and serve the properties from 405 through 413 E. Lancaster Avenue. The applicant is eliminating two (2) of the existing driveways thus creating a safer entering and exiting situation along Lancaster Avenue.
2. A variance to park in the front setback was granted by the Zoning Hearing Board.

Subdivision and Land Development Ordinance Comments:

1. We agree. A highway occupancy permit from the Pennsylvania Department of Transportation (PennDOT) will be obtained. Momenee will include Gilmore and Associates on all correspondence.
2. The driveway radii have been revised to ten (10) feet.
3. We agree.
4. We agree.
5. Wheel stops will be added in the southeast corner of the rear parking lot.
6. Five (5) foot radii cannot be achieved for curb lines in the rear parking lot. Wheel stops and the elimination of curbing is proposed to address this situation.

Page 2 - 409, 411 and 413 E. Lancaster Avenue
Township File No. 2016-S-15
Momenee File No. 15-369

7. Its proposed that off loading facilities will be achieved by parking in the front parking lot.
8. Trash will be stored in totes located in the rear of 407 E. Lancaster Avenue. Trash trucks will access the totes by driving between 407 and 409 E. Lancaster and proceeding to the rear parking area where the truck will temporarily stop to collect the totes.

General Comments:

1. A cover letter containing outstanding responses will be included with future submissions.
2. Access easements will be filed for 407/49 and 413/415 E. Lancaster Avenue properties.
3. A driveway easement for 407 and 409 E. Lancaster Avenue has been added to the plans.
4. Our applicant and his traffic engineer has stated for the record a number of times the advantages of the direction of traffic flow on site. We will leave the traffic flow as is.
5. The applicant offers staggered working hours for employees. The amount of traffic and the probability of conflicts with this parking area are minimal. We will leave the parking spaces as "drive in".
6. We will leave the crosswalk width at four (4) feet. Our rear parking design does not allow an expansion of the crosswalk from four (4) feet to six (6) feet.
7. The recommended R5-1 signs will be added as suggested.
8. The recommended details for pavement markings, striping, signage and driveway aprons will be added to the Construction Details Sheet 9.
9. The turning movements for all vehicles analyzed for the site have been included in the land development plan submission.
10. The onsite changes to 405 and 407 E. Lancaster Avenue as depicted on the Circulation Plan C1 included in the TIA will be discussed with the Township as recommended.

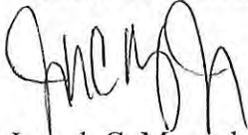
Transportation Impact Assessment Comments:

1. We agree.

Page 3 - 409, 411 and 413 E. Lancaster Avenue
Township File No. 2016-S-15
Momenee File No. 15-369

I trust that these revisions will be sufficient for you to approve our minor final subdivision plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE, INC.



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

JCM – Enclosures
Township Engineering Response Letter 7-11-17.doc

cc: Mr. Patrick Gibbons, Vice President, Emerson Group
Fred Fromhold, Fromhold, Jaffe and Adams, Client Attorney



11 July 2017

Steve Norcini, P.E.
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087

VIA EMAIL ONLY c/o JOE MONGELUZI (MOMENEE)

**RE: 409, 411, and 413 E Lancaster Ave ("Emerson")
Radnor Township, Delaware County
FTA Job # 216-015**

Dear Mr. Norcini:

F. Tavani and Associates, Inc. (FTA) is in receipt of several electronic files, emails, and memoranda which were recently received (in June 2017) for the above-referenced project. Among these is a memorandum to you from Gilmore & Associates, Inc. (Gilmore) dated 26 May 2017 regarding the above-referenced project.

That memorandum contained no comments on the traffic study which was prepared by FTA, but it does contain one plan comment of interest, namely: comment F.4 on page 3. This comment regards reversing the flow of traffic along the parking aisle nearest Lancaster Avenue. This comment was later discussed at the June 5th Planning Commission meeting and there was agreement (both among the Planning Commission and with Gilmore [Amy Kaminski, who was in attendance that night]) to leave the circulation as depicted on the current plans, though the applicant was requested to respond in writing with the concerns which were shared at the Planning Commission meeting that evening. Those concerns were (are):

- 1) **"Office Use vs Retail Use"**. The principal users (parkers) of the site are workers employed by Emerson, not retail patrons. Thus there will be familiarity with the site, including where the principal building entrance is (see next point).
- 2) **"Front" of the site is really the "back" of the site.** The main entrance to the building is actually on the north side of the building, which is also where most of the parking is located.
- 3) **Traffic on Dentist's property.** Reversing the flow in the parking aisle nearest Lancaster Avenue has the effect of forcing any recirculating traffic (from the Emerson site) onto the Dentist's site at 415 E. Lancaster Avenue (in his NB [inbound]) travel lane. As currently depicted, all of Emerson's traffic stays on Emerson's site.
- 4) **Immediate decision making.** If traffic flow is reversed, people entering the site will have to make a decision (to turn right or proceed straight ahead) *immediately* upon entering the site, and this could result in a temporary slow down which could affect other traffic entering at the same time

(behind the person who slows or stops deciding which way to go). As currently configured, there is no decision point as described.

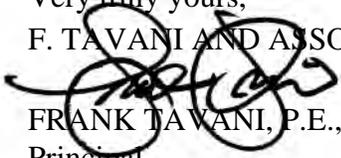
5) **Potentially confusing yielding.** If someone would turn right and find that there was no parking, they would need to turn left and travel on the Dentist's site (as previously described), but more importantly would also be yielding not only to other Emerson site traffic which is leaving, but would also have to be on the lookout for any Dentist-site entering traffic (to whom the Emerson site-recirculating traffic would also have to technically yield). This could be confusing and/or dangerous for the recirculating motorist.

6) **Possible Use of "407" to exit the site.** One of the concerns mentioned in the comment was that those motorists who park closest to Lancaster Avenue would, when exiting, need to recirculate the building to utilize the exit driveway at 413 / 415 Lancaster Avenue. As mentioned during the PC meeting, the total number of motorists under consideration is small (no more than 14) and the "split" of desired traffic patterns along Lancaster Avenue is roughly 50/50, so half would be heading to / from the east and half would be heading to / from the west. For the latter, those motorists could make use of the driveway serving 407 Lancaster Avenue, thereby avoiding the need to recirculate the building at all.

7) **Awkward Recirculation / Recirculation using Lancaster Avenue.** If someone would turn right and find that there was no parking (or decided to "pass up" a spot which was available but undesired, for whatever reason), they would need to turn left and travel on the Dentist's site, and then turn left to look for other parking in the primary parking lot. If, upon reaching the end of that parking aisle, the motorist didn't find anything, he or she would need to make a three-point (or more) u-turn to head back toward the Dentist's site, leave the site, use Lancaster Avenue to recirculate, and then re-enter at the site entrance driveway to get back to the parking aisle nearest Lancaster Avenue.

In short, we feel the parking and circulation as currently depicted nearest Lancaster Avenue is: (1) not problematic, (2) likely to be less frequently used than all other parking, and (3) that changing the circulation as requested results in new problems as noted above.

I hope this has been helpful. Thank you.

Very truly yours,
F. TAVANI AND ASSOCIATES, INC.

FRANK TAVANI, P.E., PTOE
Principal

cc: Amy Kaminski, P.E., PTOE
Applicant Team

July 5, 2017

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

C. Suzanne Buechner
Of Counsel

**LLM in Taxation*
†Also admitted in New Jersey

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through September 12, 2017 to act on the above referenced Preliminary Plan Application.

Please let us know if you have any question or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL F. CULP

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063

Phone: (610) 891-5200

FAX: (610) 891-5203

E-mail: planning_department@co.delaware.pa.us

LINDA F. HILL
DIRECTOR

June 15, 2017

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

RE: Name of Dev't: Emerson Group
DCPD File No.: 34-7163-16-17
Developer: Scott Emerson
Location: North side of Lancaster Avenue,
approximately 180' east of Pembroke
Avenue
Recv'd in DCPD: May 4, 2017

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the
Pennsylvania Municipalities Planning Code, the above described
proposal has been sent to the Delaware County Planning Commission
for review. At a meeting held on June 15, 2017, 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,

[Handwritten signature of Linda F. Hill]

Linda F. Hill
Director

cc: Emerson Group c/o Patrick Gibbons
Momenee, Inc.



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: June 15, 2017
File No.: 34-7163-16-17

PLAN TITLE: Emerson Group

DATE OF PLAN: April 28, 2017

OWNER OR AGENT: Emerson Group c/o Patrick Gibbons

LOCATION: North side of Lancaster Avenue,
approximately 180' east of Pembroke
Avenue

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Subdivision and Land Development

ZONING DISTRICT: R-5

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivision: Incorporate three lots
totaling 0.868 acre into one lot

Land development: Develop 0.868
acre with 5,528 sq. ft. of office
space

UTILITIES: Public

RECOMMENDATIONS: Subdivision: Proceed to final plan
submission

Land development: Proceed to final
plan submission with consideration
given to staff comments

STAFF REVIEW BY: Michael A. Leventry



Date: June 15, 2017
File No.: 34-7163-16-17

REMARKS:

CURRENT PROPOSAL

The applicant proposes to consolidate three residential parcels into one, demolish the dwelling on the center parcel, and connect the outer dwellings with a new central building creating one contiguous structure.

SITE CHARACTERISTICS

The site is located on a commercial corridor and is bounded by businesses.

APPLICABLE ZONING

The proposal is located within the R-5 district and is subject to applicable regulations set forth in the Township's zoning code.

NONCONFORMITIES

The plan's proposed expansion of a nonconforming use does not appear to comply with the regulations established in the Township zoning code.

Where Section 280-101(2) requires that existing nonconforming uses not be expanded, the proposal is enlarging said nonconformity.

The proposed office use does not appear to comply with the use regulations established in the Township zoning code.

Where Section 280-34 does not allow for the proposed office use, the applicant is proposing said use.

The planned parking in the front setback does not appear to comply with the parking regulations established in the Township zoning code.

Date: June 15, 2017
File No.: 34-7163-16-17

REMARKS (continued):

Where Section 280-105(f) prohibits parking in the front setback, the plan proposes parking within the front setback.

COMPLIANCE

Upon the applicant obtaining the required zoning variance approvals, the proposal appears to comply with the R-5 district provisions.

WAIVERS

The applicant is seeking waiver relief for the following:

- Section 255-29.A(7): To forego separations in a lot with more than 30 cars.
- Section 255-29.A(8): To allow a lot grade greater than 5%.
- Section 255-29.A(12)(1): To allow a drive that has a width less than 12'.

Staff has no comments related to these waiver requests.

SITE ACCESS

In the event the zoning variances are granted, reciprocal cross access easements will need to be secured with neighboring property owners for all shared driveways. The easements must be obtained prior to final plan approval and referenced within the notes with corresponding deed book page and instrument numbers to allow for cross reference.

The municipal engineer should ensure that the width and approach for the left side entrance and drive isle is adequate, especially with regard to potential use by emergency response apparatus.

Date: June 15, 2017
File No.: 34-7163-16-17

REMARKS (continued):

SEWAGE FACILITLIES

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

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

STORMWATER MANAGEMENT

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

HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE

There are three buildings on this site. They have retained much historic character.

The house in in the middle is slated for demolition. It appears to be old enough to be considered historic, but does not have as much historic architectural character as the others. If it cannot be re-purposed as part of the new connector addition, then it is hopeful the new "hyphen" connection will be designed in an appropriate way to reflect the exisitng Dutch Colonial historic resources. The proposed additon appears to be configured to be set back from the two front facades.

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.

June 9, 2017

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

—
C. Suzanne Buechner
Of Counsel

**LLM in Taxation*
†Also admitted in New Jersey

Mr. Roger Phillips
Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

Re: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Phillips:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through August 15, 2017 to act on the above referenced Preliminary Plan Application.

Please let us know if you have any question or require anything additional.

Sincerely,



FRED B. FROMHOLD

cc: The Emerson Group



*Excellence Delivered **As Promised***

Date: May 26, 2017

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 409-411-413 Lancaster Avenue Preliminary Plan
Scott Emerson – Applicant

Date Accepted: May 1, 2017
90 Day Review: July 30, 2017

Gannett Fleming, Inc. has completed a review of the 409-411-413 Lancaster Avenue Preliminary Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to consolidate three lots, demolish the existing building on 411 E. Lancaster, and build an addition that will connect the two buildings on 409 and 413 E. Lancaster Ave with the expanded building to be used for offices. The project is located in the R5 district of the Township.

The applicant was before the Zoning Hearing Board on March 16, 2017. The order of the Zoning Hearing Board:

ORDER

Variations from Zoning Code Sections 280-34 and 280-105(F) are granted, the Order of the Zoning Officer is reversed, and an appropriate permit is ordered to be issued for the construction of Appellant's proposed office building, in the precise manner and location as shown on the Plan, and otherwise in accordance with the exhibits and testimony made part of the record, to the extent consistent with the Plan, subject to the conditions that: (i) the three properties shall be consolidated into one lot of record; and (ii) Appellant shall enter into the Easements pursuant to written and recordable grants thereof, in form and substance satisfactory to the Township Solicitor. Relief is granted only with respect to Sections 280-34 and 280-105(F), and no relief is granted with respect to any other provision of the Zoning Code, or with respect To any other Township ordinances, including the Township's Subdivision and Land Development Ordinance.



The applicant has indicated in the Subdivision and Land Development Application that the Applicant is seeking the following waivers:

- §255-29.A(7) – No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten-foot wide planting strips and concrete curb
- §255-29.A(8) – Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. No grade cut, fill or height difference between terraced parking areas shall exceed four feet unless approved by the Board of Commissioners.
- §255-29.A(12)(a) – The width of entrance and exit drives shall be a minimum of 12 feet for one way use.

Plans Prepared By: Momenee, Inc.
Dated: 04/28/2017

Sewage Facilities Planning

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

Zoning

1. §280-34 – The applicant is proposing offices. Offices are not a permitted use in this district of the Township. The uses for three existing lots are currently not permitted uses. The applicant has received a variance from this condition.
2. §280-35.A(4)(c) – For every building other than a dwelling and its accessory buildings, there shall be two side yards, neither of which shall be less than 15 feet in width. The existing buildings do not provide side yards of 15 feet. The applicant intends to continue this nonconformity.
3. §280-35.A(8) – The maximum impervious surfaces shall be 40%. The proposed project proposed 63.51% impervious which is less than the 68.96% of existing impervious. The applicant intends to continue this nonconformity.
4. §280-104(C) – No building or structure shall be erected in any district unless loading spaces for the accommodations of trucks is provided. Each space shall not be less than 12 feet in width and 30 feet in length with adequate access from a street which does not block or interfere with the required parking. For office buildings and hotels motels, the number



of berths based in net floor area. Five thousand to 20,000 square feet of net floor area require one berth. This must be provided or a variance must be requested for this condition.

5. §280-105(D) – All driveways, aisles, maneuvering spaces, vehicle service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated. A lighting plan must be provided indicating compliance with this requirement.
6. §280-105(F) – No parking, loading or service area shall be located within the front yard setbacks except as is permitted in the case of PI, PA, PB and PLO Districts or unless authorized as a special exception by the Zoning Hearing Board in a Commercial or Commercial-Office District, provided that the restriction against such use is clearly impracticable. The applicant is proposing parking in the front yard setback. The front yard of two of the existing lots are currently used for parking. The applicant has received a variance from the Zoning Hearing Board.
7. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant must indicate areas of 14%-20% and areas 20% and steeper on the plans.
8. §280-116 – All signs provided must be in accordance with this section.

Subdivision and Land Development

1. §255-20.B(1)(d)[5] – Any variances or special exceptions granted must be shown on the plans. The plans should be revised to indicate that the variances were granted, not requested.
2. §255-20.B(1)(O)[8] – Any proposed street lights must be shown on the plans.
3. §255-20.B(1)(O)[9] – The locations of fire hydrants must be shown on the plans.
4. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation.
5. §255-29.A(7) – No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated for one another by ten-foot-wide planting strips and concrete curbs. The plan appears to comply with this section of the code, however the applicant has requested a waiver from this requirement.
6. §255-29.A(8) – Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. No grade cut, fill or height difference between terraced parking areas shall exceed four feet unless

approved by the Board of Commissioners. The applicant has requested a waiver from this requirement.

7. §255-29.A(12)(a) – The width of entrance and exit drives shall be a minimum of 12 feet for one way use. The one way drive located next to 413 E. Lancaster is shown as 11.45'. The applicant has requested a waiver from this requirement. The one way drive in conjunction with the shared driveway easement meets the requirements, a minimum of 22 feet, for a two way drive.
8. §255-29.A(1)(b) – The two way aisle width shall be a minimum of 22 feet for two way use. The drive that exits on to the 407 E. Lancaster property appears to be 21 feet wide. This must be revised or a waiver requested.
9. §255-29.B(1) – All parking areas shall have at least one tree 2 ½ inches minimum caliper for every five parking spaces in single bays and one tree 2 ½ inches in caliper for every 10 parking spaces for double bays. Landscaping for parking areas must be provided in accordance with this section or a waiver requested.
10. §255-30 – Off-Street Loading facilities must meet the requirements of this section. The existing three lots currently do not provide any off-street loading facilities and the applicant proposed to continue this condition. Any unloading required in connection with the proposed office use can be accommodated in the proposed parking lot at the rear of the consolidated property. This must be provided or a waiver requested from this section.
11. §255-37.E – Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Commissioners.
12. §255-38.B – Street trees 2 ½ dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed development or land development. An equivalent number may be planted in an informal arrangement, subject to the approval of the Board of Commissioners. Street trees must be shown on the plans in conformance with this section.
13. §255-41.H – Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. This must be shown on the plans.
14. §255-42.A – A class B Buffer screen must be provided as outlined in this section and shown on the plans.
15. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed).

Stormwater Comments

1. §245-22(A) – The infiltration BMPs shall have an infiltration rate sufficient to accept the additional stormwater load and dewater completely as determined by field tests conducted by the applicant's design professional. At this time it appears that the applicant's engineer assumed an infiltration rate of 0.5 inches per hour. The applicant must submit infiltration testing results supporting this assumption.
2. §245-26(C).(2) – For development and redevelopment sites, the ground cover used in determining the existing conditions' flow rates for the developed portion of the site shall be based upon actual land cover conditions. The applicant must provide a summary sheet for the Pre-Development land cover areas and runoff coefficients. In the model provided, the runoff coefficient is reported as 0.84; however, the runoff coefficient is also reported to be 0.44 in other sections of the report. Please address this inconsistency and revise the stormwater model as necessary.
3. The applicant must provide a profile of the proposed stormwater system. Please show all utility crossings and indicate the vertical clearances.
4. Stormwater calculations demonstrating that the requirements of the stormwater ordinance must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

General

1. The existing and proposed water and sewer service connections must be shown on the plans. The applicant is responsible for evaluating the condition of the sanitary sewer line in Lancaster Ave from manhole to manhole. The evaluation must include cleaning, televising and a report summarizing the findings. The report must be submitted to the Township for review.
2. The disposition of the sanitary sewer manhole with the rim elevation of 372.93 must be clearly indicated on the plans.
3. A detail of the proposed retaining wall located at the rear of the property must be provided on the plans.

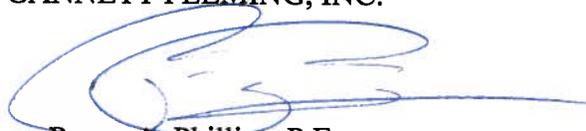


Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

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

Very truly yours,

GANNETT FLEMING, INC.



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



MEMORANDUM

Date: May 26, 2017

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: 409, 411 & 413 E. Lancaster Avenue
Preliminary Land Development Review 1
Radnor Township, Delaware County, PA
G&A 16-05043

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following comments for Radnor Township consideration:

A. BACKGROUND

The subject properties are situated in the Residence Zoning District (R-5) and are located along E. Lancaster Avenue (S.R. 0030) between Iron Works Way and Chamounix Road, in Radnor Township, Delaware County. The site contains three lots, the property at 411 E. Lancaster Avenue is to be demolished and 409 & 413 E. Lancaster Avenue are to remain. The Applicant intends to construct a 2.5 story connector building and a one story expansion building wing between the two properties. The new connector building will be used for office space. The applicant proposes one-way driveways to the east and west of the property.

B. DOCUMENTS REVIEWED

1. Preliminary Subdivision and Land Development Plans for 409, 411 and 413 E. Lancaster Avenue, prepared by Momenee, Inc., prepared for Emerson Group, consisting of 10 sheets and dated April 28, 2017.
2. Transportation Impact Assessment for 407-413 Lancaster Avenue, prepared by F. Tavani and Associates, Inc., prepared for Radnor Township, dated March 16, 2017.
3. Subdivision and Land Development Application.

C. IDENTIFIED IMPROVEMENTS

The Transportation Impact Analysis identified new sidewalks should be considered to provide additional buffer between the pedestrians and vehicular traffic.

D. ZONING ORDINANCE COMMENTS

1. §280-105.(A) – Two accessways to Lancaster Avenue (S.R. 30) are proposed with less than 500 feet of frontage; it appears the property frontage is approximately 200 feet in length. Note: the two proposed accesses are each directionally one-way and together provide ingress and egress to the entire site. In addition, the applicant is eliminating two (2) full accesses in favor of shared accesses with the adjacent parcels.
2. §280-105.(F) – In no case shall the distance between the street right-of-way line and the portion of a lot used for parking be less than 20 feet. The plan appears to include parking in front of the building located approximately 1.5' from the right-of-way line. The Applicant received a variance from this requirement.

E. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-27.A(8) – Any applicant who encroaches within the Legal Right-of-Way of a state highway will be required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The applicant has provided a sketch plan of the layout to PennDOT for preliminary comments; however, we encourage the applicant to submit this as an application to PennDOT for their formal review since the applicant is intending on altering the ingress/egress of the sites. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates, Inc. as an “Engineering Firm” on the permit application within the PennDOT ePermitting System.
2. §255-27.H(6) – The minimum driveway radii shall be ten (10) feet at the street intersection. Revise the egress driveway accordingly or request a waiver.
3. §255-29.A(8) – Parking lots with more than 30 spaces shall not have a grade exceeding 3%. The applicant indicates a waiver will be requested.
4. §255-29.A(12)(a) – The width of entrance and exit drives shall be a minimum of 12 feet for one-way use. The applicant indicates a waiver will be requested.
5. §255-29.A(13) – Provide wheel stops for the last two parking spaces located in the southeast corner of the rear parking area to prevent overhang into the two parking spaces located adjacent to the rear of the 413 E. Lancaster Avenue building.
6. §255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas.
7. §255-30 – The plan should be updated to identify a location for Off-Street Loading facilities.

8. §255-41.H – The Applicant should identify the location of the onsite collection station for garbage and trash removal.

F. GENERAL COMMENTS

1. Future plan submissions should be accompanied by a cover letter prepared by the Applicant and include a list of all outstanding comments along with detailed responses addressing each comment.
2. Access easements must be recorded for the shared driveways between 407, 409 and between 413 and 415 Lancaster Avenue.
3. It appears that the driveway between 407 & 409, and 413 & 415 Lancaster Avenue is intended to be a shared access driveway; however, the easement shown on the plans only extends to include the limits of 413 Lancaster Avenue. Clarify if the applicant intends on continuing a shared use of the driveway between 413 and 415 Lancaster Ave and update the plan to include the entire proposed easement area. In addition, the plan must be revised to include the shared easement between 407 and 409 Lancaster Avenue.
4. We recommend the altering the east to west directional flow of traffic for the one-way parking aisle along the site frontage on Lancaster Avenue to flow from west to east. This would eliminate the need for vehicles to circulate the building twice in order to enter and exit the site.
5. The two parking spots behind the 413 Lancaster Avenue building will obstruct sight distance to the left for front-in parking. Consider restricting parking with signage for these two spaces to back-in parking only.
6. Revise the crosswalk within the parallel parking area to a minimum of 6 feet.
7. We recommend the following revisions to the signage to clearly identify traffic circulation within the site:
 - a. R5-1 DO NOT ENTER signs shall be installed at the egress of the parallel parking aisle along the site frontage.
 - b. R5-1 DO NOT ENTER signs shall be installed at the north end of the one way drive between 407 and 409 Lancaster Avenue.
8. The following details should be added to the plans:
 - a. Pavement marking and striping details (color, width, etc.) for parking stalls and pavement arrows.
 - b. Proposed signage details.
 - c. Driveway apron details demonstrating ADA compliance.
9. Truck Turning Templates: The TIA included separate plan sheets in the Appendix prepared by Momenee, Inc., and labeled: Sheets 1 – 5 of 5; *Maneuverability Diagrams*, dated January 25, 2017 with various truck turning templates. The plan sheets must be provided as part of the land development plan set for review and approval. The Maneuverability Diagrams were not reviewed since they were not provided as part of the land development plan submission. As a reminder any turn movements into and out of the site must be analyzed to demonstrate the presented design can adequately accommodate the largest size vehicle accessing the site.

In addition, the truck turning templates must analyze the ability for emergency services to access the entire site from both driveways and sanitation trucks can perform onsite maneuvers to access trash receptacles.

10. Note: The TIA included a separate plan sheet in the Appendix prepared by Momenee, Inc. and labeled: Sheet C1 *Circulation Plan*, dated February 2, 2017 and included onsite improvements for both 405 and 407 Lancaster Avenue. The onsite changes should be discussed separately with the Township as it is likely the parcel record plan will need to be modified accordingly.

G. TRANSPORTATION IMPACT ASSESMENT COMMENTS

We have no comments regarding the TIA; the analysis is adequate as presented.

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



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 409, 411 & 413 EAST LANCASTER AVENUE
DATE: MAY 26, 2017
CC: MR. PHILLIPS

Mr. Norcini

My comments apply to the drive patterns and circulation patterns for the above locations.

The "In" isle is narrow and will pose a difficult turn into the property for Emergency and Fire Apparatus. Once in the circulation loop, at the back-parking area, the island will make turning right into the rear parking area impossible for large Fire vehicles. This is mirrored on the island, turning right, to the out isle on the other side of the building.

The circulation loop to the front of the building poses all the same concerns.

Would it be possible to make the front parking area more flow conducive by eliminating the parking islands to create a flow through pattern on the Lancaster side of the building? The same should be considered for the rear lot islands.

The sewer lateral and main trunk line on Lancaster will need to be videoed, relined or replaced. Both have had issues, are very old and have been blocked before.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official

ELAINE P. SCHAEFER
President

PHILIP M. AHR
Vice President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

JOHN NAGLE

RICHARD F. BOOKER, ESQ.



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

JOHN E. OSBORNE
Treasurer

May 8, 2017

Scott Emerson
C/O Patrick Gibbons
The Emerson Group
407 E. Lancaster Avenue
Wayne, PA 19087

**RE: Land Development Application #2016-SD-07 Preliminary
409, 411 & 413 E. Lancaster Avenue**

Dear Mr. Emerson:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your subdivision and land development plan to demolish the existing building at 411 East Lancaster Avenue and construct a new office building to connect to the existing buildings located at 409 and 413 East Lancaster Avenue, and have found it complete. Therefore, I have accepted the application for preliminary/final plan for review by the Township Staff, Shade Tree Commission, 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 **Monday June 5, 2017**.

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,

Roger Phillips, P.E.
Township Engineer

LETTER OF TRANSMITTAL



P.O. Box 80794
Valley Forge, PA 19484-0794
Fax: (610) 650-8190
Tel: (610) 650-8101

| | | |
|-------------------------------------|---|--------------------------|
| TO Linda Hill, Director | DATE 05/03/2017 | JOB NO. 56756.278 |
| Delaware County Planning Commission | RE: 409,411 and 413 E. Lancaster Preliminary | |
| 201 West Front Street | Radnor Township | |
| Media, PA 19063 | | |
| | | |

WE ARE SENDING YOU: **Attached** **Under separate cover via _____ the following items:**

- | | | |
|--|---|---|
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> Change order | <input type="checkbox"/> Other _____ | |

| COPIES | DATE | NO. | DESCRIPTION |
|--------|------------|-----|---|
| 3 | 04/28/2017 | | 409,411 and 413 E. Lancaster Preliminary Plan |
| 1 | 05/02/2017 | | Executed DCPC Application |
| 1 | 04/27/2017 | | \$512.50 Application Check |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit ___ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit ___ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ___ corrected prints |
| <input type="checkbox"/> For review and comment | | |
| <input type="checkbox"/> FOR BIDS DUE _____ 20__ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS:

Linda,
On behalf of Radnor Township, we are transmitting the above application package for review. If you need any additional information, please contact me.

COPY TO:

GANNETT FLEMING, INC.

FILE: _____

 SIGNED Patti Kaufman

If enclosures are not as noted, kindly notify us at once.

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 Emerson Group, c/o Patrick Gibbons E-mail Gibbop@aol.com

Address 407 East Lancaster Avenue Phone 610-971-9600

Name of Development Emerson Group

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Momenee, Inc. Phone 610-527-3030 X1205

Address 924 County Line Road

Contact Joseph C. Mongeluzi, Jr., PE E-mail jmongeluzi@momenee.com

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

Zoning District R5

Handwritten notes: TAX MAP 36/13/378, TAX FOLIO 36/02/01213/00, 409 E. LANCASTER, Tax Map # 36 / 13 / 379, Tax Folio # 36 / 02 / 01214 / 00, 411 E. LANCASTER, TAX MAP 36/13/380, TAX FOLIO 36/02/01215/00, 413 E. LANCASTER

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

Existing and/or Proposed Use of Site/Buildings:

409 E. Lancaster Avenue is currently used as office building, 411 E. Lancaster Avenue was last used as a spa, and 413

E. Lancaster Avenue was last used as a hair salon. The proposed project will combine all three parcels into one (1) parcel

demolish and construct a new building on 411 and connect to 409 and 413. The new structure will be an office building for the applicant.

Total Site Area 0.868 Acres
Size of All Existing Buildings 4,782 Square Feet
Size of All Proposed Buildings 5,528 Square Feet
Size of Buildings to be Demolished 1,451 Square Feet

PATRICK J. GIBBONS
Print Developer's Name

[Signature]
Developer's Signature

MUNICIPAL SECTION
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting 6/5/2017

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 # 34-7163-16

Roger A. Phillips, PE Township Engineer 610-688-5600
Print Name and Title of Designated Municipal Official Phone Number

[Signature] 5/2/2017
Official's Signature Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

**DELAWARE COUNTY
PLANNING DEPARTMENT**

**FEE SCHEDULE
AND
SUBMISSION PROCEDURES
FOR
SUBDIVISION
AND
LAND DEVELOPMENT
REVIEWS**

**CONDUCTED BY THE
DELAWARE COUNTY
PLANNING COMMISSION**

**PER ORDINANCE 02-04
APPROVED BY
DELAWARE COUNTY COUNCIL
SEPTEMBER 24, 2002**

**EFFECTIVE
OCTOBER 4, 2002**

110 Residential Application

The following fees shall apply to all kinds of residential projects for subdivision, conveyance, incorporation, or single tract development:

| <u>Type of Plan</u> | <u>General Fee</u> | <u>Additional Fee</u> |
|---------------------------------|--------------------|-----------------------|
| Subdivision or Land Development | \$150 per plan | \$10 per lot or unit |

111 Nonresidential Subdivision Application

The following fees shall apply to applications for the subdivision of nonresidential lots:

| <u>General Fee</u> | <u>Additional Fee</u> |
|--------------------|-----------------------|
| \$200 per plan | \$50 per lot |

✓ 112 Nonresidential Land Development Application

The following fees shall apply to projects, or sections of projects, which are for nonresidential use of any kind on a single tract of land:

| <u>General Fee</u> | <u>Additional Fee</u> |
|--------------------|---|
| \$200 per plan | \$25 per 1,000 square feet of gross floor area (or portion thereof) |

$$12,500 \text{ SF} / 1,000 \text{ SF} \times \$25 = \$312.50$$

$$\$200 + \$312.50 = \$512.50$$

113 Repeal

Delaware County Planning Commission Resolution No. 97-01, adopted November 20, 1997, is hereby rescinded.

114 Approval

Approved by the Delaware County Planning Commission on August 15, 2002 and by Delaware County Council on September 24, 2002.



924 County Line Road • Bryn Mawr, PA 19010
 Phone: (610) 527-3030 • Fax: (610) 527-9008

| | | | |
|-------|---|--|---------------------|
| From: | Joseph C. Mongeluzi, Jr., PE jmongeluzi @momenee.com | Date: 04/28/2017 | Job No: 15369 |
| To: | Radnor Township 301 Iven Avenue Wayne, PA 19087 | Attention: Engineering Department | Phone: 610-688-5600 |
| | | Re: Emerson Group – 409, 411, 413 E. Lancaster Avenue, Wayne, PA | |

We are sending you the attached:

- Plans Computer Disk Specifications Calculations
 Copy of Letter Change Order Shop Drawings Other

| Copies | Date | No. | Description |
|--------|---------|-----|---|
| 26 | 4-28-17 | 10 | 24" x 36" plan sets of which 8 plan sets are signed and notarized |
| 7 | 4-28-17 | 10 | 11" x 17" plan sets |
| 10 | 4-28-17 | 1 | Thumb Drives |
| 2 | 4-28-17 | 1 | Original and a copy of Radnor Township Subdivision/Land Development Applications with check for \$1,550 and Professional Services Escrow check for \$10,000 both made to Radnor Township. |
| 2 | 4-28-17 | 1 | Original and a copy of Delaware County Application for 247 Review with check for \$512.50 made to Treasurer of Delaware County |
| 2 | 4-28-17 | | Stormwater Report and Calculations |
| 2 | 3-16-17 | | Traffic Study |
| 2 | | | Deeds for 409, 411, and 413 E. Lancaster Avenue |

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: Attached find plans, reports and calculations for the Subdivision/Land Development submission. Please contact me if you have any questions.

| | | | | |
|----------|---|---------|---|------------------------------|
| Copy To: | Patrick Gibbons, VP, Emerson Group Jamie Jun, Fromhold Jaffe & Adams | Signed: |  | Joseph C. Mongeluzi, Jr., PE |
|----------|---|---------|---|------------------------------|

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 409, 411 + 413 E. LANCASTER AVENUE

Zoning District R5

Application No. _____
(Twp. Use)

Fee _____

Ward No. 1

Is property in HARB District NO

Applicant: (Choose one)

Owner X

Equitable Owner _____

Name SCOTT EMERSON, EMERSON GROUP C/O PATRICK GIBBONS, VP

Address 407 E. LANCASTER AVENUE, WAYNE, PA 19087

Telephone 610-971-9600 Fax 610-971-9616 Cell _____

Email GIBBOP@aol.com

Designer: (Choose one)

Engineer X

Surveyor _____

Name MOMENCE, INC. c/o JOSEPH C. MONGELVZI, JR. PE

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610-527-3030 x1205 Fax 610-527-9008

Email jmongelvzi@momence.com

Area of property 37,859 SF 0.868 ac Area of disturbance 35,300 SF 0.810 ac

Number of proposed buildings 1

Proposed use of property OFFICE

Number of proposed lots 1

Plan Status: Sketch Plan _____ Preliminary X Final _____ Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

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

SEE ATTACHMENT

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

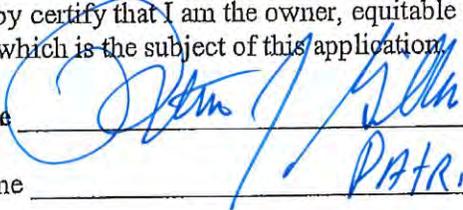
SEE ATTACHMENT

Individual/Corporation/Partnership Name

EMERSON GROUP PATRICK GIBBONS, VICE PRESIDENT

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

 4-27-17

Print Name

PATRICK J. GIBBONS

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.

**Attachment to Subdivision / Land Development Application
Infringements of Chapter 280 (Zoning)
for
Emerson Group
409, 411, and 413 E. Lancaster Avenue**

409, 411, 413 E. Lancaster Avenue are currently each improved with a building and parking areas used for commercial purposes. 409 E. Lancaster Avenue was first approved for office use from the Zoning Hearing Board in 1967 and is currently used for offices for The Emerson group, a consumer products equity organization, which also has offices on the adjacent properties 405 and 407 E. Lancaster Avenue. 411 E. Lancaster Avenue was first approved for office use by variance from the Zoning Hearing Board in 1981 and is currently vacant. It was last used as a spa. 413 E. Lancaster Avenue was first approved for office use with the issuance of a building permit in 1969 and is currently vacant. It was last used as a spa together with 411 E. Lancaster Avenue.

Applicant seeks a special exemption under Code §280-101(2) to consolidate 409, 411, and 413 E. Lancaster Avenue, demolish the building on 411 E. Lancaster Avenue, and connect the buildings on 409 E. Lancaster and 413 E. Lancaster Avenue. The proposed expansion will not increase the area devoted to the use by more than 50%. In the alternative, if and to the extent required, Applicant seeks a variance from Code §280-34, which contains the use regulations of the R-5 Residence District, to consolidate the three lots and construct the proposed improvements.

Applicant also seeks a variance from Code §280-105(F) to locate a parking area within the front yard setback. Portions of the front yards on 409 and 411 E. Lancaster Avenue are currently used for parking. Applicant proposes a total of fourteen parallel parking spaces partially within the front yard setback and proposes improved streetscape that will provide enhanced landscape, a new sidewalk, and the elimination of three existing curb cuts.

Finally, the applicant seeks any other special exception or variance relief that may be required for the propose use and improvements. The proposed use an improvement will have no adverse impact on the public health, safety, or welfare. The area in which the lots are located, although zoned R-5 Residence District, has historically been used for commercial purposes.

The applicant has received Zoning Board approval for the above-mentioned variances at their March 16, 2017 meeting.

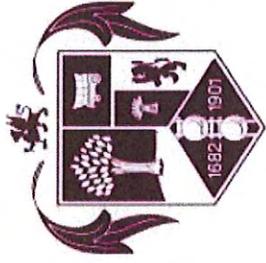
**Attachment to Subdivision / Land Development Application
Infringements of Chapter 255 (SALDO)
for
Emerson Group
409, 411, and 413 E. Lancaster Avenue**

Applicant seeks a waiver under Code §255-29.A(7). No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten-foot wide planting strips and concrete curb.

Applicant seeks a waiver under Code §255-29.A(8). Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. No grade cut, fill or height difference between terraced parking areas shall exceed four feet unless approved by the Board of Commissioners.

Applicant seeks a waiver under Code §255-29.A(12)(a) The width of entrance and exit drives shall be a minimum of 12 feet for one way use.

2017 CONSOLIDATED FEE SCHEDULE



Adopted January 3, 2017 | Ordinance 2016-16

Amendments:

1. Resolution 2017-08 | January 23, 2017

RADNOR TOWNSHIP, PA 301 Iven Ave, Wayne, PA 19087

Radnor Township, PA
 Consolidated Fee Schedule – Chapter 162 Fees
 Ordinance 2016-16 | Adopted January 3, 2017 (as Amended)
 Effective January 1, 2017

| Fee Description | 2016 | 2017 |
|---|--|--|
| Fee Change Narrative: | | |
| 1. It is anticipated that the entire grading permit fee schedule will be revamped in 2017. The current RFP for engineering services requires the chosen consultant to provide a flat fee for grading permit review, based upon a review of the existing permits, and Township negotiation of price. The increase reflects anticipated hourly rate increases in consultants and staff. | | |
| Subdivision / Land Development ("SALDO") | | |
| Sketch Plan | \$300.00 | \$300.00 |
| Reverse Subdivision | \$350.00 | \$350.00 |
| Lot Line Change | \$350.00 | \$350.00 |
| Lot Consolidation | \$350.00 | \$350.00 |
| Professional Escrow Account* | \$1,000.00 | \$1,300.00 |
| Minor Subdivision (5 lots or less) Professional Escrow Account* | \$950.00 / plan; plus \$150.00 / lot \$7,000.00 | \$950.00 / plan; plus \$150.00 / lot \$7,000.00 |
| Major Subdivision (more than 5 lots) Professional Escrow Account* | \$2,000.00 / plan; plus \$150.00 / lot \$15,000.00 | \$2,000.00 / plan; plus \$150.00 / lot \$15,000.00 |
| Multi-Family Dwellings | \$1,500.00 / plan; plus \$500.00 / unit | \$1,500.00 / plan; plus \$500.00 / unit |
| Professional Escrow Account* | \$10,000.00 | \$10,000.00 |
| Land Development (under 1 acre) | \$1,100 / plan; plus \$350.00 each building; plus \$100.00 / acre | \$1,100 / plan; plus \$350.00 each building; plus \$100.00 / acre |
| Professional Escrow Account* | \$10,000.00 | \$10,000.00 |
| Land Development (1 acre or more) | \$1,500 per plan; plus \$350.00 each building; plus \$100.00 each acre | \$1,500 per plan; plus \$350.00 each building; plus \$100.00 each acre |
| Professional Escrow Account* | \$15,000.00 | \$15,000.00 |

Handwritten:
 $\$1,100 + 350 + (1 \text{ ACRE} \times \$100/\text{ACRE}) = \$1,550.$

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 Emerson Group, c/o Patrick Gibbons E-mail Gibbop@aol.com

Address 407 East Lancaster Avenue Phone 610-971-9600

Name of Development Emerson Group

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Momenee, Inc. Phone 610-527-3030 X1205

Address 924 County Line Road

Contact Joseph C. Mongeluzi, Jr., PE E-mail jmongeluzi@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 checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Private Sewerage | <input type="checkbox"/> Private Sewerage | <input type="checkbox"/> Wetlands |
| <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Final | <input checked="" type="checkbox"/> Public Water | <input checked="" type="checkbox"/> Public Water | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> PRD | <input type="checkbox"/> Tentative | <input type="checkbox"/> Private Water | <input type="checkbox"/> Private Water | <input type="checkbox"/> Steep Slopes |

Zoning District R5

TAX MAP 36/13/378
 TAX FOLIO 36/02/01213/00 409 E. LANCASTER
 Tax Map # 36 / 13 / 379
 Tax Folio # 36 / 02 / 01214 / 00 411 E. LANCASTER
 TAX MAP 36/13/380
 TAX FOLIO 36/02/01215/00 413 E. LANCASTER

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

409 E. Lancaster Avenue is currently used as office building, 411 E. Lancaster Avenue was last used as a spa, and 413

E. Lancaster Avenue was last used as a hair salon. The proposed project will combine all three parcels into one (1) parcel

demolish and construct a new building on 411 and connect to 409 and 413. The new structure will be an office building for the applicant.

Total Site Area 0.868 Acres

Size of All Existing Buildings 4,782 Square Feet

Size of All Proposed Buildings 5,528 Square Feet

Size of Buildings to be Demolished 1,451 Square Feet

PATRICK J. GIBBINS
Print Developer's Name

[Signature]
Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

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

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

**DELAWARE COUNTY
PLANNING DEPARTMENT**

**FEE SCHEDULE
AND
SUBMISSION PROCEDURES
FOR
SUBDIVISION
AND
LAND DEVELOPMENT
REVIEWS**

**CONDUCTED BY THE
DELAWARE COUNTY
PLANNING COMMISSION**

**PER ORDINANCE 02-04
APPROVED BY
DELAWARE COUNTY COUNCIL
SEPTEMBER 24, 2002**

**EFFECTIVE
OCTOBER 4, 2002**

110 Residential Application

The following fees shall apply to all kinds of residential projects for subdivision, conveyance, incorporation, or single tract development:

| <u>Type of Plan</u> | <u>General Fee</u> | <u>Additional Fee</u> |
|---------------------------------|--------------------|-----------------------|
| Subdivision or Land Development | \$150 per plan | \$10 per lot or unit |

111 Nonresidential Subdivision Application

The following fees shall apply to applications for the subdivision of nonresidential lots:

| <u>General Fee</u> | <u>Additional Fee</u> |
|--------------------|-----------------------|
| \$200 per plan | \$50 per lot |

✓ 112 Nonresidential Land Development Application

The following fees shall apply to projects, or sections of projects, which are for nonresidential use of any kind on a single tract of land:

| <u>General Fee</u> | <u>Additional Fee</u> |
|--------------------|---|
| \$200 per plan | \$25 per 1,000 square feet of gross floor area (or portion thereof) |

$$12,500 \text{ SF} / 1,000 \text{ SF} \times \$25 = \$312.50$$

$$\$200 + \$312.50 = \$512.50$$

113 Repeal

Delaware County Planning Commission Resolution No. 97-01, adopted November 20, 1997, is hereby rescinded.

114 Approval

Approved by the Delaware County Planning Commission on August 15, 2002 and by Delaware County Council on September 24, 2002.

RD BK05134-1699

DT-DEED

2012038072 06/20/2012 12:08:12 PM:1

RCD FEE: \$88.50 POL SUB TAX: \$15,000.00 ST TAX: \$10,000.00

Prepared By:

Thomas C. Rogers, Esquire
White and Williams LLP
1650 Market Street
One Liberty Place, Suite 1800
Philadelphia, PA 19103-7395
215-864-7190



DELAWARE
COUNTY

36-RADNOR \$15,000.00

THOMAS J. JUDGE SR. ROD

Return To:

Record and Return To:
First American Title Insurance Co.
Two Liberty Place, Suite 3010
50 South 16th Street
Philadelphia, PA 19102 534344

Tax Parcel No.:

36-02-01213-00 (409 East Lancaster Avenue)

THIS INDENTURE, made this 15th day of June, 2012, between **GERALD F. PARROTTO** (hereinafter called "Grantor"), and **SCOTT EMERSON** (hereinafter called "Grantee").

WITNESSETH, that the said Grantor for and in consideration of the sum of ONE MILLION DOLLARS (\$1,000,000) lawful money of the United States of America, unto him well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his heirs and assigns, forever,

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, situate in the Township of Radnor, County of Delaware, and Commonwealth of Pennsylvania bounded and described as follows, to wit;

BEGINNING at a point in the middle line of Lancaster Avenue, distant one thousand one hundred forty six and six hundred twenty one one-thousandths feet measured along the broken alignment of the middle line of said Lancaster Avenue eastwardly from the middle of Berdeon Avenue; thence extending by land now or formerly of Edward De V. Norrell, North seven degrees fourteen minutes forty five seconds East two hundred ten feet to the line of land now or late of Charles N. Wetzel; thence by said Wetzels' land, South eighty two degrees forty five minutes fifteen seconds East sixty feet; thence by land now or late of Edward De V. Norrell, South seven degrees fourteen minutes forty five seconds West two hundred ten feet to the middle line of Lancaster Avenue aforesaid; and thence along the said middle line by the said Edward De V. Norrell's land North eighty two degrees forty five minutes fifteen seconds West sixty feet to the place of beginning.

BEING Tax Parcel No. 36-02-01213-00.

BEING the same premises which Peter A. Altringer and Robert J. Thornton and Diane Thornton, his wife, by Deed dated 4/2/1999 and recorded 4/8/1999 in the County of Delaware in Record Book 1859 Page 217, granted and conveyed unto Gerald F. Parrotto, in fee.

UNDER AND SUBJECT to any agreements, covenants, easements and restrictions of record.

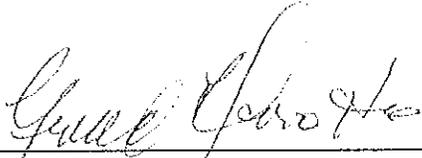
TOGETHER with all and singular the buildings and improvements, streets, alleys, passages, ways, waters, water-courses, right, liberties, privileges, hereditaments, and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever, of them, the said Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lots or pieces of ground above described, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever, as tenants by entirety, **UNDER AND SUBJECT** as aforesaid.

AND the said Grantor, for himself, his heirs, executors and administrators, does covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that they, the said Grantor and his 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, his heirs and assigns, against him, the said Grantor and his heirs, 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 him, them, or any of them, shall and will, **SUBJECT** as aforesaid, **WARRANT** and forever **DEFEND**.

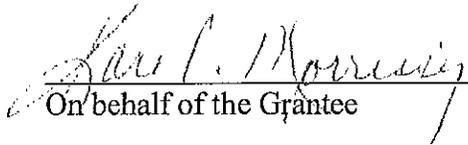
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and
year first above written.

Signed, sealed and delivered
in the presence of us:



Gerald F. Parrotto

The address of the above-named Grantee is:
409 East Lancaster Avenue
Wayne, PA 19087



On behalf of the Grantee

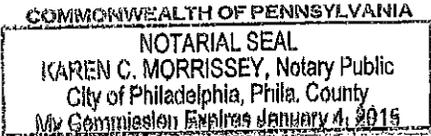
COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Philadelphia :

On this 15th day of June, 2012, before me, a Notary Public, personally appeared
GERALD F. PARROTTO, known to me (or satisfactorily proven) to be the person whose name
is subscribed to the within instrument, and acknowledged that he executed the same for the
purposes therein contained.

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

Karen C. Morrissey
Notary Public
My commission expires: 1-4-15





OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

- SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:
1. Title being vested other than as stated in Schedule A.
 2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 3. Unmarketable Title.
 4. No right of access to and from the Land.
 5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
 6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

First American Title Insurance Company

BY  PRESIDENT

ATTEST  SECRETARY



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

- (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in

Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as Insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs,

attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as Insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as Insured,
(i) the Amount of Insurance shall be increased by 10%, and
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as Insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to Indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those Instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 1 First American Way, Santa Ana, CA 92707, Attn: Claims Department.

POLICY OF TITLE INSURANCE



SCHEDULE A

First American Title Insurance Company

Name and Address of the Issuing Title Insurance Company:
First American Title Insurance Company
Two Liberty Place, 50 South 16th St., Suite 3010
Philadelphia, PA 19102

File No.: **NCS-534344-PHIL**

Policy No.: **NCS-534344 O**

Address Reference: 409 East Lancaster Avenue, Wayne, PA 19087

Amount of Insurance: \$1,000,000.00

Date of Policy: June 20, 2012 at 12:08 P.M.

1. Name of Insured:

Scott Emerson
2. The estate or interest in the Land described in Schedule C and which is covered by this Policy is
Fee Simple
3. The estate or interest referred to herein is at Date of Policy vested in the Insured.

Scott Emerson by a Deed dated June 15, 2012 and recorded on June 20, 2012 in Recorded Book
05134, Page 1699.
4. The Land referred to in this Policy is situated in the Township of Radnor, County of Delaware,
Commonwealth of Pennsylvania, and is more particularly described in the attached Schedule C.

SCHEDULE B

File No. **NCS-534344-PHIL**

Policy No. **NCS-534344 O**

EXCEPTIONS FROM COVERAGE

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area content and encroachments, which an accurate and satisfactory land title survey would disclose.
2. Possible interim real estate taxes by reason of increased assessments for new construction and/or major improvements, a lien not yet due and payable.
3. Covenants and Restrictions as set forth in Deed Book Z-10 Page 34.
4. Reservations as set forth in Deed Book C-9 Page 70.
5. Rights granted to Wayne Electric Light and Steam Heat Company as set forth in Deed Book Z-9 Page 30 as assigned in Deed Book S-14 Page 612 and Deed Book 2354 Page 374.
6. Title to that portion of the premises lying in the bed of East Lancaster Avenue is subject to public and private rights therein.
7. Reservations as set forth in Deed Book 337 Page 22.
8. Mortgage dated June 18, 2012 between Scott Emerson, as Mortgagor, and National Penn Bank, as Mortgagee, in the original principal amount of \$4,260,000.00, and recorded July 11, 2012, in Record Book 5147, Page 909, Allegheny County Records.

SCHEDULE C

File No.: **NCS-534344-PHIL**

Policy No.: **NCS-534344 O**

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania bounded and described as follows, to wit;

BEGINNING at a point in the middle line of Lancaster Avenue, distant one thousand one hundred forty six and six hundred twenty one one thousandths feet measured along the broken alignment of the middle line of said Lancaster Avenue eastwardly from the middle of Berdeon Avenue; thence extending by land now or formerly of Edward De V. Norrell, North seven degrees fourteen minutes forty five seconds East two hundred ten feet to the line of land now or late of Charles N. Wetzel, thence by said Wetzels' land, South eighty two degrees forty five minutes fifteen seconds East sixty feet; thence by land now or late of Edward De V. Norrell, South seven degrees fourteen minutes forty five seconds West two hundred ten feet to the middle line of Lancaster Avenue aforesaid and thence along the said middle line by the said Edward De V. Norrell's land North eighty two degrees forty five minutes fifteen seconds West sixty feet to the place of beginning.

BEING Tax Parcel No. 36-02-01213-00.

BEING the same premises which Peter A. Altringer and Robert J. Thornton, his wife by Deed dated April 2, 1999 in the County of Delaware in Record Book 1859, Page 217, granted and conveyed unto Gerald F. Parrotto, in fee.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Prepared by and Return to:

Keystone Agency, Inc.
1525 Locust Street
Suite 301
Philadelphia, PA 19102
215-732-3764

File No. 15-13996-D

UPI # 36-02-01214-00

RD BK05726-2338

2015060870 11/05/2015 10:28:05 AM:1

RCD FEE: \$96.50 POL SUB TAX: \$9,000.00 ST TAX: \$6,000.00



DT-DEED

DELAWARE
COUNTY

This Indenture, made the 29th day of October, 2015,

Between

ILONA CSAKY

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

SCOTT R. EMERSON

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Six Hundred Thousand And 00/100 Dollars (\$600,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns, in fee,

See Attached Exhibit A

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 her, the said grantor, as well at law as in equity, of, in and to the same.

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

Under and Subject as aforesaid.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that she, the said Grantor, and her 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 Grantee, his heirs and assigns, against her, the

said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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

Sealed and Delibered
IN THE PRESENCE OF US:

[Signature]

[Signature] {SEAL}
Ilona Csaky

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF DELAWARE } ss

On this, the 29th day of October, 2015, before me, the undersigned Notary Public, personally appeared **Ilona Csaky**, 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.

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

[Signature]
Notary Public
My commission expires _____

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

*407 E. Lancaster Avenue
Wynne, PA 19087*

[Signature]
On behalf of the Grantee

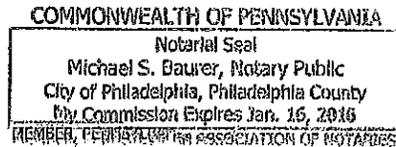


EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle line of Lancaster Avenue, 343.941 feet, measured Eastwardly from its intersection with the middle line of Pembroke Avenue; thence by land late of Lydia Durr Harvey, North 7 degrees 45 seconds East, 21.0 feet to a corner of said Harvey's land and in line of land formerly of Charles N. Wetzel, now or late of Philadelphia Hedge Company and the Wayne Iron Works; thence by said lands, South 82 degrees 45 minutes 15 seconds East, 60 feet to a corner of land late of Mary R. Richardson; thence by said Richardson's land, South 7 degrees 14 minutes 45 seconds West, 210 feet to a point in the middle line of Lancaster Avenue; thence by said middle line, North 82 degrees 45 minutes 15 seconds West, 60 feet to the place of beginning.

Tax ID / Parcel No. 36-02-01214-00

Being the same premises which Mihaly Csaky and Ilona Csaky, his wife by Deed dated 4/8/1996 and recorded 5/1/1996 in Delaware County in Volume 1466 Page 890 conveyed unto Ilona Csaky, in fee.

DEED

UPI # 36-02-01214-00

Hona Csaky

TO

Scott R. Emerson

Premises: 411 E. Lancaster Avenue
Wayne, PA 19087

Keystone Agency, Inc.
1525 Locust Street
Suite 301
Philadelphia, PA 19102
Telephone: 215-732-3764 Fax: 215-545-5329

Prepared by and Return to:

Keystone Agency, Inc.
1525 Locust Street
Suite 301
Philadelphia, PA 19102
215-732-3764

File No. 15-13997-D

UPI # 36-02-01215-00

RD BK05726-2342

DT-DEED

2015060871 11/05/2015 10:28:05 AM:2

RCD FEE: \$96.50 POL SUB TAX: \$19,500.00 ST TAX: \$13,000.00



DELAWARE
COUNTY

36-RADNOR \$19,500.00

THOMAS J. JUDGE SR. ROD

This Indenture, made the 29th day of October, 2015,

Between

MICD LP, A PENNSYLVANIA LIMITED PARTNERSHIP

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

SCOTT R. EMERSON

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million Three Hundred Thousand And 00/100 Dollars (\$1,300,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns, in fee,

See Attached Exhibit A

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

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

Under and Subject as aforesaid.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against it, the said

Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its General Partner, and the same to be duly attested by its Member. Dated the day and year first above written.

WITNESS

~~ATTEST:~~

[Signature]

MICD LP, A PENNSYLVANIA LIMITED PARTNERSHIP

By: **MICD LLC, a Pennsylvania limited liability company, General Partner**

By: *[Signature]* {SEAL}
Ilona Csaky, Authorized Member

Commonwealth of Pennsylvania } ss
County of Delaware

AND NOW, this 29th day of October, 2015, before me, the undersigned Notary Public, appeared **Ilona Csaky, Authorized Member of MICD LLC, a Pennsylvania limited liability company, the General Partner of MICD LP, a Pennsylvania limited partnership**, and that she executed the foregoing instrument for the purposes therein contained.

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

[Signature]
Notary Public
My commission expires _____

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

*407 E. Lancaster Avenue
Wayne, PA 19087*

[Signature]
On behalf of the Grantee

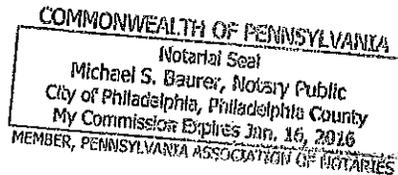


EXHIBIT "A"

All that certain lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania , bounded and described as follows , to wit:

Beginning at a point in the middle of Lancaster Avenue , at a distance of 1,226.21 feet measured along the broken alignment of the middle line of Lancaster Avenue Eastwardly from the middle line of Aberdeen Avenue; thence extending along land formerly of Francis T. Maguire, North 7 degrees 14 minutes 45 seconds East 210 feet; thence by lands formerly of Edward deV. Morrell, South 82 degrees, 45 minutes 15 seconds East 60.56 feet to the line of lands formerly of Joseph F. Lamorelle; thence by said lands South 7 degrees, 24 minutes West 210.001 feet to the middle line of Lancaster Avenue, thence extending along same by land now or late of the said Edward deV. Morrell, North 82 degrees, 45 minutes 15 seconds West 60 feet to the place of beginning.

Tax ID / Parcel No. 36-02-01215-00

Being the same premises which Jon Newton and Harry A. Streamer (A Partnership) by Deed dated 10/10/2006 and recorded 10/19/2006 in Delaware County in Volume 3935 Page 911 conveyed unto MICD L.P., a Pennsylvania limited partnership, in fee.

Deed

UPI # 36-02-01215-00

MICD LP, a Pennsylvania limited
partnership

TO

Scott R. Emerson

Premises: 413 E. Lancaster Avenue,
Wayne, PA 19087

Keystone Agency, Inc.
1525 Locust Street
Suite 301
Philadelphia, PA 19102
Telephone: 215-732-3764 Fax: 215-545-5329

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

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

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

LINE TYPE LEGEND:

| | |
|--|-------------------------|
| | ADJOINER LINE |
| | EXISTING PROPERTY LINE |
| | EXISTING ROW LINE |
| | EXISTING 1' CONTOUR |
| | EXISTING 5' CONTOUR |
| | EXISTING BUILDING |
| | PROPOSED BUILDING |
| | PROPOSED WALK |
| | PROPOSED COBBLESTONE |
| | PROPOSED MOUNTABLE CURB |



LOCATION MAP
SCALE: 1" = 1,000'

FINAL SUBDIVISION / LAND DEVELOPMENT 409, 411, AND 413 E. LANCASTER AVENUE

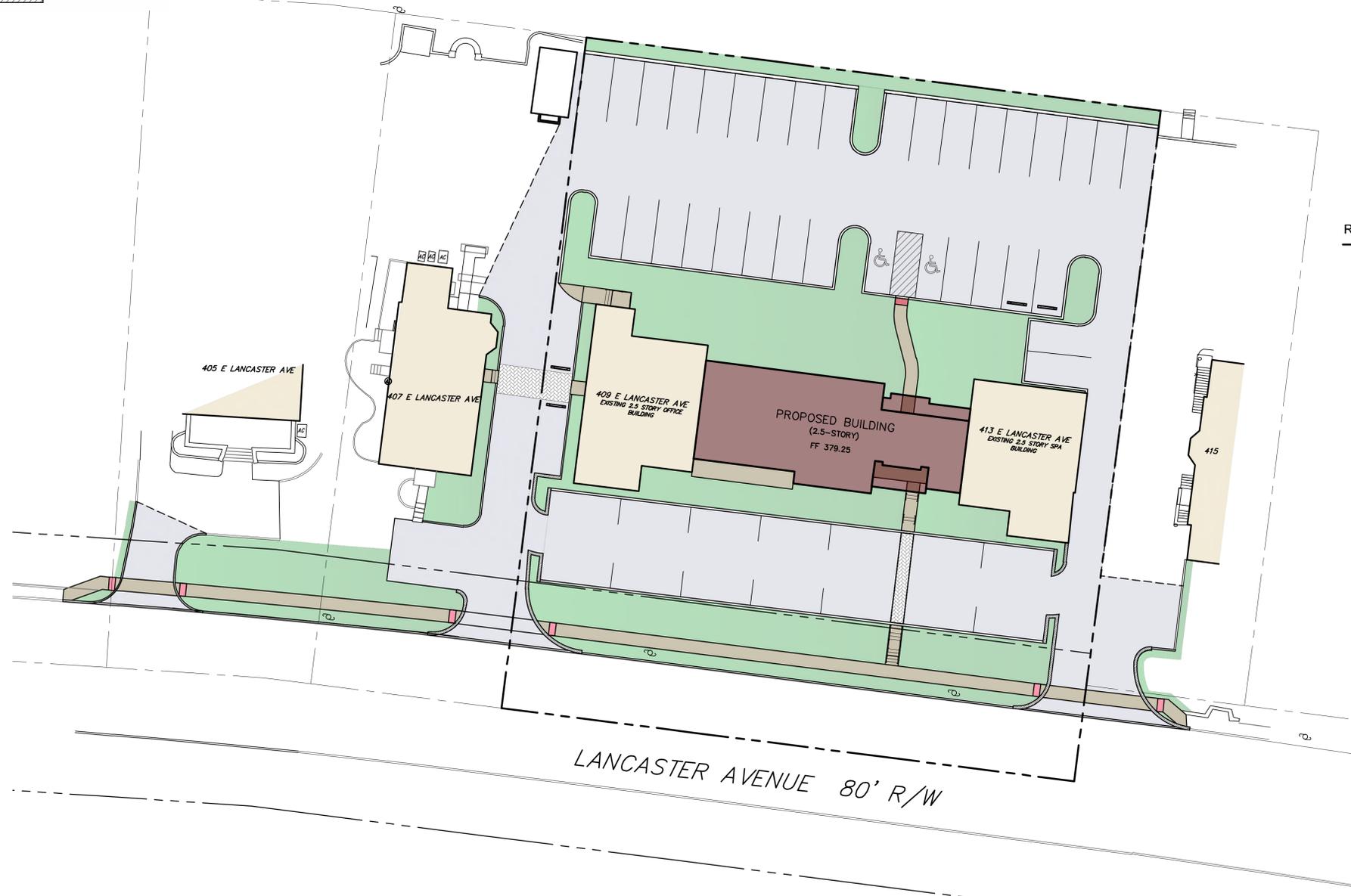
RADNOR TOWNSHIP

DELAWARE COUNTY

PENNSYLVANIA

OWNER:
SCOTT EMERSON
407 LANCASTER AVENUE
WAYNE, PA 19087

APPLICANT:
EMERSON GROUP
407 LANCASTER AVENUE
WAYNE, PA 19087

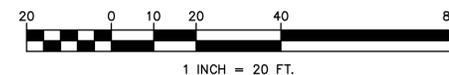


SHEET INDEX:

- SHEET 01 - ILLUSTRATIVE SITE PLAN
- SHEET 02 - RECORD PLAN
- SHEET 03 - SOIL, VEGETATION, & WATER RESOURCES MAP
- SHEET 04 - EXISTING CONDITIONS/DEMOLITION PLAN
- SHEET 05 - GRADING & UTILITY PLAN
- SHEET 06 - EROSION AND SEDIMENT CONTROL PLAN
- SHEET 07 - EROSION AND SEDIMENT CONTROL NOTES/DETAILS
- SHEET 08 - EROSION AND SEDIMENT CONTROL NOTES/DETAILS
- SHEET 09 - CONSTRUCTION DETAILS
- SHEET 10 - CONSTRUCTION DETAILS
- SHEET 11 - PROFILE PLAN-STORM SEWER
- SHEET 12 - PROFILE PLAN-SANITARY SEWER
- SHEET T1 - MANEUVERABILITY PLAN
- SHEET LP-1 - LANDSCAPE PLAN
- SHEET LP-2 - LANDSCAPE PLAN
- SHEET LP-3 - LANDSCAPE PLAN
- SHEET LI-1 - LIGHTING PLAN

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

MO-MENEE, INC. CONSULTING ENGINEERS, EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER
PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS,
SPECIFICATIONS AND NOTES THEREOF ARE TO REMAIN THE
PROPERTY OF MO-MENEE, INC. THEY ARE TO BE USED ONLY WITH
RESPECT TO THIS PROJECT AND ARE NOT TO BE REUSED ON ANY
OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE WRITTEN
PERMISSION OF MO-MENEE, INC. ANY REUSE WITHOUT WRITTEN
PERMISSION, REPRODUCTION, COPIES OR ADAPTATION BY MO-MENEE,
INC. FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE USER'S
SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO
MO-MENEE, INC. THE USER SHALL FURTHER INDEMNIFY AND
HOLD HARMLESS MO-MENEE, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREOF OR RESULTING THEREFROM.

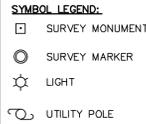
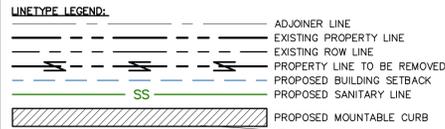


| | | |
|--|---|--|
| ILLUSTRATIVE SITE PLAN | | FILE NO.: 15-369 |
| | | |
| 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030 FINAL SUBDIVISION / LAND DEVELOPMENT 409, 411 AND 413 E. LANCASTER AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | |
| ONE-CALL: DRAWN BY: CHD CHECKED BY: JCM | APPLICANT: EMERSON GROUP 407 LANCASTER AVE WAYNE, PA 19087 | SHEET 1 OF 12 DATE: APRIL 28, 2017 SCALE: 1" = 20' |

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

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

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



LOCATION MAP
SCALE: 1" = 100'

ZONING DISTRICT R-5 (RESIDENCE DISTRICT) REGULATIONS FOR SINGLE FAMILY DETACHED:

| | |
|--------------------|---------------|
| LOT AREA | 5,500 SF MIN. |
| LOT WIDTH | 55 FEET MIN. |
| BUILDING AREA | 35% MAX. |
| FRONT YARD | 25 FEET MIN. |
| SIDE YARD | 15 FEET MIN. |
| REAR YARD | 20 FEET MIN. |
| HEIGHT | 35 FEET MAX. |
| IMPERVIOUS SURFACE | 40% MAX. |
| RIPARIAN BUFFER | 15' MIN. |

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

LOT DATA 409 E. LANCASTER AVENUE:

| | |
|-----------------------------|------------------------------------|
| LOT AREA = | 12,600 S.F. OR 0.289 ACRES (GROSS) |
| MINUS R.O.W. (2,400 S.F.) = | 10,200 S.F. OR 0.234 ACRES (NET) |

LOT DATA 411 E. LANCASTER AVENUE:

| | |
|-----------------------------|------------------------------------|
| LOT AREA = | 12,600 S.F. OR 0.289 ACRES (GROSS) |
| MINUS R.O.W. (2,400 S.F.) = | 10,200 S.F. OR 0.234 ACRES (NET) |

LOT DATA 413 E. LANCASTER AVENUE:

| | |
|-----------------------------|------------------------------------|
| LOT AREA = | 12,659 S.F. OR 0.290 ACRES (GROSS) |
| MINUS R.O.W. (2,402 S.F.) = | 10,257 S.F. OR 0.235 ACRES (NET) |

GENERAL NOTES:
1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON NOVEMBER 16, 2015 BY MOMENEE, INC., AND SUPPLEMENTED WITH TOPOGRAPHY ON MARCH 21, 2016 BY MOMENEE, INC., AND DEPICTS CONDITIONS ON THAT DATE.

2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.

3. THE SURVEY AND PLAN WERE 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.

4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS NETWORK.

5. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0017F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

EXISTING IMPERVIOUS COVERAGE

409 E. LANCASTER AVENUE

| | |
|------------|-------------------|
| RESIDENCE | 1,701 SF (13.50%) |
| ASPHALT | 5,459 SF |
| CONCRETE | 485 SF |
| PAVERS | 399 SF |
| CURB | 138 SF |
| WALLS | 48 SF |
| BILCO DOOR | 29 SF |
| TOTAL | 8,259 SF (65.55%) |

411 E. LANCASTER AVENUE

| | |
|------------|-------------------|
| RESIDENCE | 1,451 SF (11.52%) |
| ASPHALT | 6,137 SF |
| CONCRETE | 123 SF |
| WALLS | 94 SF |
| BILCO DOOR | 52 SF |
| CURB | 41 SF |
| GRAVEL | 1,513 SF |
| FLAGSTONE | 11 SF |
| TOTAL | 9,422 SF (74.78%) |

413 E. LANCASTER AVENUE

| | |
|-------------------|-------------------|
| RESIDENCE | 1,630 SF (12.88%) |
| ASPHALT | 6,425 SF |
| DECK & BILCO DOOR | 245 SF |
| CONCRETE | 72 SF |
| WALLS | 53 SF |
| TOTAL | 8,426 SF (66.56%) |

REFERENCE PLAN:
BOUNDARY AND IMPERVIOUS SURVEY, OF 409, 411, AND 413 E. LANCASTER AVENUE, FOR GLOOMFIELD ARCHITECTURE, PERFORMED BY MOMENEE, INC., DATED NOVEMBER 19, 2015, LAST REVISED 3-22-16, ADDITIONAL TOPOGRAPHY PROVIDED FOR 407&405 E. LANCASTER AVE. ON 5-9-17 & 10-3-17 FILE NO. 15-369.

APPEAL NO. 2979 ORDER

Variances from Zoning Code Sections 280-34 and 280-105(F) are granted, the Order of the Zoning Officer is reversed, and an appropriate permit is ordered to be issued for the construction of Appellant's proposed office building, in the precise manner and location as shown on the Plan, and otherwise in accordance with the exhibits and testimony made part of the record, to the extent consistent with the Plan, subject to the conditions that: (i) the three properties shall be consolidated into one lot of record; and (ii) Appellant shall enter into the Easements pursuant to written and recordable grants thereof, in form and substance satisfactory to the Township Solicitor. Relief is granted only with respect to Sections 280-34 and 280-105(F), and no relief is granted with respect to any other provision of the Zoning Code, or with respect to any other Township ordinances, including the Township's Subdivision and Land Development Ordinance.

TOTAL EXISTING IMPERVIOUS COVERAGE TO BE REMOVED:

| | |
|-------------------|----------|
| RESIDENCE | 1,538 SF |
| ASPHALT | 5,065 SF |
| PAVERS | 399 SF |
| CONCRETE | 680 SF |
| CURB | 179 SF |
| WALLS | 195 SF |
| DECK & BILCO DOOR | 327 SF |
| FLAGSTONE | 11 SF |
| GRAVEL | 1,513 SF |
| TOTAL | 9,907 SF |

TOTAL EXISTING IMPERVIOUS COVERAGE:

| | |
|-------------------|--------------------|
| RESIDENCE | 4,782 SF (12.63%) |
| ASPHALT | 18,021 SF |
| CONCRETE | 680 SF |
| PAVERS | 399 SF |
| CURB | 179 SF |
| WALLS | 195 SF |
| DECK & BILCO DOOR | 327 SF |
| FLAGSTONE | 11 SF |
| GRAVEL | 1,513 SF |
| TOTAL | 26,107 SF (68.96%) |

TOTAL IMPERVIOUS COVERAGE TO BE ADDED:

| | |
|-----------|----------|
| RESIDENCE | 2,286 SF |
| ASPHALT | 4,056 SF |
| WALK | 579 SF |
| WALL | 172 SF |
| CURB | 591 SF |
| TOTAL | 7,684 SF |

PROPOSED IMPERVIOUS COVERAGE:

| | |
|----------|---------------------|
| BUILDING | 5,830 SF (15.40%) |
| ASPHALT | 17,012 SF |
| WALK | 579 SF |
| WALL | 172 SF |
| CURB | 591 SF |
| TOTAL | 24,184 SF (63.88%)* |

NET REDUCTION = 1,923 SF (5.08%)

PROPOSED LOT DATA:

409, 411, & 413 E. LANCASTER AVENUE
GROSS LOT AREA = 37,859 SF (0.869 AC)
NET LOT AREA = 30,657 SF (0.703 AC)
* EXISTING IMPERVIOUS COVERAGE = 26,107 SF (68.96%)
** PROPOSED EASEMENT FOR EGRESS TO LANCASTER AVENUE FOR THE BENEFIT OF PROPERTY AT 415 E. LANCASTER AVENUE.

STATE OF PENNSYLVANIA
COUNTY OF DELAWARE SS

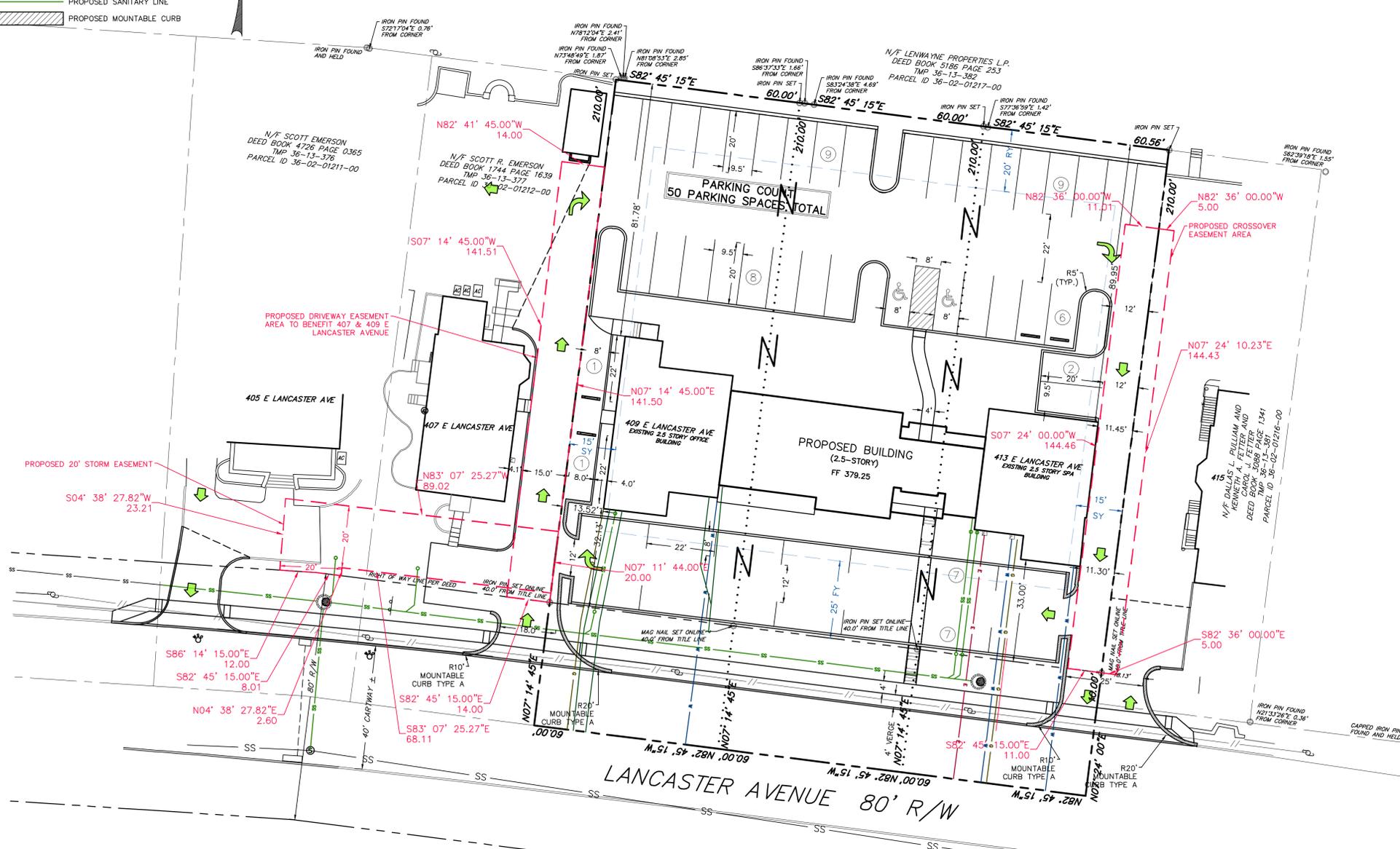
ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY

APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE PROPERTY(IES) 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: _____



ZONING TABLE

| ITEM | REQUIRED | EXISTING | PROPOSED |
|--------------------|---------------|--|-----------|
| LOT AREA | 5,500 SF MIN. | 12,600 SF (409) 13,600 SF (411) 12,659 SF (413) 37,859 SF TOTAL | 37,859 SF |
| LOT WIDTH | 55' MIN. | 60' (409) 60' (411) 60' (413) | 180' |
| BUILDING AREA | 35% MAX. | 13,500% (409) 11,520% (411) 12,888% (413) | 15.40% |
| IMPERVIOUS SURFACE | 40% MAX. | 65.55% (409) 74.78% (411) 66.00% (413) 68.96% TOTAL | 63.88% |
| BUILDING HEIGHT | 35' MAX. | <35' | 35' MAX. |
| FRONT YARD | 25' MIN. | 32.13' | 32.13' |
| SIDE YARD | 15' MIN. | 11.30' | 11.30' |
| REAR YARD | 20' MIN. | 81.78' | 81.78' |

EXISTING PARKING CALCULATIONS

| LOT | FLOOR AREA | REQUIRED | EXISTING* |
|-------|------------|----------|-----------|
| 409 | 2,900 SF | 15 | 15 |
| 411 | 2,113 SF | 11 | 17 |
| 413 | 2,845 SF | 15 | 14 |
| TOTAL | 7,859 SF | 41 | 46 |

PROPOSED PARKING CALCULATIONS

| LOT | NET FLOOR AREA | REQUIRED | PROPOSED* |
|---------|----------------|----------|-----------|
| 409-413 | 10,000 SF | 50 | 50 |

*MOST OF THE EXISTING PARKING SPACES ARE DIMENSIONALLY NONCONFORMING TO APPLICABLE ORDINANCE REQUIREMENTS; PROPOSED PARKING SPACES ARE DIMENSIONALLY CONFORMING.
** GROSS FLOOR AREA = 12,500 SF

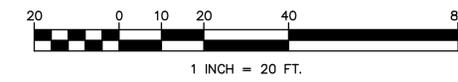
SOURCE OF TITLE:

| | | | |
|---|---|--|--|
| 407 E. LANCASTER AVE LANDOWNER: SCOTT EMERSON DEED BOOK 1744 PAGE 1639 407 E. LANCASTER AVE WAYNE, PA 19087 T.M.P. 36-13-377 PARCEL I.D. 36-02-01212-00 | 409 E. LANCASTER AVENUE LANDOWNER: SCOTT EMERSON DEED BOOK 5134 PAGE 1699 409 E. LANCASTER AVENUE WAYNE, PA 19087 T.M.P. 36-13-378 PARCEL I.D. 36-02-01213-00 | 411 E. LANCASTER AVENUE LANDOWNER: SCOTT EMERSON DEED BOOK 1466 PAGE 890 411 E. LANCASTER AVENUE WAYNE, PA 19087 T.M.P. 36-13-379 PARCEL I.D. 36-02-01214-00 | 413 E. LANCASTER AVENUE LANDOWNER: SCOTT EMERSON DEED BOOK 3935 PAGE 911 413 E. LANCASTER AVENUE WAYNE, PA 19087 T.M.P. 36-13-380 PARCEL I.D. 36-02-01215-00 |
|---|---|--|--|

PROPOSED SIDEWALK IN ANTICIPATION FOR LANCASTER AVENUE PEDESTRIAN IMPROVEMENTS - PER RADNOR TOWNSHIP

VARIANCES GRANTED:
§ 280-34 - TO THE EXTENT REQUIRED, THE USE REGULATIONS OF THE R-5 RESIDENCE DISTRICT.
§ 280-105(F) - TO LOCATE PARKING WITHIN THE FRONT YARD SETBACK.

WAIVERS REQUESTED:
§ 255-29.A(8) - TO HAVE A PARKING LOT EXCEED 3% IN GRADE FOR MORE THAN 30 CARS



Serial Number: _____
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TO WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

CONTRACTOR: MOMENEE, INC. CONSULTING ENGINEERS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL CONTRACTS, SPECIFICATIONS AND COPIES HEREOF ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MOMENEE, INC. ANY REUSE WITHOUT WRITTEN PERMISSION, REPRODUCTION, COPIES OR ADAPTATION BY MOMENEE, INC. FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR EQUAL EXPOSURE TO MOMENEE, INC. THE THIRD PARTY SHALL FURTHER RECOVER AND HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THEREOF OR RESULTING THEREFROM.

RECORD PLAN: (SHEET 1 OF 1 FOR RECORDING) FILE NO.: 15-369

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030

FINAL SUBDIVISION / LAND DEVELOPMENT

409, 411 AND 413 E. LANCASTER AVENUE

RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

| | | | |
|-------------|-----|-------------------|---------------|
| ONE-CALL: | CHD | APPLICANT: | EMERSON GROUP |
| DRAWN BY: | JCM | 407 LANCASTER AVE | |
| CHECKED BY: | JCM | WAYNE, PA 19087 | |

SHEET 2 OF 12
DATE: APRIL 28, 2017
SCALE: 1" = 20'

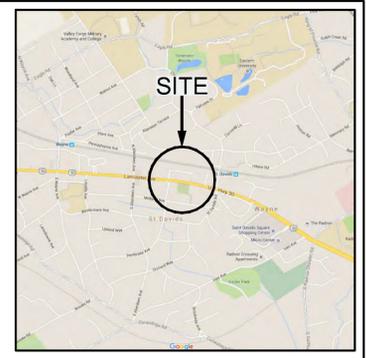
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LINE TYPE LEGEND:

| | |
|-------|----------------------------|
| --- | ADJOINER LINE |
| --- | EXISTING PROPERTY LINE |
| --- | EXISTING ROW LINE |
| -X-X- | EXISTING FENCE LINE |
| --- | EXISTING OVERHEAD ELECTRIC |
| E | EXISTING ELECTRIC LINE |
| G | EXISTING GAS LINE |
| W | EXISTING WATER LINE |
| SS | EXISTING SANITARY LINE |
| 379 | EXISTING 1' CONTOUR |
| 380 | EXISTING 5' CONTOUR |
| --- | PROPERTY LINE REMOVED |
| --- | PROPOSED BUILDING SETBACK |



LOCATION MAP
SCALE: 1" = 1,000'

ZONING DISTRICT R-5 (RESIDENCE DISTRICT):
REGULATIONS FOR SINGLE FAMILY DETACHED

| | |
|--------------------|---------------|
| LOT AREA | 5,500 SF MIN. |
| LOT WIDTH | 55 FEET MIN. |
| BUILDING AREA | 35% MAX. |
| FRONT YARD | 25 FEET MIN. |
| SIDE YARD | 15 FEET MIN. |
| REAR YARD | 20 FEET MIN. |
| HEIGHT | 35 FEET MAX. |
| IMPERVIOUS SURFACE | 40% MAX. |
| RIPARIAN BUFFER | 15' MIN. |

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

LOT DATA 409 E. LANCASTER AVENUE:
LOT AREA = 12,600 S.F. OR 0.289 ACRES (GROSS)
MINUS R.O.W. (2,400 S.F.) = 10,200 S.F. OR 0.234 ACRES (NET)

LOT DATA 411 E. LANCASTER AVENUE:
LOT AREA = 12,600 S.F. OR 0.289 ACRES (GROSS)
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LOT DATA 413 E. LANCASTER AVENUE:
LOT AREA = 12,659 S.F. OR 0.290 ACRES (GROSS)
MINUS R.O.W. (2,402 S.F.) = 10,257 S.F. OR 0.235 ACRES (NET)

GENERAL NOTES:
1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON NOVEMBER 16, 2015 BY MOMENE, INC., AND SUPPLEMENTED WITH TOPOGRAPHY ON MARCH 21, 2016 BY MOMENE, INC., AND DEPICTS CONDITIONS ON THAT DATE.

2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.

3. THE SURVEY AND PLAN WERE 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.

4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS NETWORK.

5. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0017F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

EXISTING IMPERVIOUS COVERAGE

| 409 E. LANCASTER AVENUE | |
|-------------------------|--------------------------|
| RESIDENCE | 1,701 SF |
| ASPHALT | 5,459 SF |
| CONCRETE | 485 SF |
| PAVERS | 399 SF |
| CURB | 138 SF |
| WALLS | 48 SF |
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| 411 E. LANCASTER AVENUE | |
|-------------------------|--------------------------|
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| ASPHALT | 6,137 SF |
| CONCRETE | 123 SF |
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| CURB | 41 SF |
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| FLAGSTONE | 11 SF |
| TOTAL | 9,422 SF (74.78%) |

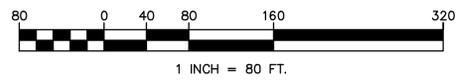
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|-------------------------|--------------------------|
| RESIDENCE | 1,630 SF |
| ASPHALT | 6,425 SF |
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| CONCRETE | 72 SF |
| WALLS | 53 SF |
| TOTAL | 8,426 SF (66.56%) |

REFERENCE PLAN:
BOUNDARY AND IMPERVIOUS SURVEY OF 409, 411, AND 413 E. LANCASTER AVENUE, FOR BLOOMFIELD ARCHITECTURE, PERFORMED BY MOMENE, INC., DATED NOVEMBER 19, 2015, LAST REVISED 3-22-16, FILE NO: 15-369.

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

CONTRACTOR: MOMENE, INC. CONSULTING ENGINEERS, EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER
PROPRIETARY RIGHTS IN THESE PLANS. ALL CONTRACTORS,
SUBCONTRACTORS AND OTHERS WHOSE WORK SHALL BEHAVE AS
AGENTS OF MOMENE, INC. THESE PLANS ARE TO BE USED ONLY WITH
RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY
OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE WRITTEN
PERMISSION OF MOMENE, INC. ANY REUSE WITHOUT WRITTEN
PERMISSION OF MOMENE, INC. IS PROHIBITED. MOMENE, INC. ACCEPTS
NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING
MOMENE, INC. THE THIRD PARTY SHALL FURTHER RECOVER AND HOLD
HARMLESS MOMENE, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREFROM, INCLUDING REASONABLE
ATTORNEY'S FEES AND COSTS OF LITIGATION.

NOTES:
1. 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.
2. ENTIRE SITE IS Md SOIL TYPE.



| | | |
|---|--------------------------------------|---|
| SOIL, VEGETATION, & WATER RESOURCES MAP | | FILE NO.: 15-369 |
| MOMENE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030 | | |
| FINAL SUBDIVISION / LAND DEVELOPMENT | | |
| 409, 411 AND 413 E. LANCASTER AVENUE | | |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | |
| ONE-CALL: | APPLICANT: | KEVIN R. MOMENE ENGINEER PE020328E |
| DRAWN BY: CHD | EMERSON GROUP | |
| CHECKED BY: JCM | 407 LANCASTER AVE WAYNE, PA 19087 | |
| 4 5/07/18 | B/C SUBMISSION | SHEET 3 OF 12 DATE: APRIL 28, 2017 SCALE: 1" = 80' |
| 3 10/13/17 | DRIVEWAY REVISIONS | |
| 2 09/03/17 | DESIGN TEAM CHANGES | |
| 1 07/17/17 | PRELIM TWP COMMENTS | |
| | COMMENTS | |

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LINE/TYPED LEGEND:

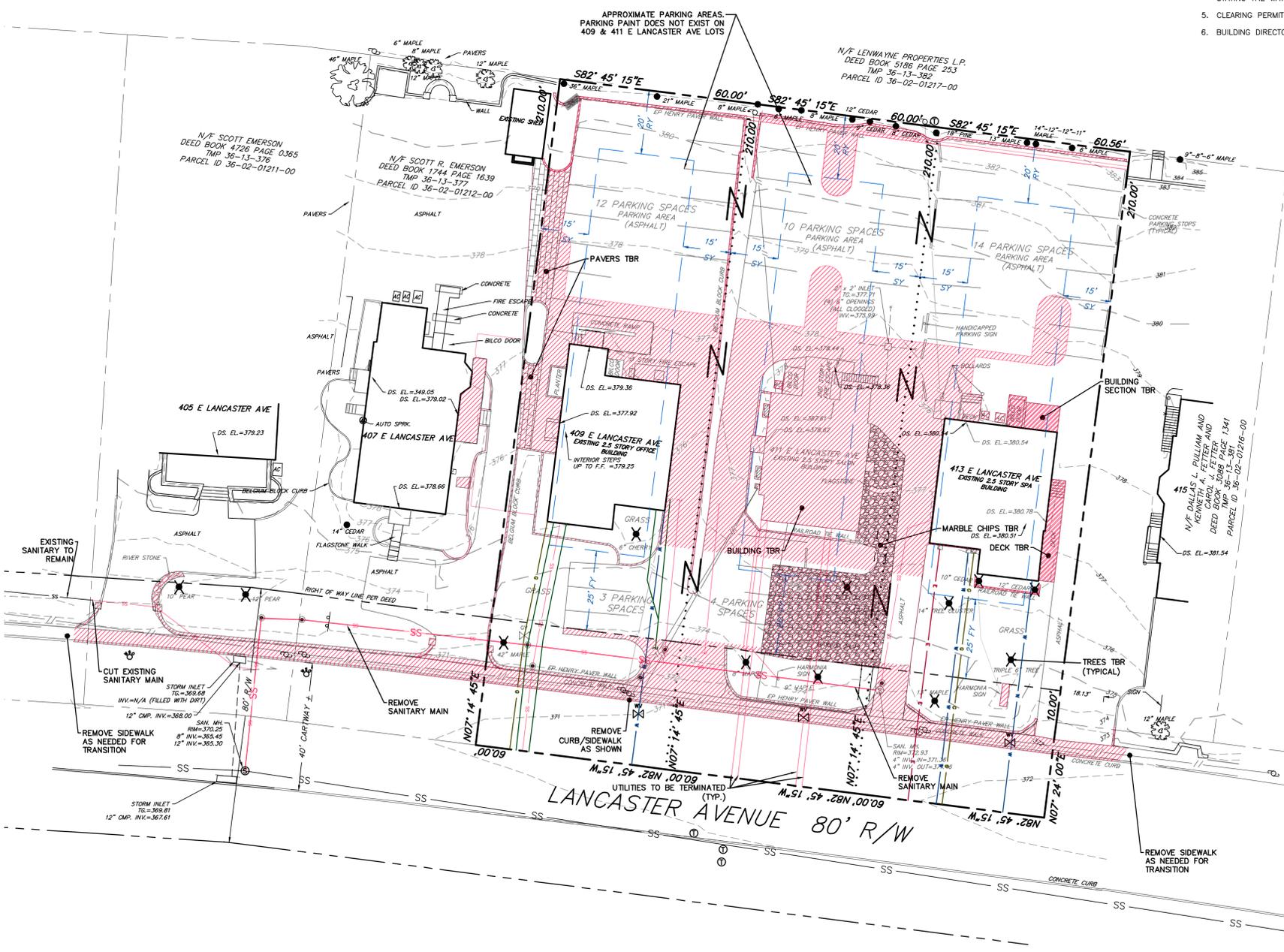
| | |
|-----|----------------------------|
| --- | ADJOINER LINE |
| --- | EXISTING PROPERTY LINE |
| --- | EXISTING ROW LINE |
| --- | EXISTING BUILDING SETBACK |
| X | EXISTING FENCE LINE |
| E | EXISTING OVERHEAD ELECTRIC |
| E | EXISTING ELECTRIC LINE |
| G | EXISTING GAS LINE |
| W | EXISTING WATER LINE |
| SS | EXISTING SANITARY LINE |
| --- | EXISTING STORM PIPES |
| --- | EXISTING MINOR CONTOUR |
| --- | EXISTING MAJOR CONTOUR |
| --- | TO BE REMOVED |

CONTRACTOR/TWP. NOTES:

- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE STARTED UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSEOUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN SOILS REPORT & PLANS, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD-VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE & DISPOSE OF HAZARDOUS/UNSATISFACTORY MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- ENGINEER NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONSTRUCTION TIMING AND SEQUENCE IS TO BE USED AS A GUIDELINE FOR PROJECTS OF THIS GENERAL NATURE. CONTRACTOR RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY, NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) ALL CONTRACTORS MUST HAVE THEIR CGL.
- MINIMIZE COMPACTION WHEREVER POSSIBLE, DO NOT PLACE BUILDING MATERIALS ON AREAS WITH UNIDENTIFIED SUBTERRANEAN FEATURES.
- SANITARY LINES ARE TO BE ENCASED IN CONCRETE WHEN ABOVE STORMPIPES OR CLOSER THAN 10 FEET HORIZONTALLY.
- WATER LINES ARE TO BE ENCASED IN CONCRETE WHEN CLOSER THAN 10 FEET TO SANITARY LINES HORIZONTALLY.
- 6" CONCRETE ENCASEMENT ON SANITARY LINES IS REQUIRED FOR WATER/SEWER CROSSINGS THAT HAVE LESS THAN 18" VERTICAL SEPARATION WATER LINES ARE BELOW SANITARY LINES. THE ENCASEMENT IS REQUIRED 5" IN EACH DIRECTION OF THE CROSSING. PIPES REQUIRING CONCRETE EASEMENTS SHALL BE DUCTILE IRON CLASS 52 CEMENT LINED & EPOXY COATED.
- WATER LINES ARE TO BE 10' AWAY FROM ALL UTILITIES HORIZONTALLY.
- ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- THE MAIN PURPOSE OF THIS PLAN IS TO DEPICT THE CURRENT SITE STATUS AND REMOVAL/GRADING NEEDED TO FACILITATE THE PROPOSED BUILDING, DRIVES, WALLS, WALKS, UTILITIES, AND OTHER RELATIVE SITE IMPROVEMENTS IN CONJUNCTION WITH EROSION AND SEDIMENTATION CONTROL/STORMWATER MANAGEMENT.

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

CONTRACTOR: MOMENEE, INC. CONSULTING ENGINEER, EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER
PROPRIETARY RIGHTS IN THESE PLANS. ALL CONTRACTORS
SPECIFICATIONS AND CONDITIONS HEREIN ARE THE PROPERTY
OF MOMENEE, INC. THEY ARE TO BE USED ONLY WITH
RESPECT TO THIS PROJECT AND NOT BE REPRODUCED OR
OTHER PROJECTS, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD
PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN
PERMISSION, WRITING, ORIGINATOR OR ADAPTION BY MOMENEE,
INC. FOR THE SPECIFIC PURPOSE INTENDED. WILL BE AT THE THIRD
PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO
MOMENEE, INC. THE THIRD PARTY SHALL FURTHER RECOVERY AND
HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREFROM RESULTING THEREFROM.



- REQUIREMENTS FOR DEMOLITION PERMIT:**
- SEWER SEAL PERMIT FROM RADNOR TOWNSHIP PUBLIC WORKS DEPARTMENT.
 - RODENT CERTIFICATE/LETTER FROM A LICENSED PEST CONTROL OPERATOR STATING THE PROPERTY IS RODENT FREE.
 - LETTER FROM PECO, OR RESPECTIVE COMPANY, STATING THE ELECTRIC AND GAS SERVICES HAVE BEEN TERMINATED.
 - LETTER FROM AQUA PENNSYLVANIA, OR RESPECTIVE COMPANY, STATING THE WATER SERVICE HAS BEEN TERMINATED.
 - CLEARING PERMIT.
 - BUILDING DIRECTOR APPROVAL.



LOCATION MAP
SCALE: 1" = 1,000'

**ZONING DISTRICT R-5 (RESIDENCE DISTRICT)-
REGULATIONS FOR SINGLE FAMILY DETACHED**

| | |
|--------------------|---------------|
| LOT AREA | 5,500 SF MIN. |
| LOT WIDTH | 55 FEET MIN. |
| BUILDING AREA | 35% MAX. |
| FRONT YARD | 25 FEET MIN. |
| SIDE YARD | 15 FEET MIN. |
| REAR YARD | 20 FEET MIN. |
| HEIGHT | 35 FEET MAX. |
| IMPERVIOUS SURFACE | 40% MAX. |
| RIPARIAN BUFFER | 15' MIN. |

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

LOT DATA 409 E LANCASTER AVENUE:
LOT AREA = 12,600 S.F. OR 0.289 ACRES (GROSS)
MINUS R.O.W. (2,400 S.F.) = 10,200 S.F. OR 0.234 ACRES (NET)

LOT DATA 411 E LANCASTER AVENUE:
LOT AREA = 12,600 S.F. OR 0.289 ACRES (GROSS)
MINUS R.O.W. (2,400 S.F.) = 10,200 S.F. OR 0.234 ACRES (NET)

LOT DATA 413 E LANCASTER AVENUE:
LOT AREA = 12,659 S.F. OR 0.290 ACRES (GROSS)
MINUS R.O.W. (2,402 S.F.) = 10,257 S.F. OR 0.235 ACRES (NET)

GENERAL NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON NOVEMBER 16, 2015 BY MOMENEE, INC., AND SUPPLEMENTED WITH TOPOGRAPHY ON MARCH 21, 2016 BY MOMENEE, INC., 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 SURVEY AND PLAN WERE 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.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS NETWORK.
- IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0017F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

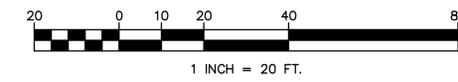
EXISTING IMPERVIOUS COVERAGE

| | |
|------------------------|-------------------|
| 409 E LANCASTER AVENUE | 1,701 SF |
| RESIDENCE | 5,459 SF |
| ASPHALT | 6,137 SF |
| CONCRETE | 485 SF |
| PAVERS | 399 SF |
| CURB | 138 SF |
| WALLS | 48 SF |
| BILCO DOOR | 29 SF |
| TOTAL | 8,259 SF (65.55%) |
| 411 E LANCASTER AVENUE | 1,451 SF |
| RESIDENCE | 6,137 SF |
| ASPHALT | 123 SF |
| CONCRETE | 94 SF |
| WALLS | 52 SF |
| BILCO DOOR | 41 SF |
| CURB | 1,513 SF |
| FLAGSTONE | 11 SF |
| TOTAL | 9,422 SF (74.78%) |
| 413 E LANCASTER AVENUE | 1,630 SF |
| RESIDENCE | 6,425 SF |
| ASPHALT | 246 SF |
| CONCRETE | 72 SF |
| WALLS | 53 SF |
| TOTAL | 8,426 SF (66.56%) |

SYMBOL LEGEND:

| | |
|----|----------------------|
| ○ | SURVEY MONUMENT |
| ○ | SURVEY MARKER |
| ⊙ | LIGHT |
| ○ | UTILITY POLE |
| ● | EXISTING TREE |
| ✖ | TREE TO BE REMOVED |
| ▲ | TREE TO BE IMPACTED |
| ⊗ | PERC TEST |
| WV | EXISTING WATER VALVE |
| GV | EXISTING GAS VALVE |
| ⊙ | EXISTING CLEANOUT |

REFERENCE PLAN:
BOUNDARY AND IMPERVIOUS SURVEY OF 409, 411, AND 413 E LANCASTER AVENUE, FOR BLOOMFIELD ARCHITECTURE, PERFORMED BY MOMENEE, INC., DATED NOVEMBER 19, 2015, LAST REVISED 3-22-16, ADDITIONAL TOPOGRAPHY PROVIDED FOR 407&405 E LANCASTER AVE. ON 5-9-17 & 10-3-17 FILE NO: 15-369.



| | | | |
|--|--------------------------------------|------------------|----------------------|
| EXISTING CONDITIONS/DEMOLITION PLAN | | FILE NO.: 15-369 | |
| MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030 | | | |
| FINAL SUBDIVISION / LAND DEVELOPMENT | | | |
| 409, 411 AND 413 E. LANCASTER AVENUE | | | |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | | |
| ONE-CALL: | APPLICANT: | SHEET 4 OF 12 | |
| DRAWN BY: CHD | EMERSON GROUP | | DATE: APRIL 28, 2017 |
| CHECKED BY: JCM | 407 LANCASTER AVE WAYNE, PA 19087 | | SCALE: 1" = 20' |
| REV. DATE | COMMENTS | | |
| 4 5/21/18 | B/C SUBMISSION | | |
| 3 10/13/17 | DRIVEWAY REVISIONS | | |
| 2 08/03/17 | DESIGN TEAM CHANGES | | |
| 1 07/17/17 | PRELIM TWP COMMENTS | | |



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

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

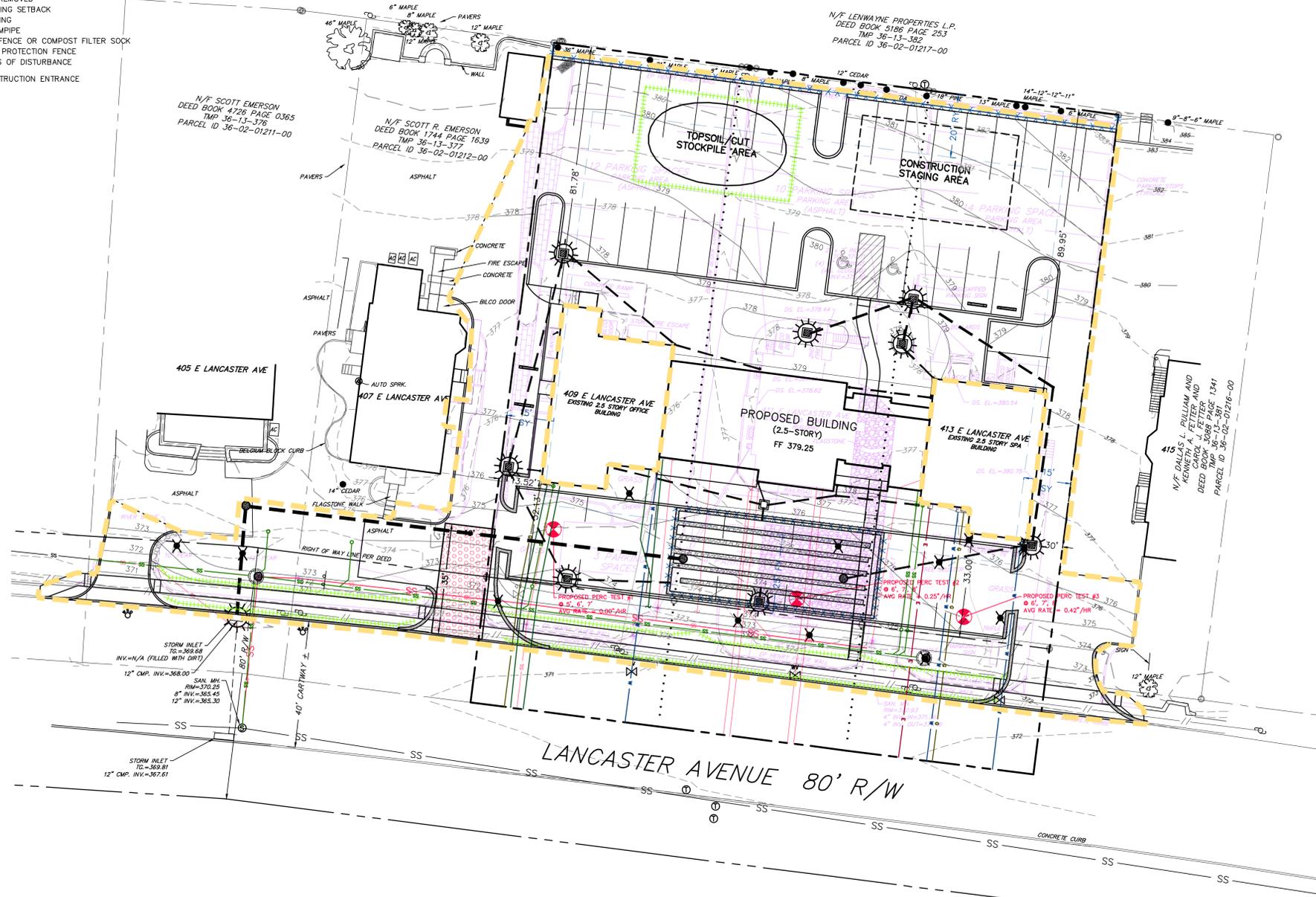
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES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

LINE TYPE LEGEND:

| | |
|-----|--|
| --- | ADJOINER LINE |
| --- | EXISTING PROPERTY LINE |
| --- | EXISTING ROW LINE |
| --- | EXISTING FENCE LINE |
| --- | EXISTING OVERHEAD ELECTRIC |
| --- | EXISTING ELECTRIC LINE |
| --- | EXISTING GAS LINE |
| --- | EXISTING WATER LINE |
| --- | EXISTING SANITARY LINE |
| --- | EXISTING STORM PIPES |
| --- | EXISTING 1' CONTOUR |
| --- | EXISTING 5' CONTOUR |
| --- | PROPERTY LINE REMOVED |
| --- | PROPOSED BUILDING SETBACK |
| --- | PROPOSED GRADING |
| --- | PROPOSED STORMPIPE |
| --- | PROPOSED SILT FENCE OR COMPOST FILTER SOCK |
| --- | PROPOSED TREE PROTECTION FENCE |
| --- | PROPOSED LIMITS OF DISTURBANCE |
| --- | PROPOSED CONSTRUCTION ENTRANCE |

SYMBOL LEGEND:

| | |
|---|---------------------------|
| □ | SURVEY MONUMENT |
| ○ | SURVEY MARKER |
| ⊙ | LIGHT |
| ⊙ | UTILITY POLE |
| ● | EXISTING TREE |
| ⊙ | TREE TO BE REMOVED |
| ⊙ | TREE TO BE IMPACTED |
| ⊙ | PERC TEST |
| ⊙ | PROPOSED INLET PROTECTION |
| ⊙ | EXISTING WATER VALVE |
| ⊙ | EXISTING GAS VALVE |
| ⊙ | EXISTING CLEANOUT |



LOCATION MAP
SCALE: 1" = 1,000'

ZONING DISTRICT R-5 (RESIDENCE DETACHED) REGULATIONS FOR SINGLE FAMILY DETACHED

| | |
|--------------------|---------------|
| LOT AREA | 5,500 SF MIN. |
| LOT WIDTH | 55 FEET MIN. |
| BUILDING AREA | 35% MAX. |
| FRONT YARD | 25 FEET MIN. |
| SIDE YARD | 15 FEET MIN. |
| REAR YARD | 20 FEET MIN. |
| HEIGHT | 35 FEET MAX. |
| IMPERVIOUS SURFACE | 40% MAX. |
| RIPARIAN BUFFER | 15' MIN. |

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LOT DATA 409 E LANCASTER AVENUE:
LOT AREA = 12,600 S.F. OR 0.289 ACRES (GROSS)
MINUS R.O.W. (2,400 S.F.) = 10,200 S.F. OR 0.234 ACRES (NET)

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GENERAL NOTES:
1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON NOVEMBER 16, 2015 BY MOMENEE, INC., AND SUPPLEMENTED WITH TOPOGRAPHY ON MARCH 21, 2016 BY MOMENEE, INC., AND DEPICTS CONDITIONS ON THAT DATE.

2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.

3. THE SURVEY AND PLAN WERE 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.

4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS NETWORK.

5. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C00177 EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

EXISTING IMPERVIOUS COVERAGE

| Address | Material | Area (SF) |
|------------------------|------------------------|-------------------|
| 409 E LANCASTER AVENUE | RESIDENCE | 1,701 SF |
| | ASPHALT | 5,459 SF |
| | CONCRETE | 485 SF |
| | PAVERS | 399 SF |
| | CURB | 138 SF |
| 411 E LANCASTER AVENUE | WALLS | 48 SF |
| | BILCO DOOR | 29 SF |
| | TOTAL | 8,259 SF (65.55%) |
| | 413 E LANCASTER AVENUE | RESIDENCE |
| ASPHALT | | 6,137 SF |
| CONCRETE | | 123 SF |
| WALLS | | 94 SF |
| BILCO DOOR | | 52 SF |
| TOTAL | CURB | 41 SF |
| | GRAVEL | 1,513 SF |
| | FLAGSTONE | 11 SF |
| | TOTAL | 9,422 SF (74.78%) |

REFERENCE PLAN:
BOUNDARY AND IMPERVIOUS SURVEY OF 409, 411, AND 413 E LANCASTER AVENUE, FOR BLOOMFIELD ARCHITECTURE, PERFORMED BY MOMENEE, INC., DATED NOVEMBER 19, 2015, LAST REVISED 3-22-16, FILE NO: 15-369.

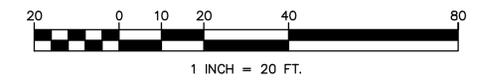
Serial Number:
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

CONTRACTOR: MOMENEE, INC. CONSULTING ENGINEER, EXPRESSLY
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PROPRIETARY RIGHTS IN THESE PLANS. ALL CONTRACTORS,
SUBCONTRACTORS AND OTHERS WHOSE WORK SHALL BE AFFECTED BY
THESE PLANS ARE ADVISED THAT THESE PLANS ARE TO BE USED ONLY WITH
RESPECT TO THIS PROJECT AND ARE NOT TO BE REUSED IN ANY
OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE WRITTEN
PERMISSION OF MOMENEE, INC. ANY REUSE WITHOUT WRITTEN
PERMISSION OF MOMENEE, INC. IS PROHIBITED. MOMENEE, INC.
FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD
PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO
MOMENEE, INC. THE THIRD PARTY SHALL FURTHER INDEMNIFY AND
HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

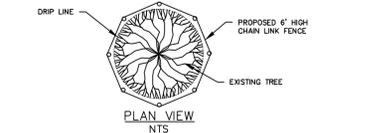
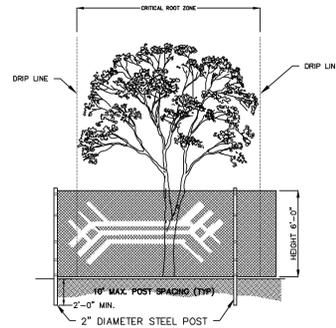
NOTES:
1. IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED 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.
2. ENTIRE SITE IS Md SOIL TYPE.

LIMITS OF DISTURBANCE = 38,000 SF ± (0.872 AC)

NOTES:
1. A COPY OF THE EROSION & SEDIMENT CONTROL PLAN IS TO BE KEPT ON SITE AT ALL TIMES.
2. SIDEWALK WORK DONE UNDER LANCASTER AVENUE PEDESTRIAN IMPROVEMENTS PLAN, DATED OCTOBER 10, 2016, PREPARED BY GILMORE & ASSOCIATES, INC.



| | | | |
|--|--|--|--------|
| EROSION & SEDIMENT CONTROL PLAN | | FILE NO.: | 15-369 |
| MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030 | | | |
| FINAL SUBDIVISION / LAND DEVELOPMENT | | | |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | | |
| 409, 411 AND 413 E. LANCASTER AVENUE | | APPLICANT EMERSON GROUP 407 LANCASTER AVE WAYNE, PA 19087 | |
| ONE-CALL: DRAWN BY: CHD CHECKED BY: JCM | | SHEET 6 OF 12 DATE: APRIL 28, 2017 SCALE: 1" = 20' | |



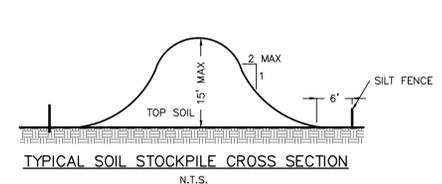
TREE PROTECTION SPECIFICATIONS

- A 4" LAYER OF COARSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIPLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUNK.
- A PROTECTIVE BARRIER OF 6" CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIPLINE OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE DRIPLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOT CLOSER THAN 2' INTO THE GROUND. FENCE POSTS SHALL BE 2.0" IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10', THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).
- MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREES THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.
- WHERE THE CONSULTING ARBORIST HAS DETERMINED THAT TREE PROTECTION FENCING WILL INTERFERE WITH THE SAFETY OF WORK CREWS, TREE WRAP MAY BE USED AS AN ALTERNATIVE FORM OF TREE PROTECTION. WOODEN SLATS AT LEAST ONE INCH THICK ARE TO BE BOUND SECURELY, EDGE TO EDGE, AROUND THE TRUNK. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCAFFOLD LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE CONSULTING ARBORIST. STRAW WADDLE MAY ALSO BE USED AS A TRUNK WRAP BY COILING THE WADDLE AROUND THE TRUNK UP TO A MINIMUM HEIGHT OF SIX FEET FROM GRADE. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE STRAW WADDLE.

DQ NOT:

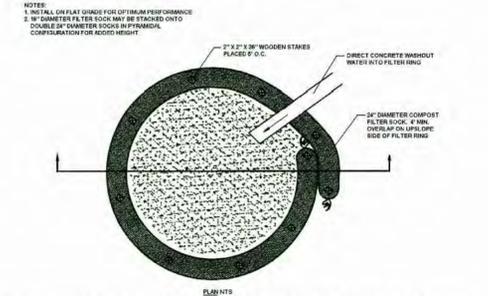
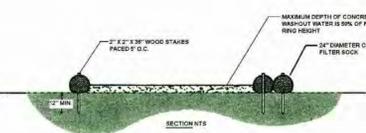
- ALLOW RUNOFF OF SPILLAGE DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
- STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TREE PROTECTION ZONE.
- CUT, BREAK SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
- ALLOW FIRES UNDER AND ADJACENT TO TREES.
- DISCHARGE EXHAUST INTO FOLIAGE.
- SECURE CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS.
- TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIPLINE OR PROTECTION ZONE OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
- APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.

TREE PROTECTION DETAIL



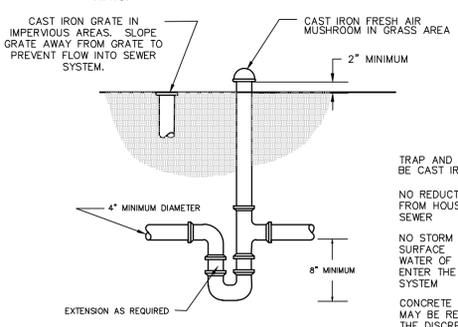
NOTE: SILT FENCE OR COMPOST FILTER SOCK MUST COMPLETELY ENCLOSE STOCKPILES

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

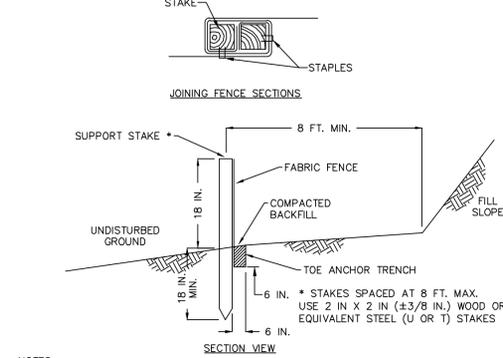


A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtrex

CONCRETE WASHOUT DETAIL



SANITARY SEWER LATERAL TRAP



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

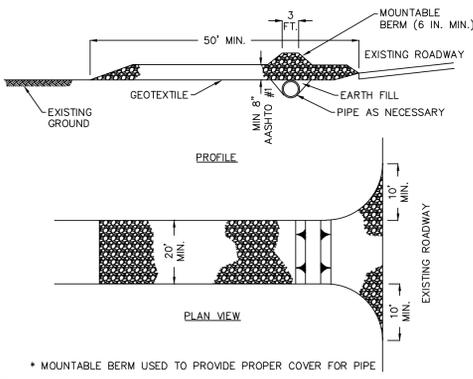
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL STANDARD SILT FENCE (18" HIGH)



NOTES:

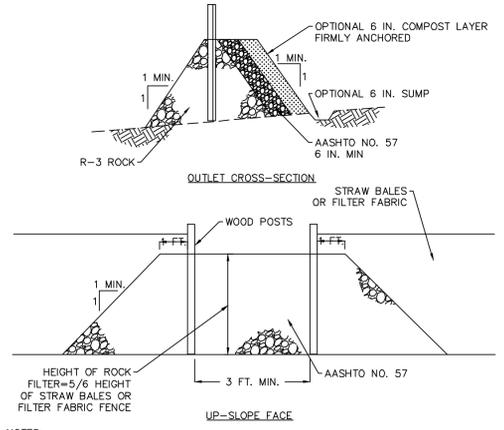
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL ROCK CONSTRUCTION ENTRANCE

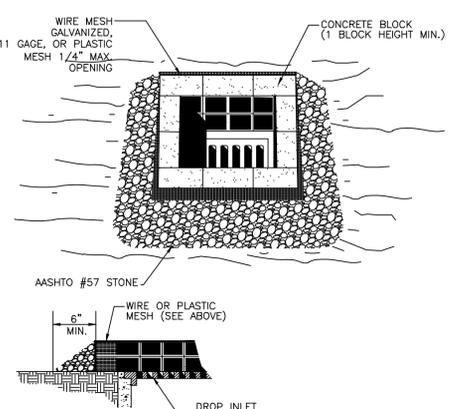


NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL ROCK FILTER OUTLET



NOTES:

MAXIMUM DRAINAGE AREA = 1 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

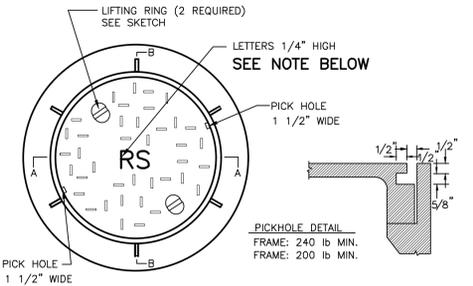
ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

TOP OF BLOCK SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

CHANNEL STONE & CONCRETE BLOCK INLET PROTECTION

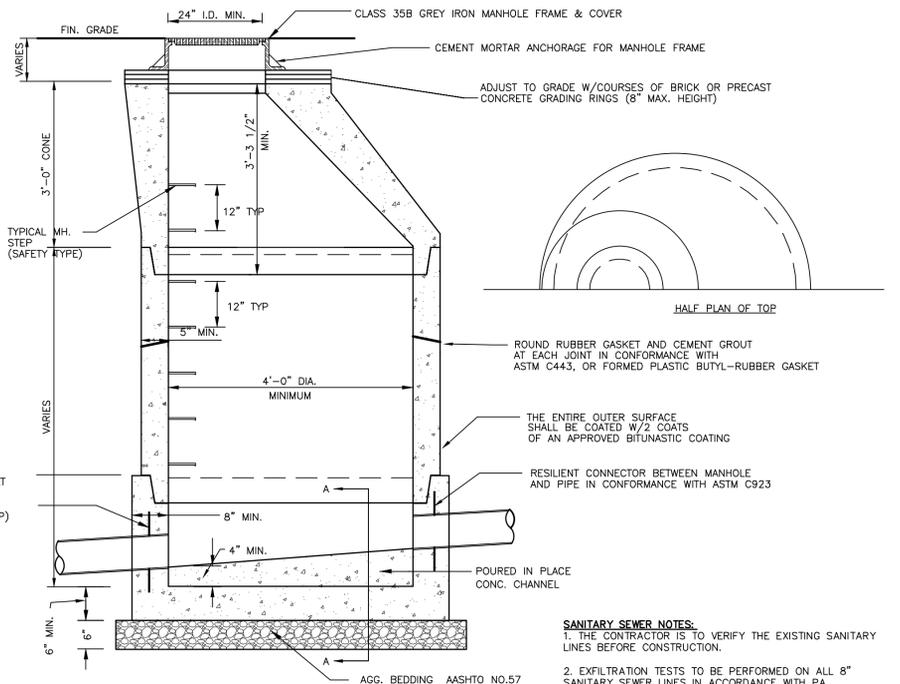


LETTERING NOTE:
ALL NEW SANITARY MANHOLE LIDS TO BE LABELED "RS"

STANDARD MANHOLE: NEENAH FOUNDRY COMPANY, TYPE N FRAMED, MANHOLE FRAME AND COVER - CATALOG NUMBER R-1788-A1, SOLID FRAME, HEAVY DUTY. FURNISH WITH FOUR 7/8 INCH ANCHOR HOLES ON 27-15/16 INCH DIAMETER BOLT CIRCLE.

WATERTIGHT MANHOLE: NEENAH FOUNDRY COMPANY, CATALOG NUMBER R-1916-D, SOLID FRAME, HEAVY DUTY. FURNISH WITH FOUR 7/8 INCH ANCHOR HOLES ON 27-15/16 INCH DIAMETER BOLT CIRCLE. ALL MANHOLES NOT LOCATED IN PAVED AREAS ARE TO BE EQUIPPED WITH WATERTIGHT FRAMES AND COVERS.

MANHOLE FRAME AND COVER



NOTES:

PRECAST MANHOLE SECTIONS & BASES SHALL BE USED IN LIEU OF BRICK, UNLESS SPECIFICALLY NOTED. OUTSIDE OF MANHOLE TO BE COATED WITH TWO COATS OF BITUMINOUS RESIN.

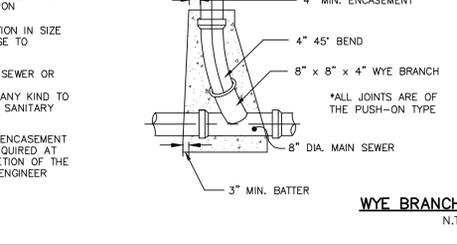
PRECAST CONCRETE MANHOLE (SANITARY SEWER)

SANITARY SEWER NOTES:

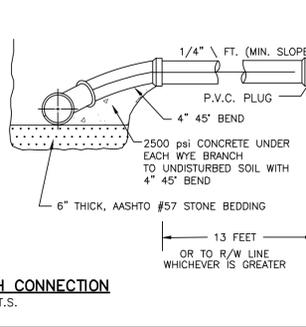
- THE CONTRACTOR IS TO VERIFY THE EXISTING SANITARY LINES BEFORE CONSTRUCTION.
- EXFILTRATION TESTS TO BE PERFORMED ON ALL 8" SANITARY SEWER LINES IN ACCORDANCE WITH PA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- CONSTRUCTION IN ACCORDANCE WITH TOWNSHIP STANDARDS AND SPECIFICATIONS.

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

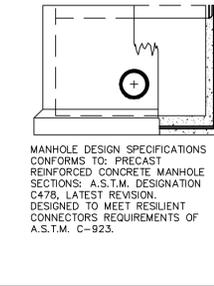
CONTRACTOR: MOMENEE, INC. CONSULTING ENGINEER, EXPRESSLY DISCLAIMS THE COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS, SPECIFICATIONS AND NOTES HEREIN ARE TO BE USED ONLY WITHIN THE PROJECT AND ARE NOT TO BE USED IN ANY OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE WRITTEN PERMISSION, REVISION, CORRECTION OR ADAPTATION BY MOMENEE, INC. FOR THE SPECIFIC PURPOSE INTENDED. WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MOMENEE, INC. THE THIRD PARTY SHALL FURTHER RECOVER AND HOLD MOMENEE, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING HEREIN OR RESULTING THEREFROM.



WYE BRANCH CONNECTION

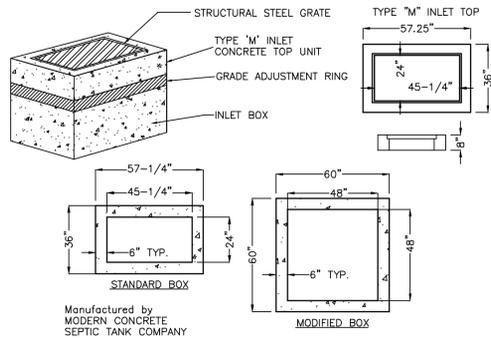


PARTIAL SECTION A-A



MANHOLE DESIGN SPECIFICATIONS CONFORMS TO: PRECAST REINFORCED CONCRETE MANHOLE SECTIONS: A.S.T.M. DESIGNATION C478, LATEST REVISION. DESIGNED TO MEET RESILIENT CONNECTORS REQUIREMENTS OF A.S.T.M. C-923.

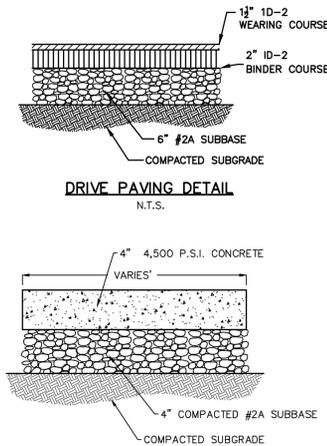
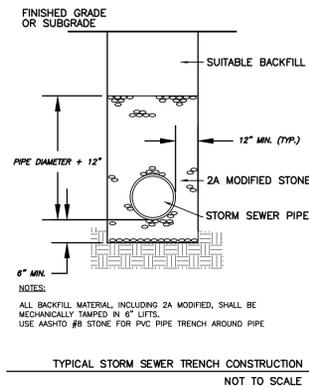
| | | | | |
|--|----------------|-------------|-----------------------------------|----------|
| CONSTRUCTION DETAILS | | FILE NO.: | 15-369 | |
| | | | | |
| 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030 | | | | |
| FINAL SUBDIVISION / LAND DEVELOPMENT | | | | |
| 409, 411 AND 413 E. LANCASTER AVENUE | | | | |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | | | |
| ONE-CALL: | CHD | APPLICANT: | EMERSON GROUP | |
| DRAWN BY: | JCM | CHECKED BY: | 407 LANCASTER AVE WAYNE, PA 19087 | |
| SHEET | 8 | OF 12 | | |
| DATE: | APRIL 28, 2017 | | SCALE: | AS NOTED |



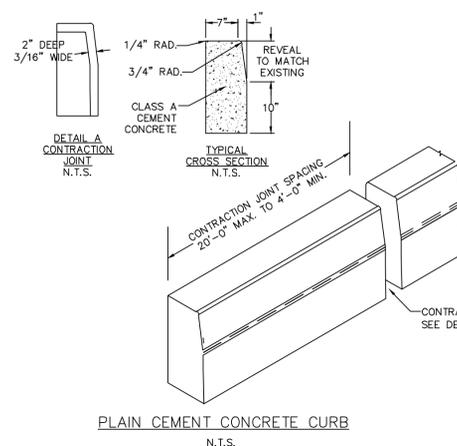
Manufactured by
MODERN CONCRETE
SEPTIC TANK COMPANY

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

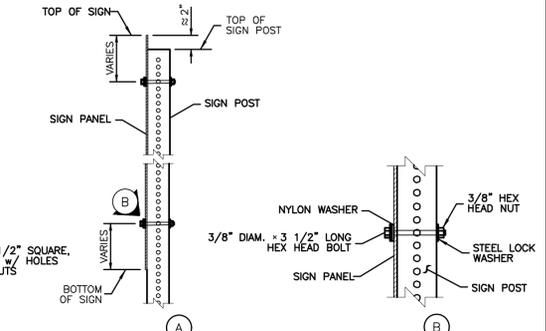
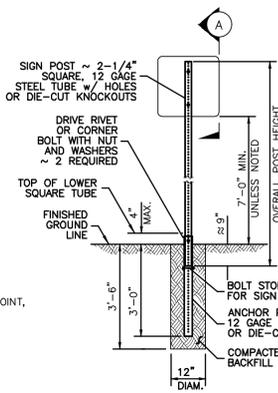
TYPE M INLET DETAIL
N.T.S.



CONCRETE SIDEWALK DETAIL
N.T.S.

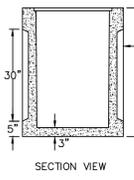
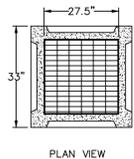
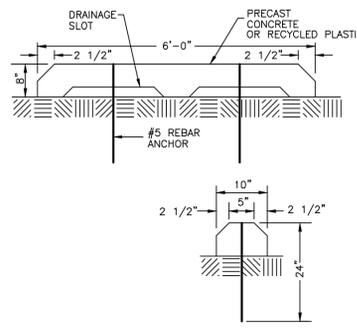


1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 AND 640 FOR PLAIN CEMENT CONCRETE CURB.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4" PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.



INSTALLATION INSTRUCTIONS

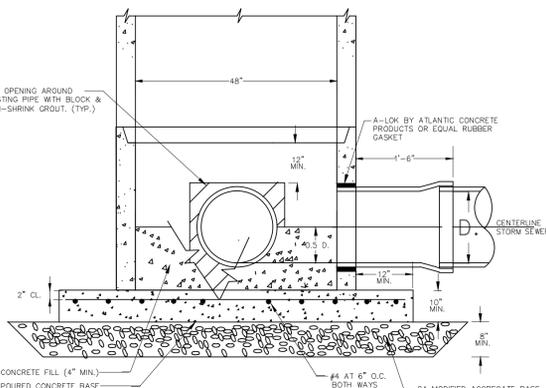
1. DETERMINE THE PROPER POST LENGTH.
2. DRIVE THE ANCHOR POST INTO THE GROUND, USING A DRIVE CAP, UNTIL ONLY THREE HOLES REMAIN ABOVE THE FINISHED GRADE.
3. SLIDE A MINIMUM OF 12" OF THE SIGN POST INTO THE ANCHOR POST.
4. ATTACH THE SIGN POST TO THE ANCHOR POST WITH TWO CORNER BOLTS AND NUTS (OR ALTERNATELY TWO BOLTS OR NUTS OR TWO DRIVE RIVETS) THROUGH THE TOP TWO HOLES OF THE ANCHOR SLEEVE.
5. TIGHTEN THE BOLTS AND NUTS BY THE TURN-OF-NUT METHOD. BRING NUT TO A SNUG CONDITION TO ENSURE THAT ALL PARTS ARE BROUGHT TOGETHER INTO FULL CONTACT WITH EACH OTHER, THEN TIGHTEN AN ADDITIONAL 1/2 TURN.
6. ALL BOLTS AND/OR DRIVE RIVETS SHALL BE CADMIUM PLATED STEEL.



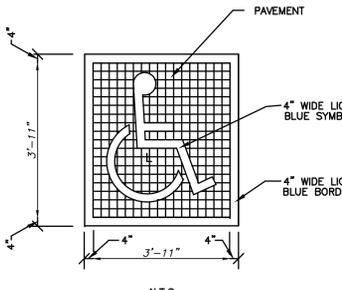
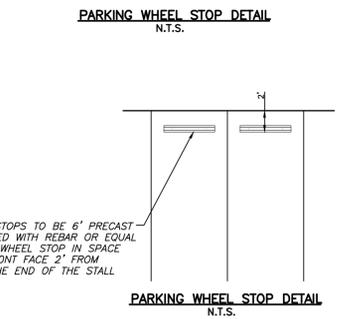
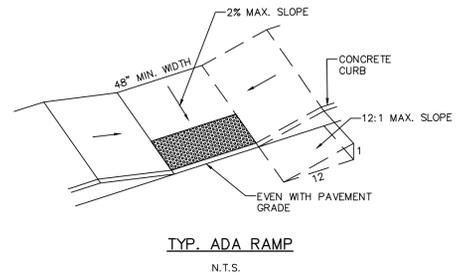
NOTE: PROVIDE MIN. 1" SUMP IN ALL INLETS

2' x 2' INLET
(NON-TRAFFIC BEARING)

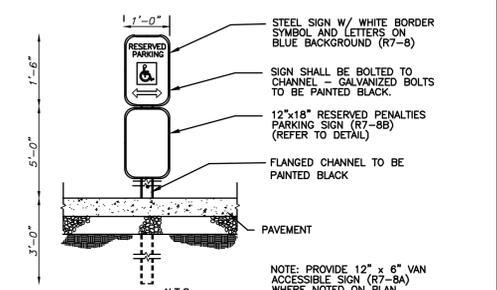
Manufactured by
MODERN CONCRETE SEPTIC TANK CO.
or other NPCC certified plant



DOGHOUSE MANHOLE DETAIL
N.T.S.



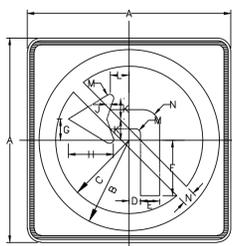
TRAFFIC SIGN POST DETAIL
N.T.S.



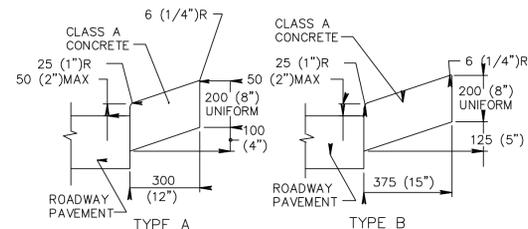
NOTE: PROVIDE 12" x 6" VAN ACCESSIBLE SIGN (R7-8A) WHERE NOTED ON PLAN (REFER TO DETAIL)

EACH HANDICAP SPACE SHALL BE PROVIDED WITH SURFACE AND POLE MOUNTED SIGNAGE

NO LEFT TURN SIGN (R3-2)



PAINTED TRAFFIC ARROW DETAIL
N.T.S.



CONCRETE MOUNTABLE CURBS
N.T.S.

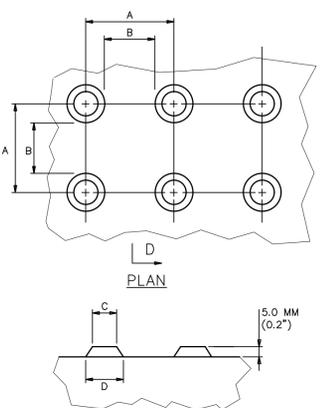
NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 633.
2. INSTALL TYPE M INLET WITH CONCRETE MOUNTABLE CURBS AND LOCATE INLET AS SHOWN ON THE DRAWINGS. MAKE THE BACK SLOPE TRAVERSABLE IN THE AREA OF THE INLET AS INDICATED.
3. SPACE CONTRACTION JOINTS TO ALIGN WITH ADJACENT PAVEMENT JOINTS TO ELIMINATE SAW CUT AND SYMPATHY CRACKING. SEAL AS SPECIFIED IN PUBLICATION 408, SECTION 501.3(n).
4. PLACE PRE-MOLDED EXPANSION JOINT FILLER MATERIAL 13 (1/2") THICK AND POLYSTYRENE BOND BREAKER 6 (1/4") THICK ADJACENT TO CURBS AND OTHER STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
5. PROVIDE ELONGATED ISLANDS NOT LESS THAN 1.2 m (4'-0") WIDE AND 6.0 m (20'-0") LONG, EXCEPT IN SPECIAL CASES WHERE SPACE IS SEVERELY LIMITED.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS IN () PARENTHESES.

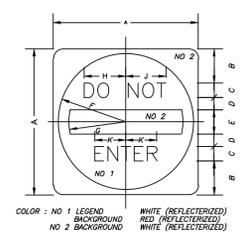
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

13. THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.
14. PLACE ADJACENT DWS TILES WITH MANUFACTURED SURFACE TO MANUFACTURED SURFACE. CUT TILES ALONG THE PERIMETER ONLY.
15. LOCATE ONE CORNER OF THE DWS AT THE BACK OF CURB. NO OTHER POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 1525 (50") AWAY FROM THE BACK OF CURB.

SECTION D-D



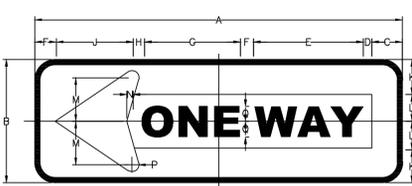
DO NOT ENTER SIGN (R5-1)



RESERVED PARKING SIGN (R7-8B)
N.T.S.



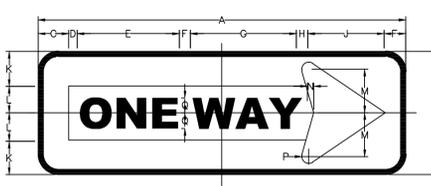
HORIZONTAL LEFT ONE WAY SIGN (R6-1L)



| SIGN SIZE | DIMENSIONS | | | | | | | | | | | LEGEND | BORDER | BLANK STD. |
|-----------|------------|----|---|------|------|---|-------|-----|-----|-------|-------|--------|--------|------------|
| | A | B | C | D | E | F | G | H | J | K | N | | | |
| 36x12 | 36 | 12 | 3 | 1.25 | 9.25 | 2 | 9.625 | 1.5 | 7.5 | 3.375 | 2.625 | | | 85-3612 |

N.T.S.

HORIZONTAL RIGHT ONE WAY SIGN (R6-1R)



| SIGN SIZE | DIMENSIONS | | | | | | | | | | | LEGEND | BORDER | BLANK STD. |
|-----------|------------|----|---|------|-------|---|-------|-----|-----|-------|-------|--------|--------|------------|
| | A | B | C | D | E | F | G | H | J | K | N | | | |
| 36x12 | 36 | 12 | 3 | 1.25 | 10.25 | 2 | 9.625 | 1.5 | 7.5 | 3.375 | 2.625 | | | 85-3612 |

N.T.S.

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

CONTRACTOR: MOMENEY, INC. CONSULTING ENGINEERS EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER
PROPRIETARY RIGHTS IN THESE PLANS. ALL CONTRACTORS,
PROFESSIONALS AND OTHERS WHOSE NAMES SHALL REMAIN THE
PROPERTY OF MOMENEY, INC. ARE TO BE USED ONLY WITH
PROJECT TO WHICH THEY ARE ASSIGNED. ANY REUSE OF THESE
PLANS WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN
PERMISSION OF MOMENEY, INC. IS STRICTLY PROHIBITED.
MOMENEY, INC. THE THIRD PARTY SHALL FURTHER INDEMNIFY AND
HOLD HARMLESS MOMENEY, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

4" WIDE TYP PAINTED "TRAFFIC WHITE" STANDARD SIZE PARKING STALL
N.T.S.

| CONSTRUCTION DETAILS | | FILE NO.: |
|--|--------------------------------------|--|
| a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030 | | 15-369 |
| FINAL SUBDIVISION / LAND DEVELOPMENT | | |
| 409, 411 AND 413 E. LANCASTER AVENUE | | |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | |
| ONE-CALL: | APPLICANT: | SHEET 9 OF 12 DATE: APRIL 28, 2017 SCALE: AS NOTED |
| DRAWN BY: CHD | EMERSON GROUP | |
| CHECKED BY: JCM | 407 LANCASTER AVE WAYNE, PA 19087 | |

CONSTRUCTION NOTES:

1. GEOTEXTILE FABRIC SHALL BE CLEAN NON-WOVEN GEOTEXTILE (PERMEABLE FILTER FABRIC) CLASS 1 AND SHALL BE IN ACCORDANCE WITH PADOT SPECIFICATION FROM 40B. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
2. ALL STONE USED FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHALL BE UNIFORMLY GRADED, CLEAN, AND WASHED CRUSHED STONE AGGREGATE MEETING PENNDOT/AASHTO #1 SPECIFICATIONS.
3. ALL PERSONS ENTERING ACTIVE TANKS, MANHOLES, INLETS, ETC. MUST COMPLY WITH OSHA REQUIREMENTS FOR ENTRY INTO CONFINED SPACES.
4. RAIN WATER CONDUCTORS ARE TO COLLECT ALL ROOF RUNOFF AND CONVEY IT TO THE APPROPRIATE STORMWATER MANAGEMENT FACILITY.
5. CLEANOUTS ARE REQUIRED AT ALL CHANGES IN DIRECTION OF THE ROOF DRAINS AND SANITARY SEWER LATERALS.
6. ALL SEEPAGE BEDS SHALL BE INSTALLED WITH A MINIMUM SEPARATION DISTANCE OF 2 FEET FROM THE BASEMENT WALLS.
7. ALL CMP AND HCMP SHALL BE ALUMINUM OR ALUMINIZED STEEL.
8. ALL HDPE PIPE SHALL BE SMOOTH INTERIOR FLOW.
9. ALL PVC PIPE SHALL BE SDR 35.
10. THE RISER CONNECTIONS IN THE STORMWATER MANAGEMENT SYSTEM SHALL BE WATER TIGHT. REFER TO DETAILS.
11. WHERE DRAINAGE SWALES ARE WITHIN 20' OF A BASEMENT, WATERPROOFING SHALL BE APPLIED TO THE BASEMENT.
12. PERFORATIONS FOR 36" CMP SHALL SATISFY AASHTO DESIGNATION M36/M 36M-90 FOR CLASS 2 PERFORATIONS. THE PERFORATIONS SHALL BE CIRCULAR HOLES WITH NOMINAL DIAMETERS OF 5/16 TO 3/8 INCH. THE PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE. THE PERFORATIONS SHALL PROVIDE AN OPENING AREA OF NOT LESS THAN 3.3 SQ. IN. PER SQ. FT. OF PIPE SURFACE BASED ON NOMINAL DIAMETER AND LENGTH OF PIPE. 30 PERFORATIONS, 3/8 INCH DIAMETER, PER SQUARE FOOT OR 566 PERFORATIONS PER LINEAR FOOT SATISFIES THIS REQUIREMENT.

CONSTRUCTION SPECIFICATIONS FOR STORMWATER MANAGEMENT SYSTEMS

1. IF THE GRADES ARE NECESSARY TO BRING SUBGRADE TO REQUIRED GRADES AND SECTIONS AS SHOWN IN THE DRAWINGS.
2. THE TYPE OF EQUIPMENT USED IN SUBGRADE PREPARATION CONSTRUCTION SHALL NOT CAUSE UNDESIRABLE SUBGRADE COMPACTION. TRAFFIC OVER SUBGRADE SHALL BE KEPT AT A MINIMUM.
3. INSTALL POLYPROPYLENE NONWOVEN GEOTEXTILE FABRIC WHICH MEETS PADOT CLASS 1 SPECIFICATIONS (I.E., DUPONT TYPAR #3401, AMOCO PROPEX #4545, OR APPROVED EQUAL) ON BOTTOM OF BED AREAS AND TACK UP SIDES OF EXCAVATION. WHERE EDGES OF ROOF OVERLAP, THEY SHALL DO SO BY AT LEAST EIGHTEEN INCHES. ADEQUATE FABRIC SHALL BE LEFT ON THE ROLLS (NOT CUT FROM SIDE INSTALLATION) TO FACILITATE OVERTOPPING THE SYSTEM AT COMPLETION OF INSTALLATION.
4. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHALL BE UNIFORMLY GRADED AND CLEAN, WASHED, AGGREGATE. THE STONE SHALL MEET PENNDOT/AASHTO #1 SPECIFICATIONS. STONE TO BE CHECKED BY THE DESIGN OR SITE ENGINEER PRIOR TO INSTALLATION.
5. STONE BASE COURSE SHALL BE LAID OVER A DRY SUBGRADE TO A DEPTH SHOWN IN DRAWINGS. DO NOT ROLL OR COMPACT THE STONE BASE COURSE. KEEP THE BASE COURSE CLEAN FROM DEBRIS, CLAY AND ERODING SOIL. INSTALL TANKS AND PIPE AS SHOWN AND BACKFILL WITH STONE.
6. COVER SYSTEM WITH REMAINING FABRIC, ALLOWING OPENINGS FOR ACCESS COVERS.
7. SYSTEM TO BE TOTALLY ENCLOSED IN THE NON-WOVEN GEOTEXTILE FABRIC.
8. INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM FABRIC, STONE, BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
9. THE BOTTOM OF ALL INFILTRATION BMP'S SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
10. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.
11. EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE SEEPAGE BED OR LIKE FACILITY.
12. THE BOTTOM OF THE BED AND/OR TRENCH SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.

FILL NOTES:

1. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE PERMITTEE.

2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

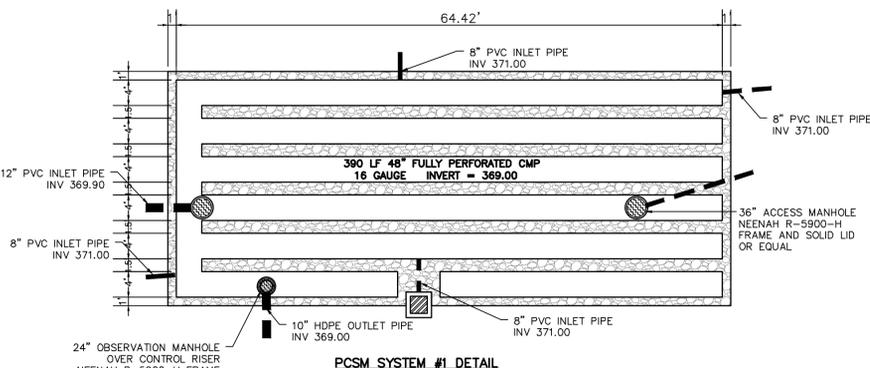
INFILTRATION BMP NOTES:

1. INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE PCSM INFILTRATION SYSTEMS #1-2, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
2. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
3. THE BOTTOM OF ALL INFILTRATION BMP'S SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
4. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.
5. PRIOR TO THE PLACEMENT OF STONE IN THE PCSM INFILTRATION SYSTEMS 1-2, THE CONTRACTOR SHALL MAKE A TEST PIT 2 FEET BELOW THE BED BOTTOM TO ENSURE THAT BEDROCK AND/OR GROUNDWATER ARE NOT PRESENT IN THIS ZONE. IN THE EVENT THAT GROUNDWATER OR BEDROCK ARE WITHIN 2 FEET OF BED BOTTOM, THE BED SHALL BE RELOCATED AND REDESIGNED BEFORE CONSTRUCTION MAY CONTINUE.
6. AFTER THE PCSM INFILTRATION SYSTEMS 1-2 ARE COMPLETELY INSTALLED, ALL WALKING EQUIPMENT SHALL BE RESTRICTED FROM THE INFILTRATION BEDS TO ELIMINATE IMPACTS WHICH MAY COMPROMISE IT. IN THE EVENT ANY IMPACTS COMPROMISE THE FUNCTIONALITY OF THE BMP INFILTRATION SYSTEMS, IT MUST BE IMMEDIATELY REPAIRED OR REPLACED TO DESIGN SPECIFICATIONS.
7. ALL BMP INFILTRATION SYSTEMS SHALL BE LOCATED A MINIMUM OF 10' FROM A BASEMENT WALL.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE INITIATION OF ANY E&S OR PCSM CRITICAL STAGE OF CONSTRUCTION AS NOTED ON THE EROSION & SEDIMENTATION CONTROL PLAN AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. CRITICAL STAGES INCLUDE THOSE LISTED ON THIS SHEET OF THESE PLANS AND MORE GENERALLY THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMP'S, STRUCTURALLY ENGINEERED BMP'S, OR OTHER BMP'S AS DEEMED APPROPRIATE BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR PERFORMING ON-SITE INSPECTIONS FOR ALL CRITICAL STAGES IN ORDER TO ENSURE GENERAL PCSM PLAN COMPLIANCE TO FACILITATE FINAL CERTIFICATION THAT THE WORK WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN.

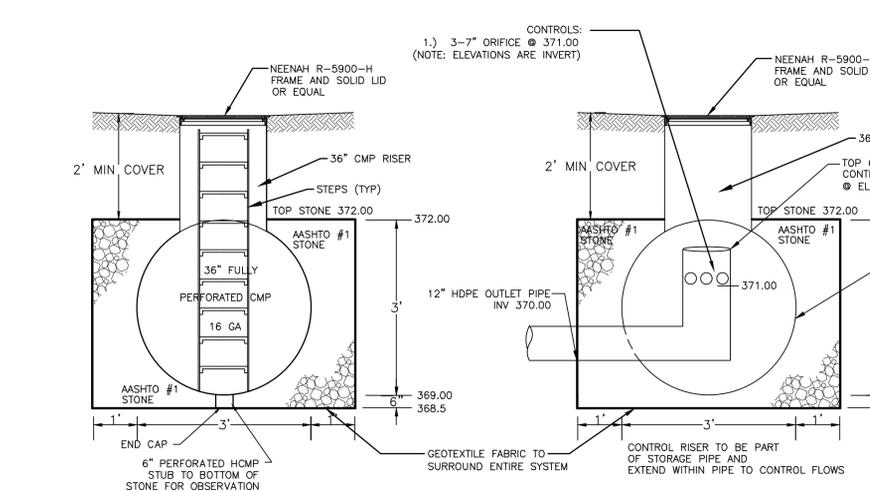
MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES:

- A. THE RESPONSIBILITY FOR THE INSTALLATION AND MAINTENANCE AND OPERATION DURING CONSTRUCTION OF THE PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER FACILITIES SHALL BE THE OBLIGATION OF THE CONTRACTOR.
- B. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER RELATED FACILITIES SHALL BE THE JOINT OBLIGATION OF ALL APPLICABLE PROPERTY OWNERS.
- C. EFFECTIVE STORMWATER MANAGEMENT SHALL REQUIRE MAINTENANCE AND OPERATION OF DRAINAGE INFRASTRUCTURE FOR PURPOSES OF MAINTAINING FLOW TO PREVENT FLOODING OR EROSION CONDITIONS. ALL STORMWATER FACILITY REPAIRS SHALL BE PERFORMED IN A MANNER THAT DOES NOT EXACERBATE EXISTING STORMWATER PROBLEMS.

1. THE RECHARGE FACILITY MUST BE INSPECTED FOR ROUTINE MAINTENANCE A MINIMUM OF TWO TIMES A YEAR, ONCE IN THE EARLY SPRING AND ONCE IN THE FALL AFTER THE MAJORITY OF THE LEAVES HAVE FALLEN.
2. VISUAL OBSERVATION OF THE GROUND SURFACE TO DETECT PONDING OF WATER OR GROUND SETTLEMENTS THAT WOULD PREVENT RUNOFF FROM ENTERING INLETS AS DESIGNED MUST BE MADE. THE DRAINAGE AREAS DESIGNED FOR THE SYSTEM MUST BE MAINTAINED. IF NECESSARY, ADJUSTMENTS TO THE GRADING OR INLETS MUST BE MADE TO ENSURE THAT THE SYSTEM IS FUNCTIONING AS DESIGNED. SMALL SINKHOLES CAN BE REPAIRED EASILY BY FILLING WITH TOPSOIL AND MAY BE THE RESULT OF SETTLEMENT OF THE SOILS. LARGER SINKHOLES OR SINKHOLES THAT REAPPEAR IN THE SAME LOCATION MAY INDICATE A BREACH IN THE GEOTEXTILE LINER. INLET BOX STRUCTURE, PIPE CONNECTION, OR BREAK IN A STORM CONVEYANCE LINE. THESE TYPES OF SINKHOLES MUST BE EXCAVATED AND THE FAILURE IDENTIFIED AND REPAIRED IMMEDIATELY IN ORDER TO PREVENT SOIL FROM ENTERING THE SEEPAGE BED AND CLOGGING IT OR REDUCING THE CAPACITY OF THE BASIN FOR RECHARGE OF RUNOFF.
3. ALL SEDIMENT TRAPS/BMP'S AND INLETS MUST BE VISUALLY INSPECTED SEVERAL TIMES PERIODICALLY THROUGHOUT THE YEAR FOR ACCUMULATED SOIL AND DEBRIS. INLET GRATES MUST BE KEPT FREE OF LEAVES, STICKS, MULCH, AND OTHER LAWN DEBRIS OR TRASH THAT WOULD PREVENT INFLOW OF RUNOFF. SUMP IN SEDIMENT TRAPS/BMP'S OR INLET BOTTOMS MUST HAVE ACCUMULATED SEDIMENT REMOVED TO ENSURE DESIGN CAPACITY SUFFICIENT TO TRAP SEDIMENT AND DEBRIS FROM ENTERING ANY SEEPAGE BED. ANY WEEP HOLES IN THE BOTTOM OF THE INLETS OR SEDIMENT TRAPS/BMP'S SHOULD BE CLEARED TO ALLOW WATER TO SEEP OUT.
4. ONCE A YEAR FOLLOWING A STORM EVENT, THE SEEPAGE BED MUST BE INSPECTED TO DETERMINE IF IT IS DRAINING WITHIN THE REQUIRED TIME PERIOD (USUALLY TWENTY-FOUR HOURS). THE INSPECTION PORT SHALL BE OPENED AT LEAST TWENTY-FOUR HOURS FOLLOWING A STORM AND THE LEVEL OF WATER IN THE BED NOTED. VENTED CLEAN-OUTS MUST BE CHECKED TO ENSURE OPENINGS ARE CLEAR. ADJUSTMENTS TO THE CLEANOUTS MUST BE MADE IF SOIL OR OTHER LAWN DEBRIS IS OBSERVED TO BE ENTERING THE SYSTEM. IF IT IS DETERMINED THAT THE SYSTEM WILL NOT RECHARGE THE STORMWATER RUNOFF AS DESIGNED, THE SYSTEM WILL NEED TO BE REPAIRED OR REPLACED. THE TOWNSHIP SHALL BE CONTACTED FOR APPROVAL OF ANY MODIFICATION OR REPLACEMENT OF THE SYSTEM.
5. ANY CLEAN-OUT, INLET, OR LEVEL SPREADER THAT HAS BEEN DAMAGED BY LAWN EQUIPMENT MUST BE REPLACED OR REPAIRED. CLEAN-OUTS SHALL BE MAINTAINED AT GRADE. THE CONFIGURATION MUST NOT ALLOW SOIL OR OTHER DEBRIS TO CLOG THE COLLECTION PIPE. ALL COLLECTION PIPES MUST BE CHECKED ANNUALLY TO ENSURE THEY ARE FLOWING FREELY. IF THE COLLECTION PIPES BECOME CLOGGED, JET CLEANING MUST BE PERFORMED AT THE CLEAN-OUTS. ADDITIONAL PROTECTION MUST BE MADE AT THE SEDIMENT TRAPS/BMP'S DURING JET CLEANING TO ENSURE THAT DEBRIS IS NOT TRANSMITTED TO THE SEEPAGE BED.
6. THE OUTLET PIPE OR CONNECTION OF THE OUTLET OF THE BASIN MUST BE CHECKED TO ENSURE THAT IT IS PERMITTING FREE FLOW OF WATER INTO THE SYSTEM. ALSO, THE CONNECTION PIPE TO PROPOSED LEVEL SPREADER SHALL BE INSPECTED AND REPAIRED AS REQUIRED.
7. TREES SHALL NOT BE PLANTED OR PERMITTED TO GROW IN THE VICINITY OF SEEPAGE BEDS OR STRUCTURES TO ENSURE THAT TREE ROOTS DO NOT PUNCTURE THE FILTER FABRIC OF THE SEEPAGE BED OR DAMAGE ANY STORMWATER COLLECTION/CONVEYANCE STRUCTURE.
8. ROOF GUTTER SYSTEMS THAT ARE INTEGRAL WITH THE SEEPAGE BED MUST BE FUNCTIONAL. REPAIRS TO GUTTERS THAT BECOME SEPARATED, SAG, OR OTHERWISE DO NOT FUNCTION AS DESIGNED MUST BE MADE.
9. PREVENTATIVE MAINTENANCE SHALL BE PERFORMED WHICH WOULD INCLUDE REMOVAL OF LEAVES FROM GUTTER SYSTEMS AND LAWN AREAS AS SOON AS POSSIBLE TO AVOID CONTAMINATION OR CLOGGING OF THE SYSTEM. LOCATING LANDSCAPE-MULCHED AREAS AWAY FROM CONCENTRATED RUNOFF AREAS OR SWALES THAT COULD WASH MULCH INTO INLETS IS RECOMMENDED.



PCSM SYSTEM #1 DETAIL
 390 LF 48" FULLY PERFORATED CMP
 16 GAUGE INVERT = 369.00
 1.0' OF STONE ON EITHER SIDE OF SYSTEM
 0.5' OF STONE BENEATH SYSTEM
 N.T.S.

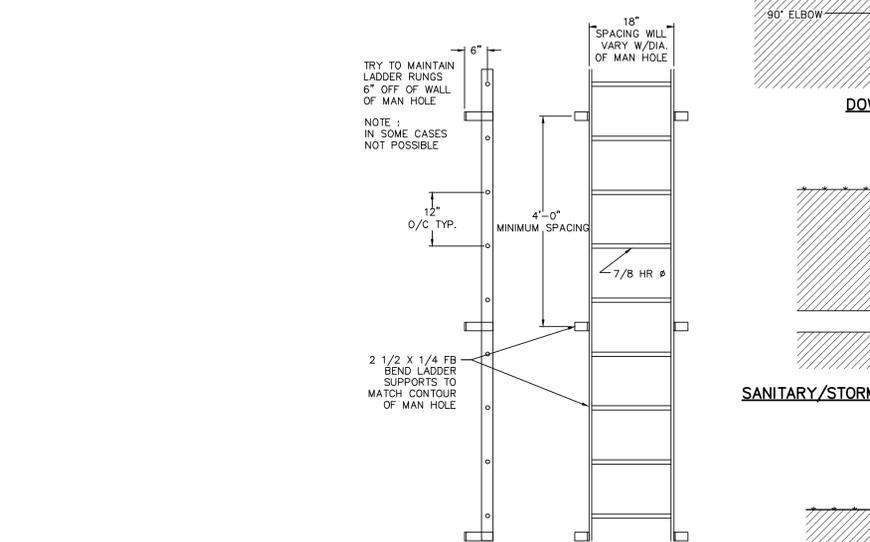


PCSM SYSTEM #1 SECTION
 N.T.S.

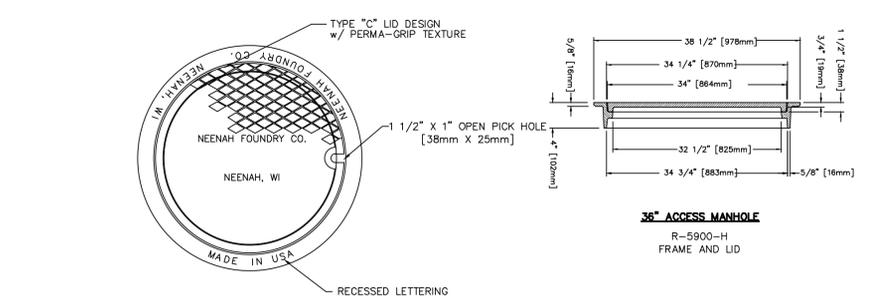
NOTES:

- 1) ALL CMP TO BE ALUMINUM OR ALUMINIZED STEEL.

2) PERFORATIONS FOR 72" CMP SHALL SATISFY AASHTO DESIGNATION M36/M36M-90 FOR CLASS 2 PERFORATIONS. THE PERFORATIONS SHALL BE CIRCULAR HOLES WITH NOMINAL DIAMETERS OF 5/16 TO 3/8 INCH. THE PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE. THE PERFORATIONS SHALL PROVIDE AN OPENING AREA OF NOT LESS THAN 3.3 SQ. IN. PER SQ. FT. OF PIPE SURFACE BASED ON NOMINAL DIAMETER AND LENGTH OF PIPE. 30 PERFORATIONS, 3/8 INCH DIAMETER, PER SQUARE FOOT OR 565 PERFORATIONS PER LINEAR FOOT SATISFIES THIS REQUIREMENT.



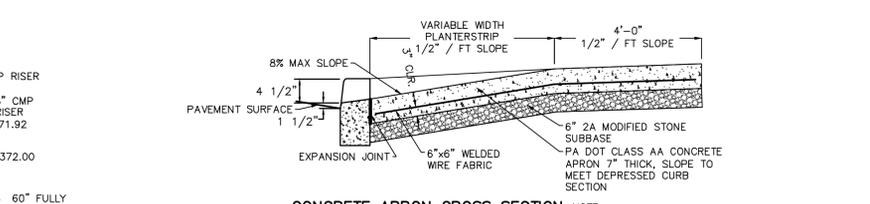
STORMWATER RISER ACCESS LADDER
 N.T.S.



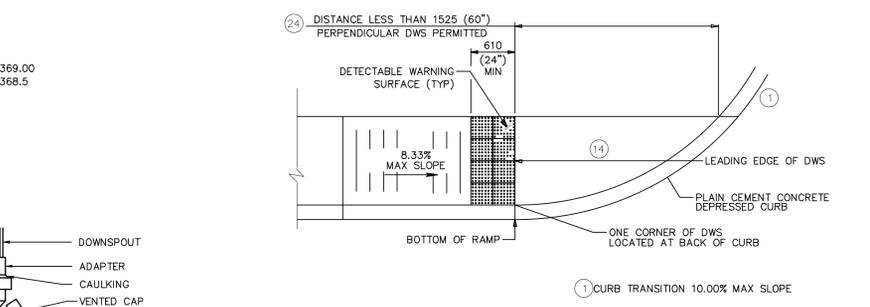
36" ACCESS MANHOLE
 R-5900-H
 FRAME AND LID
 MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
 FOR CORRUGATED METAL PIPE SIZED TO FIT SNUGLY INTO OPENING OF CORRUGATED PIPE.
 ADDITIONAL ANCHORAGE TO METAL PIPE MAY BE ACCOMPLISHED BY DRILLING HOLES IN THE SLEEVE OR REPAIR PORTION OF THE FRAME AND RING TO FRAME IN PLACE. FRAMES CAN BE FURNISHED DRILLED FOR THIS PURPOSE ON SPECIAL ORDER.



STORMWATER MANHOLE DETAIL
 N.T.S.

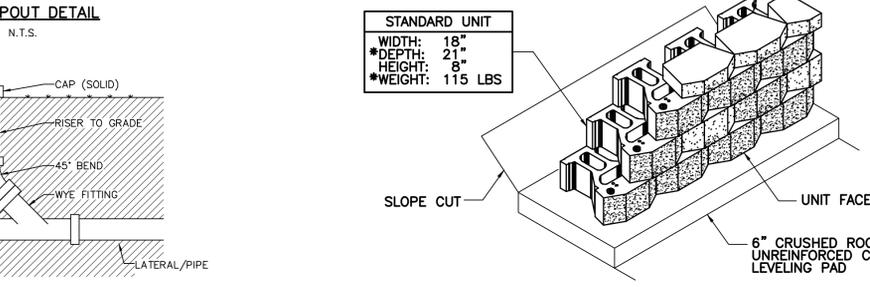


CONCRETE APRON CROSS SECTION
 N.T.S.

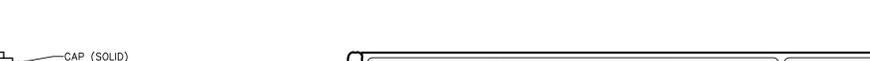


BASE LEVELING PAD NOTES:

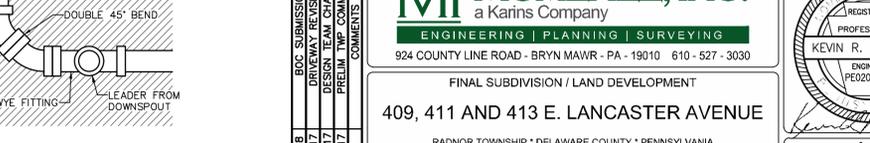
1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI UNREINFORCED CONCRETE.
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.



TYPICAL SEGMENTAL BLOCK RETAINING WALL
 N.T.S.
 *DIMENSIONS & WEIGHT MAY VARY BY REGION



SANITARY/STORM IN-LINE CLEANOUT (TYPICAL)
 N.T.S.

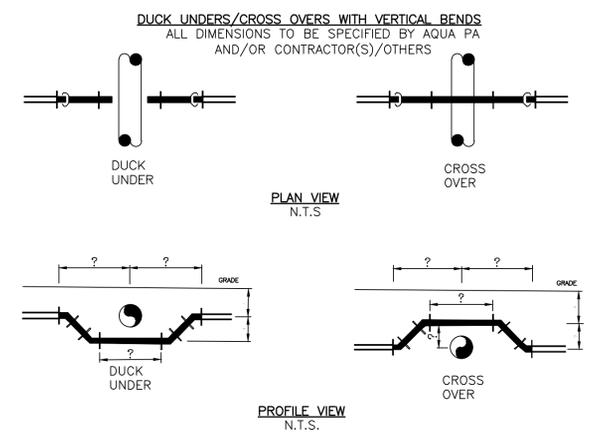
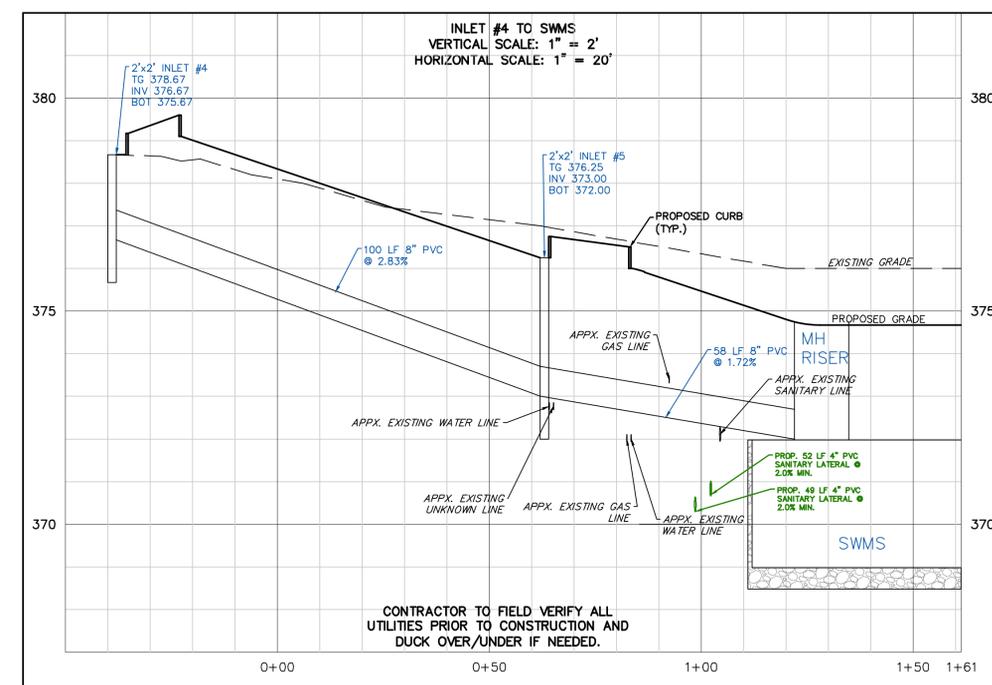
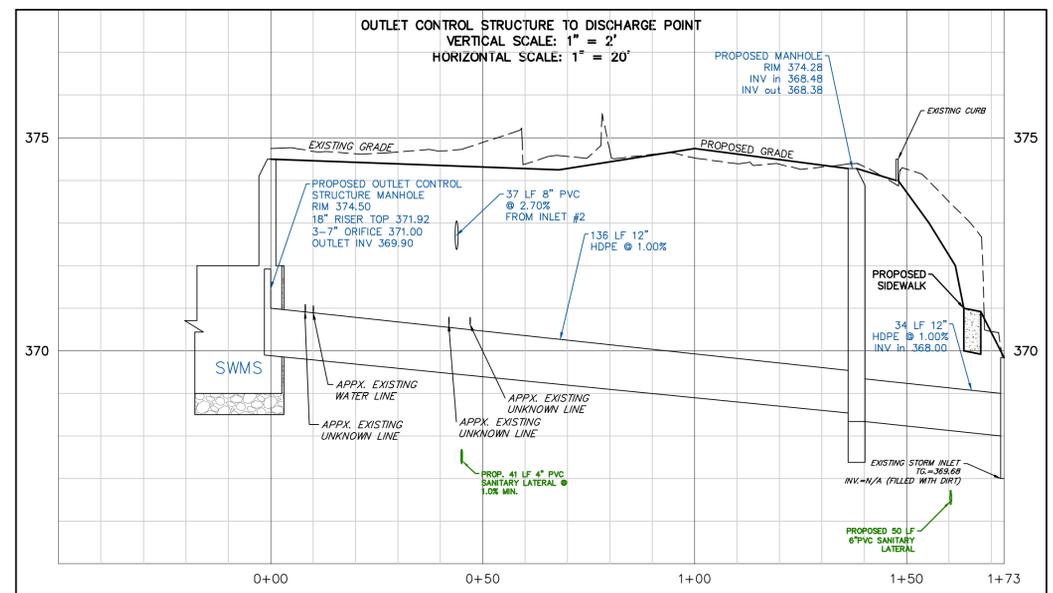
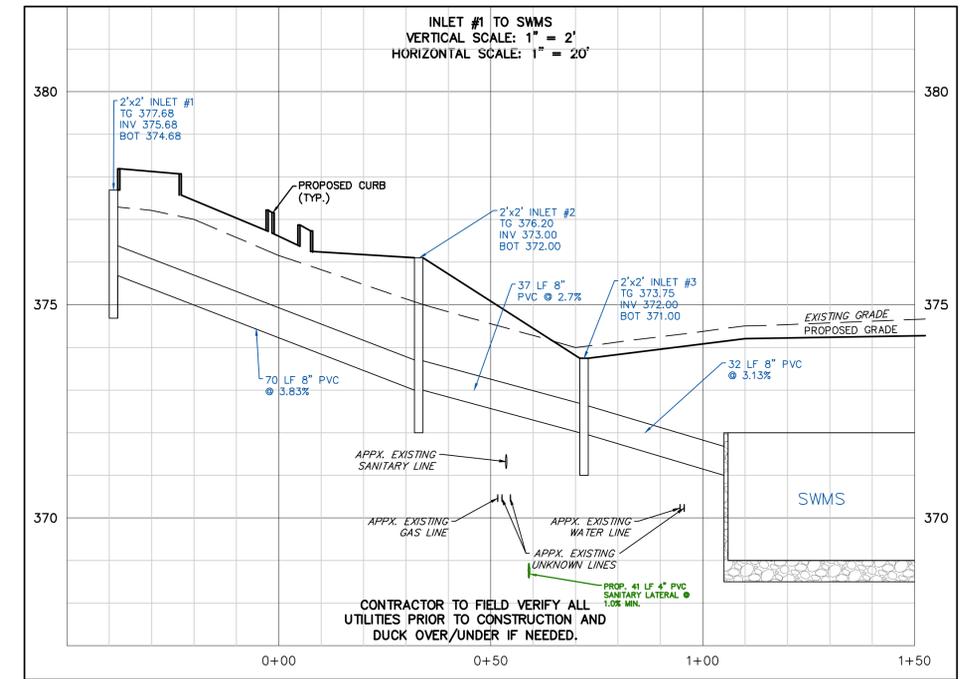
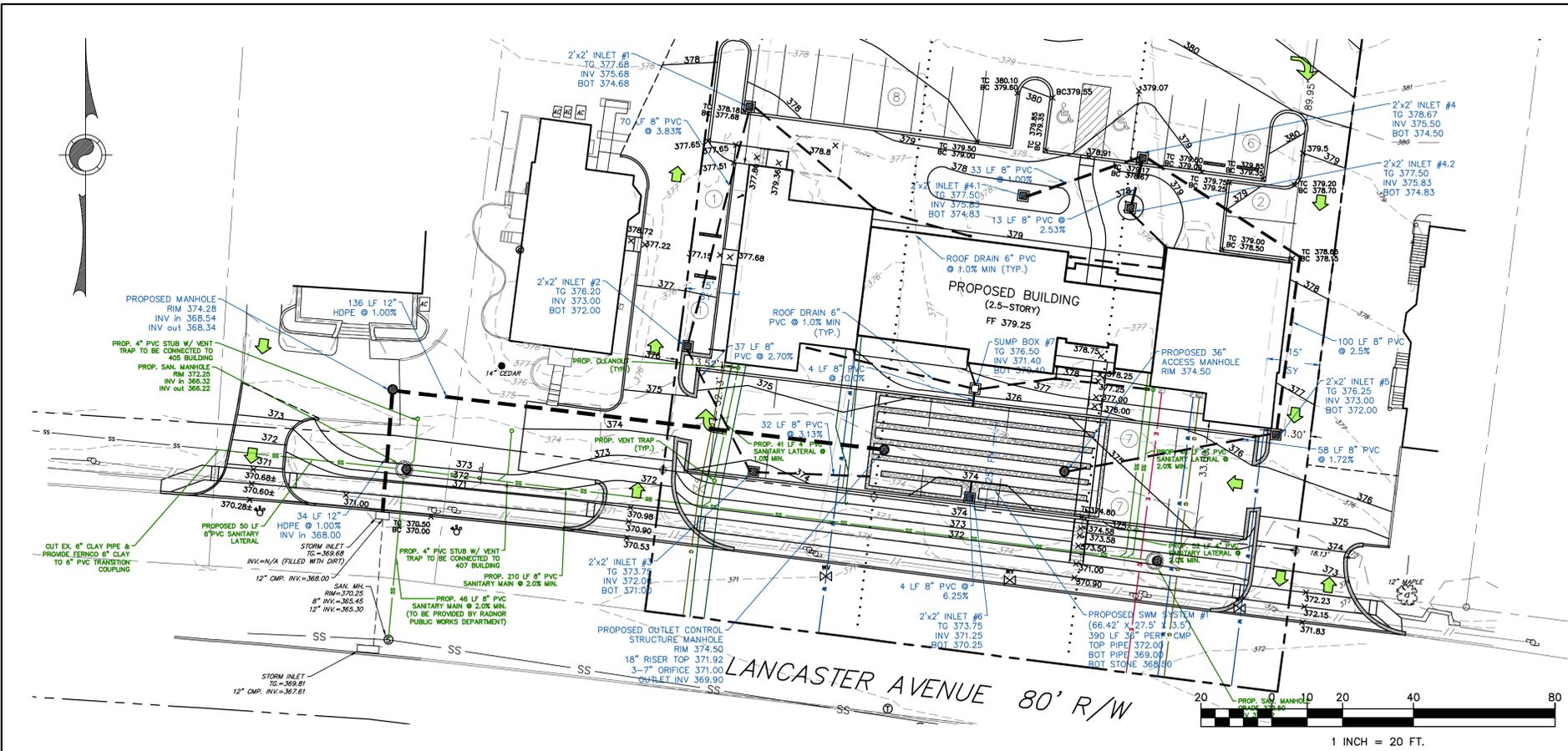


TERMINAL CLEANOUT (TYPICAL)
 N.T.S.

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

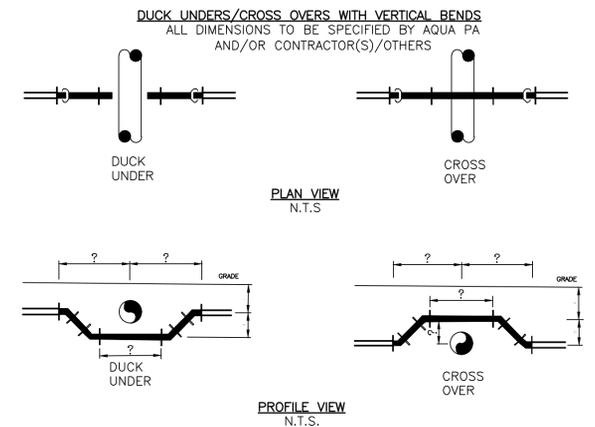
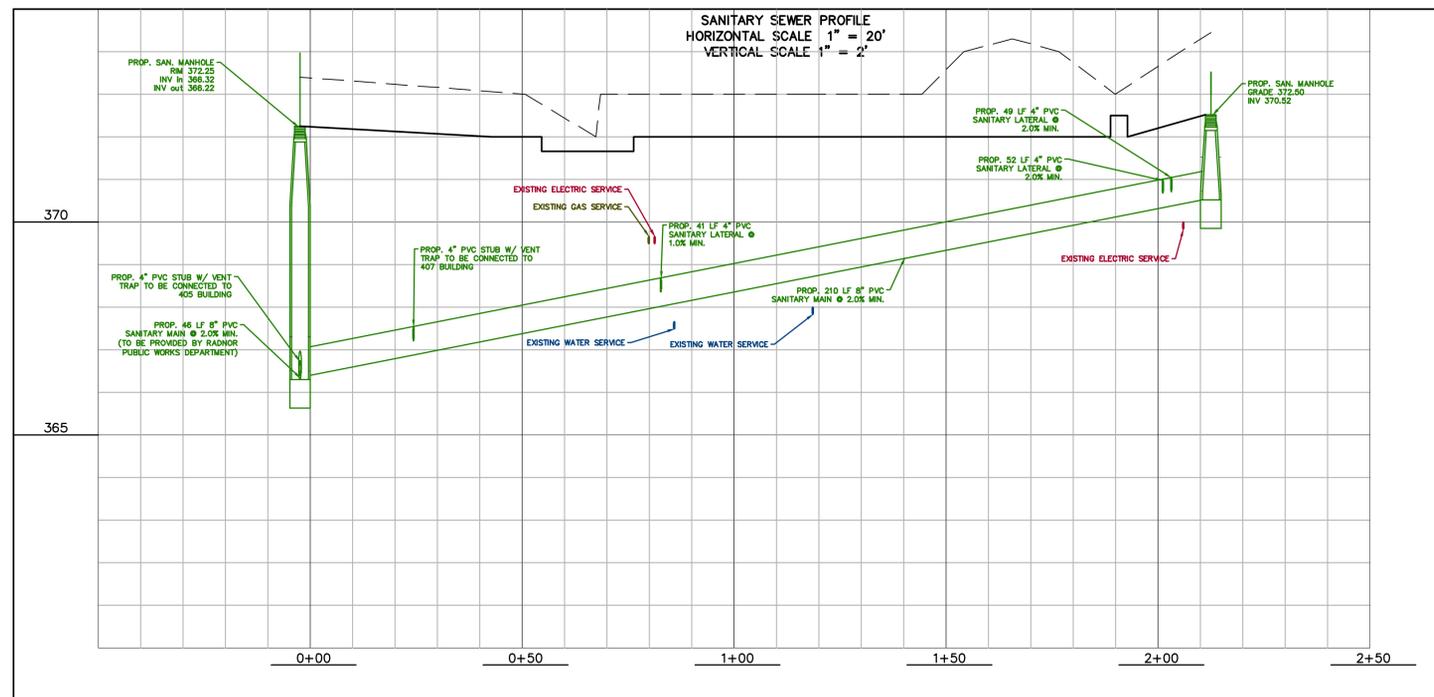
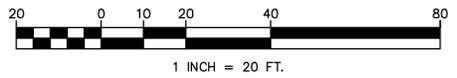
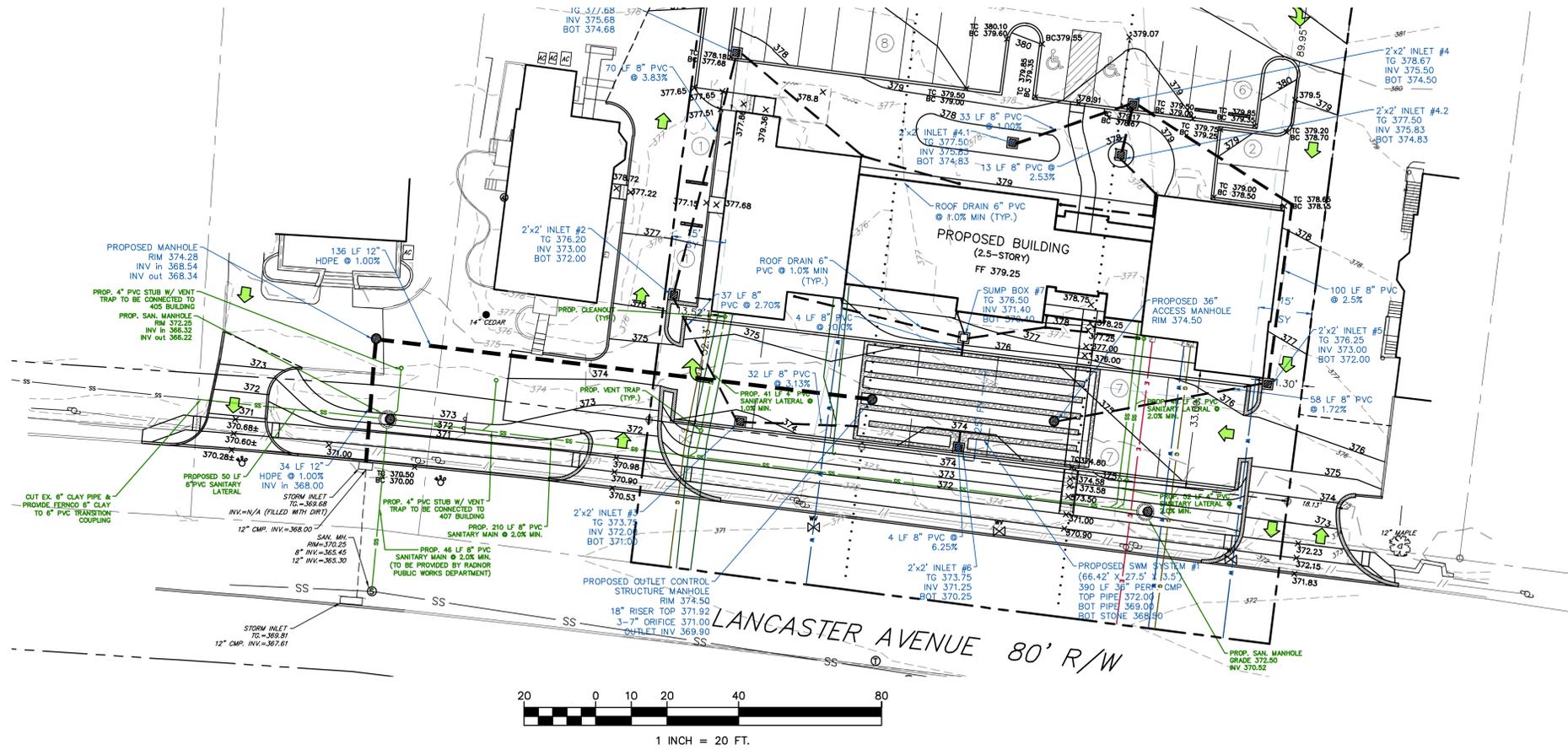
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| | | | |
|--|-----|-------------------|-----------------|
| CONSTRUCTION DETAILS | | FILE NO.: | 15-369 |
| ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030 | | | |
| FINAL SUBDIVISION / LAND DEVELOPMENT | | | |
| 409, 411 AND 413 E. LANCASTER AVENUE | | | |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | | |
| ONE-CALL: | CHD | APPLICANT: | EMERSON GROUP |
| DRAWN BY: | JCM | 407 LANCASTER AVE | WAYNE, PA 19087 |
| CHECKED BY: | JCM | DATE: | APRIL 28, 2017 |
| | | SHEET | 10 OF 12 |
| | | SCALE: | AS NOTED |



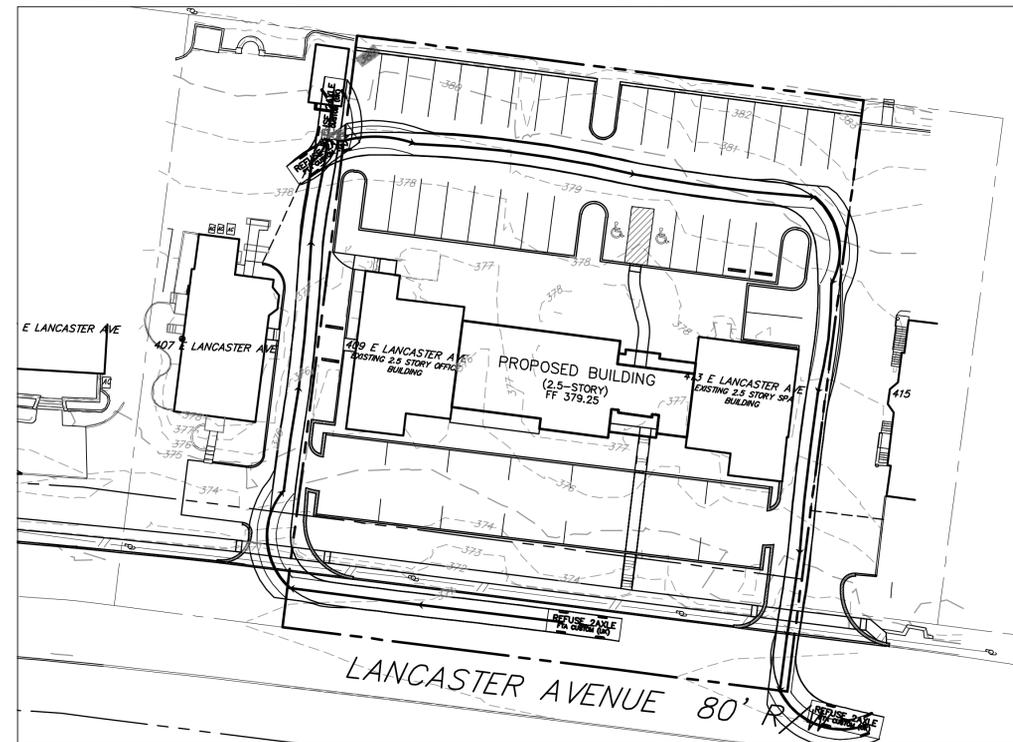
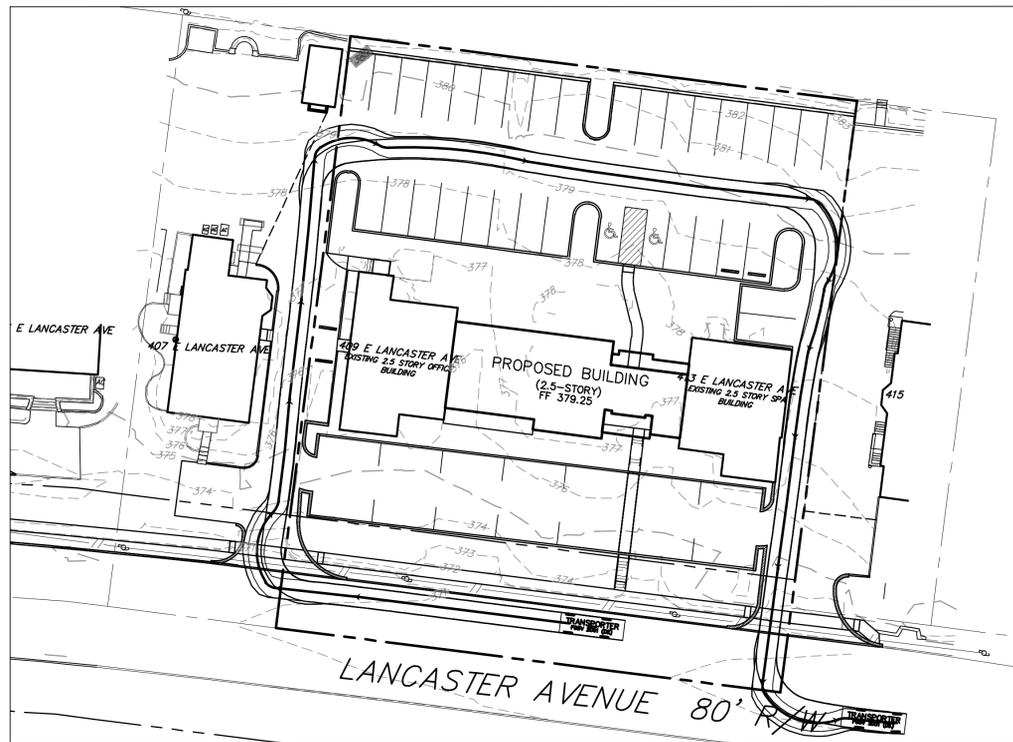
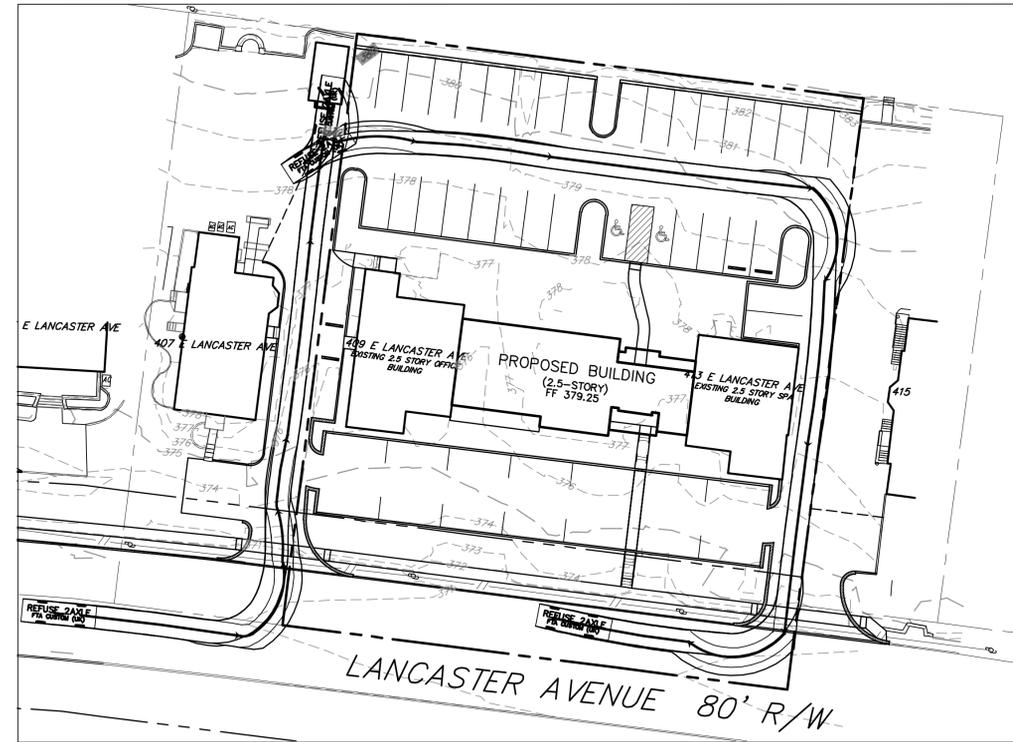
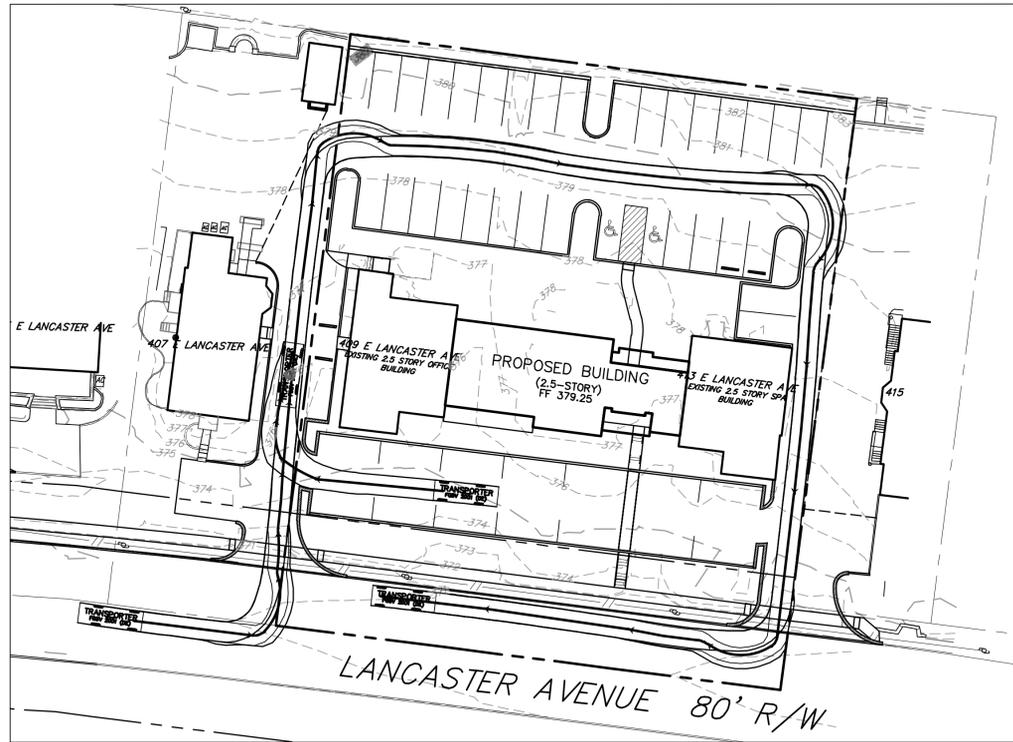
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 LOSSES, AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

| | | |
|--|---|---|
| MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030 | | FILE NO.: 15-369 |
| FINAL SUBDIVISION / LAND DEVELOPMENT 409, 411 AND 413 E. LANCASTER AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | |
| ONE - CALL: DRAWN BY: CHD CHECKED BY: JCM | APPLICANT: EMERSON GROUP 407 LANCASTER AVE WAYNE, PA 19087 | SHEET 11 OF 12 DATE: JULY 11, 2017 SCALE: 1" = 20' |



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 OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE
 WRITTEN PERMISSION AND CONSENT OF MOMENEE, INC. ANY
 REUSE OF THESE PLANS WITHOUT THE WRITTEN
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 MOMENEE, INC. THE USER SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND APPROVALS,
 FEES, AND EXPENSES ARISING THEREFROM.

| | | |
|--|--|---|
| PROFILE PLAN SANITARY SEWER MI MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030 | | FILE NO.: 15-369 |
| FINAL SUBDIVISION / LAND DEVELOPMENT 409, 411 AND 413 E. LANCASTER AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | |
| ONE-CALL: DRAWN BY: CHD CHECKED BY: JCM | APPLICANT EMERSON GROUP 407 LANCASTER AVE WAYNE, PA 19087 | SHEET 12 OF 12 DATE: JULY 11, 2017 SCALE: 1" = 20' |

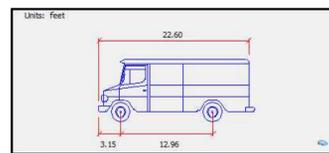


Serial Number:
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

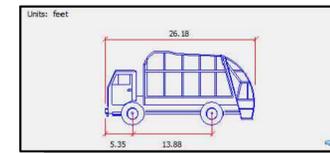
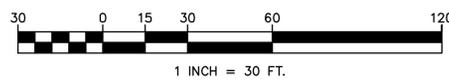
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PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS,
SPECIFICATIONS AND NOTES THEREOF ARE AND SHALL REMAIN THE
PROPERTY OF MOMENEE, INC. THEY ARE TO BE USED ONLY WITH
RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY
OTHER PROJECT, NOW AND THEY ARE TO BE ASSIGNED TO ANY THIRD
PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN
PERMISSION, REFERENCE, CONSENT OR APPROVAL BY MOMENEE,
INC. FOR THE SPECIFIC PURPOSE INTENDED. WILL BE AT THE THIRD
PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO
MOMENEE, INC. THE THIRD PARTY SHALL FURTHER INDEMNIFY AND
HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREOF OR RESULTING THEREFROM.
ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.

- SYMBOL LEGEND:**
- SURVEY MONUMENT
 - SURVEY MARKER
 - ☆ LIGHT
 - ⊕ UTILITY POLE
 - EXISTING TREE

- LINETYPE LEGEND:**
- ADJOINER LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING ROW LINE

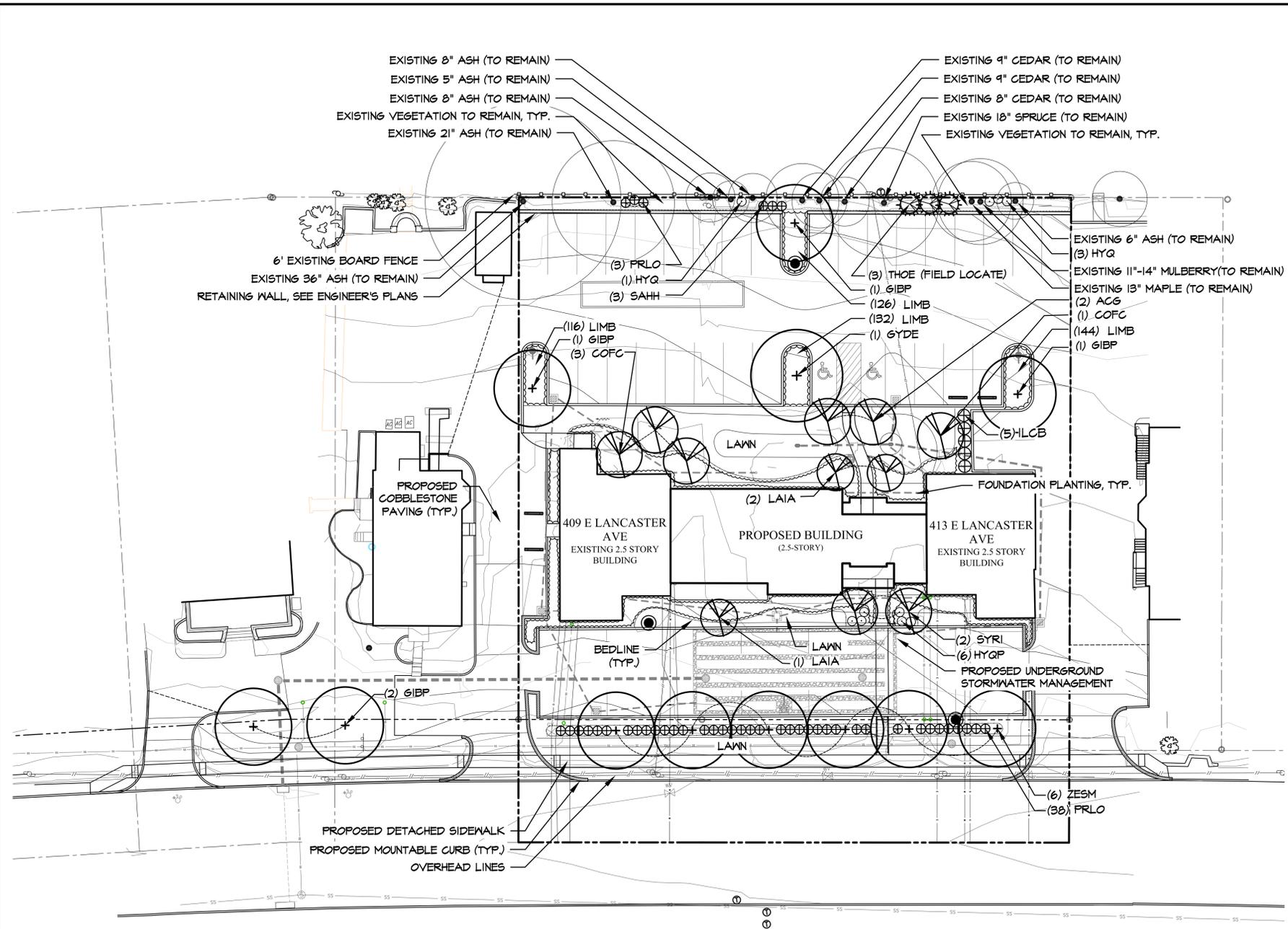


AVERAGE SIZE BOX-TRUCK
AutoTURN MODEL
NTS



FULL SIZE GARBAGE TRUCK/DELIVERY TRUCK
AutoTURN MODEL
NTS

| | | |
|---|--------------------------------------|---|
| MANUEVERABILITY PLAN | | FILE NO.: 15-369 |
| <p>MI MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030</p> | | |
| FINAL SUBDIVISION / LAND DEVELOPMENT | | |
| 409, 411 AND 413 E. LANCASTER AVENUE | | |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | |
| ONE-CALL: | APPLICANT | SHEET T1 OF 12 DATE: OCTOBER 3, 2017 SCALE: 1" = 30' |
| DRAWN BY: CHD | EMERSON GROUP | |
| CHECKED BY: JCM | 407 LANCASTER AVE WAYNE, PA 19087 | |



GENERAL NOTES:

1. Base information including topography, grading, utilities, building and existing tree locations prepared by Momenec, Inc. dated 10/17/17
2. This plan is for landscaping purposes only.
3. The Landscape Architect's seal applies only to the landscape portion of this plan.
4. All plant material is to be field adjusted as necessary to address existing site conditions, proposed unit landscaping, and to ensure that clear sight triangles and clear sight lines are maintained.
5. Proposed shade trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
6. Utilities are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
7. All plantings shall be permanently maintained.
8. All trees shall be pruned as necessary to maintain required light levels.

LEGEND:

- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS

PLANT LIST:

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|--------------------------------------|-----|------------------------------------|----------------------------------|-------------|-------------------------|
| DECIDUOUS TREES | | | | | |
| ACG | 2 | Acer griseum | Paperbark Maple | 2.5" cal. | B&B |
| COFC | 4 | Cornus florida 'Cherokee Princess' | Cherokee Princess Dogwood | 2.5" cal. | B&B |
| GIBP | 5 | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | 2.5" cal. | B&B |
| GYDE | 1 | Gymnocladus dioica 'Espresso' | Espresso Kentucky Coffeetree | 2.5" cal. | B&B, fruitless cultivar |
| LAIA | 3 | Lagerstroemia indica 'Acoma' | Acoma Crape Myrtle | 2.0" cal. | B&B |
| SYRI | 2 | Syringa reticulata 'Ivory Silk' | Ivory Silk Tree Lilac | 2.0" cal. | B&B |
| ZESM | 6 | Zelkova serrata 'Musashino' | Musashino Columnar Zelkova | 2.5" cal. | B&B |
| EVERGREEN TREES | | | | | |
| THOE | 3 | Thuja occidentalis 'Emerald Green' | Emerald Green Arborvitae | 6' ht. | B&B |
| SHRUBS | | | | | |
| HYQP | 6 | Hydrangea quercifolia 'PeeWee' | PeeWee Oakleaf Hydrangea | 24"-30" ht. | Cont. |
| HYQ | 4 | Hydrangea quercifolia | Oakleaf Hydrangea | 24"-30" ht. | Cont. |
| ILCB | 5 | Ilex crenata 'Bennett's Compacta' | Bennett's Compact Japanese Holly | 24"-30" ht. | Cont. |
| PRLO | 41 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken Cherry Laurel | 30"-50" ht. | Cont. |
| SAHH | 3 | Sarcococca hookerana var. humilis | Sweet Box | 24"-30" ht. | Cont. |
| PERENNIALS & GROUNDCOVERS | | | | | |
| LIMB | 518 | Liriope muscari 'Big Blue' | Big Blue Lilyturf | 2 qt. | Cont. 12" o.c. |

NOTE:
1. Where there is a discrepancy between the plant list and plan, the plan shall prevail.

COMPLIANCE WITH SECTION 255-29 Subsection B(1)

| PARKING FACILITIES - 50 PARKING SPACES | REQUIRED | PROVIDED |
|--|----------|----------|
| 1 Tree required for every (10) parking spaces in double bays | 5 | 5 |

COMPLIANCE WITH SECTION 255-38 Subsection B

| SHADE TREES | REQUIRED | PROVIDED |
|---|----------|----------|
| 1 Street tree required at intervals not more than 30' | 8 | 8 |

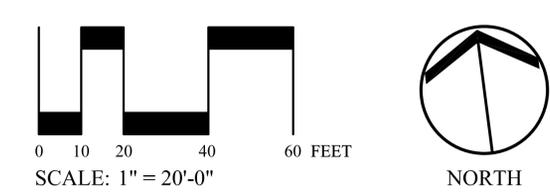
COMPLIANCE WITH SECTION 255-42

| BUFFER SCREENS | REQUIRED | PROVIDED |
|---|---|--|
| Buffer screen class 'B' required between proposed office use and multifamily use at the North property line | 12 evergreen trees 23 evergreen shrubs | 4 existing mature evergreen trees 9 existing mature deciduous trees 11 existing evergreen shrubs 3 proposed evergreen trees 6 proposed evergreen shrubs 6' high solid wood fence (off-site to remain) |

COMPLIANCE WITH SECTION 263-4

| TREE REPLACEMENT | # TREES REMOVED* | REPLACEMENTS REQUIRED | REPLACEMENTS PROVIDED |
|---|------------------|-----------------------|-----------------------|
| 1 Replacement tree required for every 6"-18" DBH tree removed | 11 | 11 | 11** |
| 3 Replacement trees required for every 19"-29" DBH tree removed | 0 | 0 | 0 |
| 6 Replacement trees required for every 30"+ DBH tree removed (4) being large canopy trees | 1 | 6 | 6** |
| | 12 | 17 | 17 |

Notes:
Replacement Trees to be 2"-2.5" Cal. Min.
* = See LP-3 for tree removals
** = (10) Replacement trees provided on site.
(7) Replacement trees to be provided off site per Township direction.



GLACKIN THOMAS PANZAK
LAND PLANNING
LANDSCAPE ARCHITECTURE

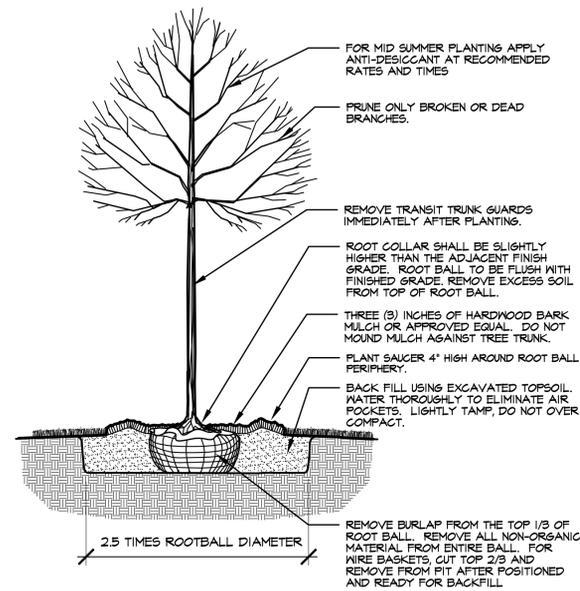
Glackin Thomas Panzak, Inc.
Paoli Executive Green I Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301
610.408.9011
Fax: 610.408.9477
E-mail: plans@glackinplan.com



PRELIMINARY LANDSCAPE PLAN
Emerson Group
 RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

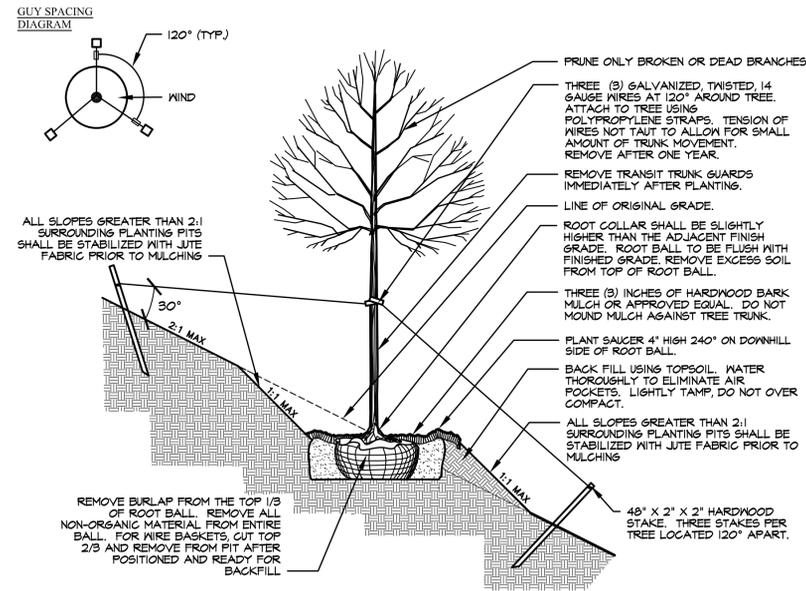
PROJECT #: 16-089
DATE: 01/30/17 (mc)
REV.: 05/25/17 (lf)
07/13/17 (lf)
08/03/17 (jr)
10/18/17 (lf)
05/18/18 (mw)
05/21/18 (ks)

SHEET:
LP-1

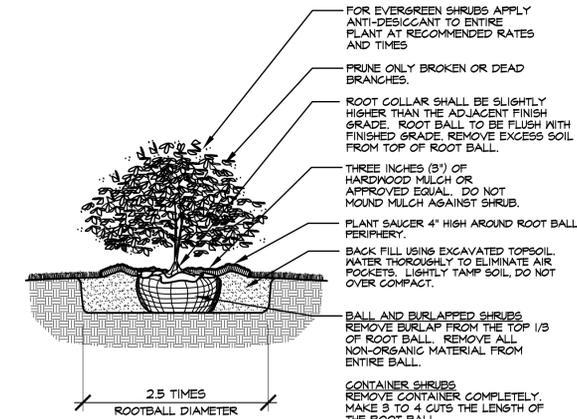


- NOTES:
1. Trees with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
 2. Trees with central leader broken or dead shall be rejected.
 3. Trees that do not display the typical characteristics for their species shall be rejected.
 4. Flood planting pit with water twice within 24 hours of planting.
 5. Trees shall not be staked. Landscape contractor shall be responsible for inspecting and righting trees for a period of 12 months. If it is determined that staking is needed, it shall be provided in accordance with industry standards, periodically inspected, and removed prior to the end of the guarantee.

1 DECIDUOUS TREE DETAIL
NTS



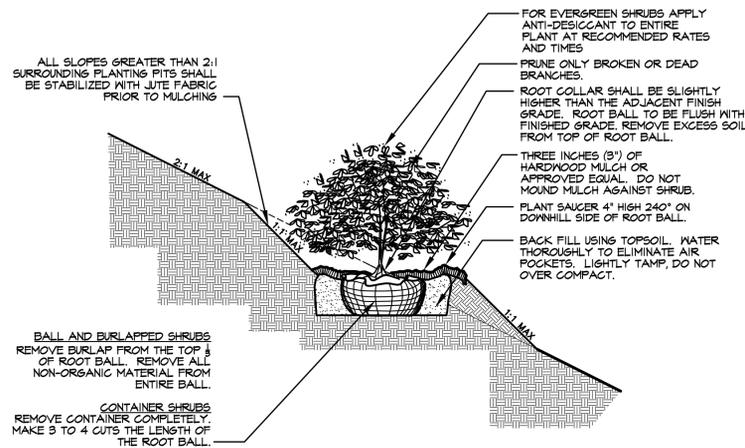
2 TREE PLANTING ON STEEP SLOPE DETAIL
NTS
NOTE: FLOOD PLANTING PIT WITH WATER TWICE WITHIN 24 HOURS OF PLANTING.



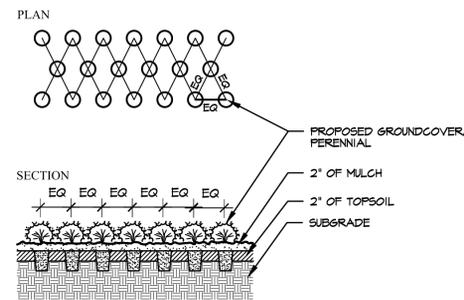
3 SHRUB DETAIL
NTS
NOTE: FLOOD PLANTING PIT WITH WATER TWICE WITHIN 24 HOURS OF PLANTING.

PLANTING NOTES:

1. The contractor shall furnish and plant all plants shown on the drawings, as specified, and in quantities indicated on the plant list.
2. All plants shall be nursery grown and freshly dug.
3. All plants shall be in accordance with The American Standard for Nursery Stock, latest edition. Trunk caliper shall meet ANSI Z60 current edition for root ball size.
4. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
5. Fall Digging Hazard: Any species listed below, if included on the plant list, must not be dug in the fall (October through December) because of risk to the tree's survival. Special exceptions may be granted if the owner is notified in writing and an extended warranty on these plants is agreed upon prior to digging. The following varieties should not be dug in fall: Betula, Carpinus, Celtis, Cercidiphyllum, Crataegus, Cryptomeria, Fagus, Halesia, Ilex (tree form varieties), Liquidambar, Liriodendron, Nyssa, Ostrya, Prunus, Pyrus, Quercus (except Quercus palustris), Salix weeping varieties, and Tilia tomentosa. Digging for Malus and Zelkova varieties should be avoided in fall only when in leaf.
6. All plants shall be typical of their species or variety and shall have a normal habit or growth. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be certified by appropriate State and Federal authorities to be free of disease and insect pests, eggs or larvae. They shall have healthy, well-developed root systems.
7. Trees with central leader broken or dead shall be rejected.
8. Trees that do not display typical characteristics for their species shall be rejected.
9. Substitutions: When plants of a specified kind or size are not available within a reasonable distance, substitutions may be made upon request by the contractor, if approved by the owner and/or municipal authority.
10. Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, latest edition.
11. Size: All plants shall conform to the measurement specified on the plant list, unless authorized in writing by the Township Arborist and the owner.
12. Balled and burlapped plants shall be dug with firm natural balls of earth, of diameter and depth to include most of the fibrous roots. Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. No plants shall be loose in the container. Plants with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
13. Root balls of all plants shall be adequately protected at all times from sun and drying winds or frost.
14. Conditions detrimental to plants: The contractor shall notify the project representative in writing of all soil or drainage conditions which the contractor considers detrimental to the growth of plants. The contractor shall state the conditions and submit a proposal for correcting the conditions, including any change in cost, for review and acceptance by the project representative.
15. The owner or the owner's representative shall be notified prior to beginning planting operations.
16. All planting shall be at the locations indicated on the drawings. The contractor shall be responsible for planting at the correct grades, alignment, and to the indicated layout of the planting beds.
17. Layout of planting: The contractor shall lay out with identifiable stakes the location of all planting beds as indicated on drawing. The layout of planting shall be approved by the project representative prior to any excavation of plant pits or plant beds.
18. Minor adjustments to tree locations may be necessary due to field conditions and final grading. The contractor shall notify the owner if major adjustments are required.
19. Planting soil shall be excavated native soil from the planting pit. Planting soil shall be thoroughly mixed, with all rocks, clods and roots removed.
20. Plants with broken root balls or excessive damage to the crown shall be replaced prior to planting.
21. All trees shall be staked and guyed according to accepted industry practice, and as noted on the planting details.
22. Each tree and shrub shall be pruned in accordance with The American Nursery and Landscape Association Standards to preserve the natural character of the plant. All dead wood or suckers and all broken or badly bruised branches shall be removed.
23. Mulch: Immediately after planting operations are completed, all trees and shrub planting pits shall be covered with a 3" (three inch) layer of double shredded hardwood bark mulch, or other material approved by the owner or the owner's representative. A granular pre-emergent weed control shall be spread prior to mulching. The limit of this mulch for deciduous trees and single evergreen trees shall be the area of the pit. For shrub and perennial beds and for evergreen tree clusters, a continuous, mulched bed shall be created.
24. Trees in leaf, including evergreens, when planted shall be treated with anti-desiccant such as Wilt-Pruf® if planted during the months of June through September, November, and December.
25. Weed control: All planting areas shall be free from weeds prior to the beginning of planting operation. Contact herbicide sprays should only be used as required and all manufacturer's specifications followed.
26. Guarantee: All plant material shall be guaranteed by the contractor for twelve (12) months from the date of installation. The owner shall be responsible for maintenance unless otherwise agreed with contractor. It shall be the contractor's responsibility to monitor the project during the guarantee and notify the owner if problems develop with the plant material. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or there is 25% of the crown dead.
27. All debris resulting from landscape contracting operations shall be cleaned up and removed from the site on a weekly basis.
28. Watering: Landscape contractor is responsible for watering sufficiently at the time of planting and until the job is completed, accepted and turned over to the owner.
29. All plant material shall be installed in accordance with the planting practices stated in chapter 5 of Pirone's Tree Maintenance by J. Hartman, T. Pirone and M. Sall (seventh or most recent edition).



4 SHRUB PLANTING ON STEEP SLOPE DETAIL
NTS
NOTE: FLOOD PLANTING PIT WITH WATER TWICE WITHIN 24 HOURS OF PLANTING.



- NOTES:
1. Plants must be planted in bedding mix or topsoil not mulch.
 2. See planting list for groundcover species, size, and spacing dimension.

5 PLANTING DETAIL
NTS

| | |
|------------|---------------|
| PROJECT #: | 16-089 |
| DATE: | 05/19/17 (lf) |
| REV.: | 05/25/17 (lf) |
| | 07/13/17 (lf) |
| | 08/03/17 (jr) |
| | 10/18/17 (lf) |
| | 05/18/18 (mw) |
| | 05/21/18 (ks) |

SHEET:

LP-2

NOTES:

Demolition Plan by Momence, Inc., dated 10/13/2017

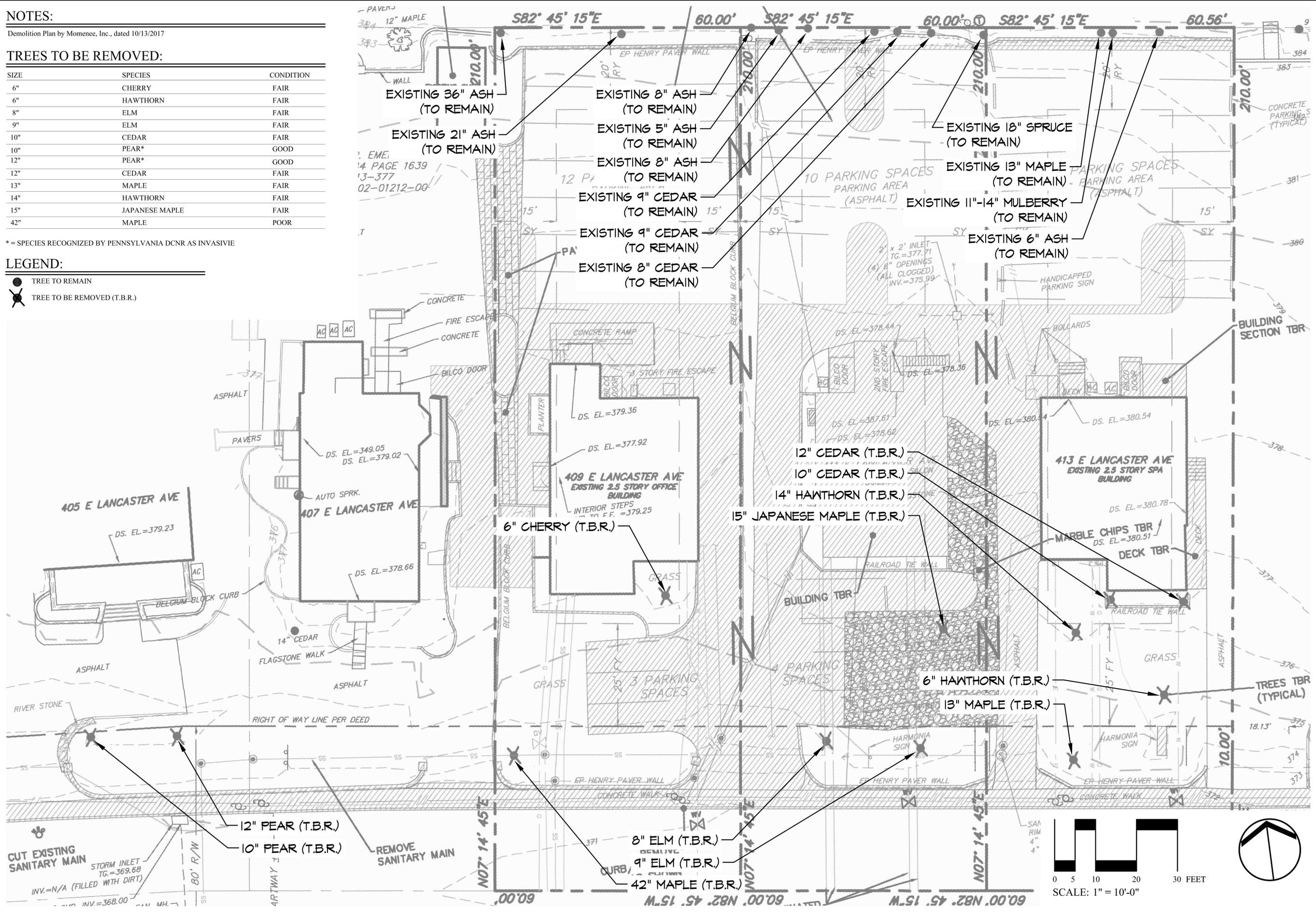
TREES TO BE REMOVED:

| SIZE | SPECIES | CONDITION |
|------|----------------|-----------|
| 6" | CHERRY | FAIR |
| 6" | HAWTHORN | FAIR |
| 8" | ELM | FAIR |
| 9" | ELM | FAIR |
| 10" | CEDAR | FAIR |
| 10" | PEAR* | GOOD |
| 12" | PEAR* | GOOD |
| 12" | CEDAR | FAIR |
| 13" | MAPLE | FAIR |
| 14" | HAWTHORN | FAIR |
| 15" | JAPANESE MAPLE | FAIR |
| 42" | MAPLE | POOR |

* = SPECIES RECOGNIZED BY PENNSYLVANIA DCNR AS INVASIVE

LEGEND:

-  TREE TO REMAIN
-  TREE TO BE REMOVED (T.B.R.)



**GLACKIN
THOMAS
PANZAK**
LAND PLANNING
LANDSCAPE
ARCHITECTURE

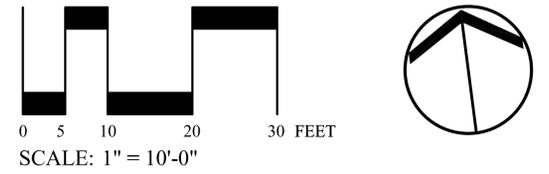
Glackin Thomas Panzak, Inc.
Paoli Executive Green I
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301
610.408.9011
Fax: 610.408.9477
E-mail: plans@glackinplan.com

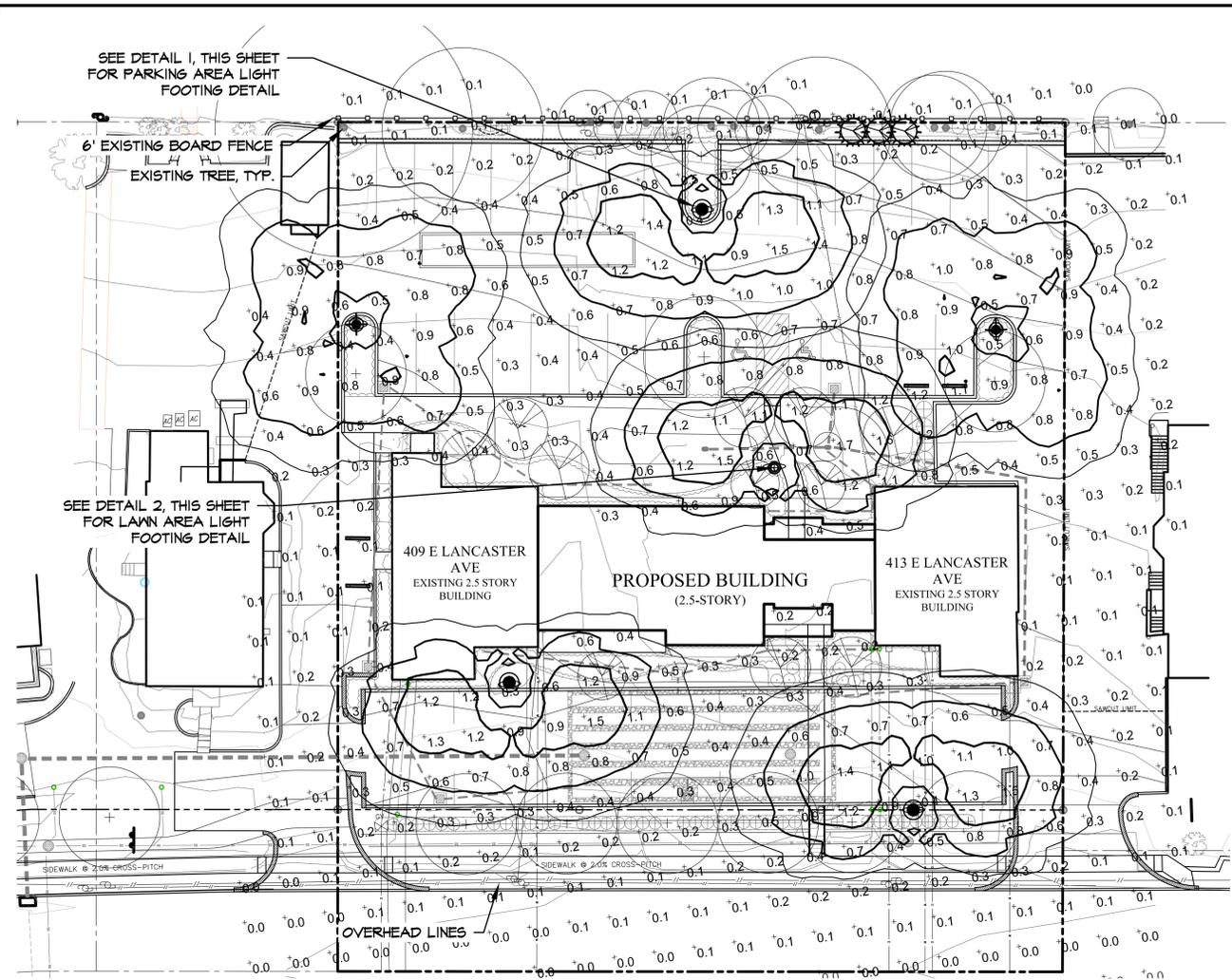


TREES TO BE REMOVED
Emerson Group
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 16-089
DATE: 06/19/17 (lf)
REV.: 07/13/17 (lf)
08/03/17 (jr)
10/18/17 (lf)
05/18/18 (mw)
05/21/18 (ks)

SHEET:
LP-3



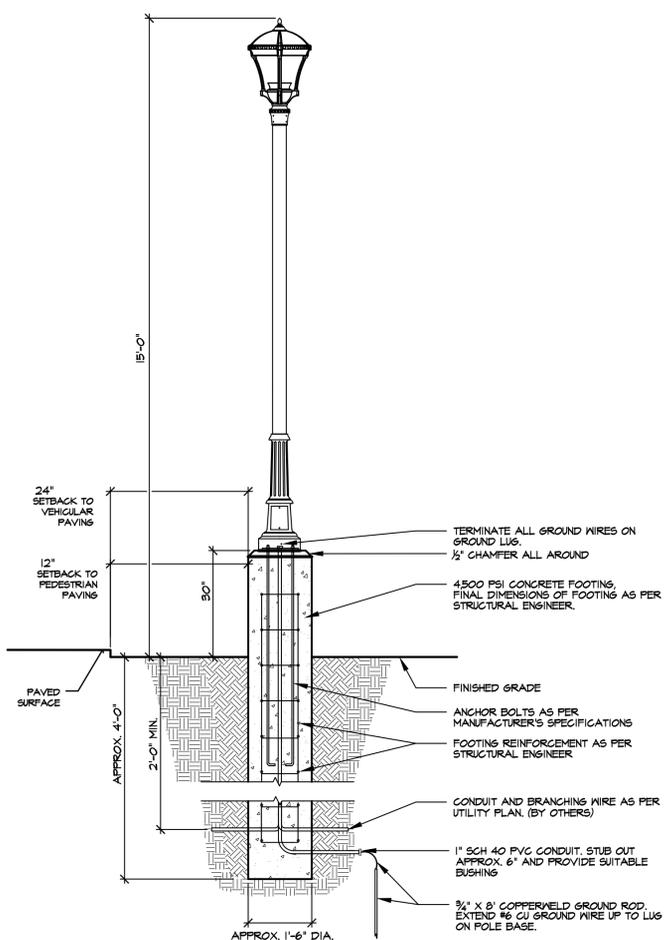


GENERAL NOTES:

1. Base information including topography, grading, utilities, building and existing vegetation location prepared by Momence, Inc. dated 10/17/17
2. This plan is for lighting purposes only.
3. The Landscape Architect's seal applies only to the lighting portion of this plan.
4. All trees shall be pruned as necessary to maintain required light levels.

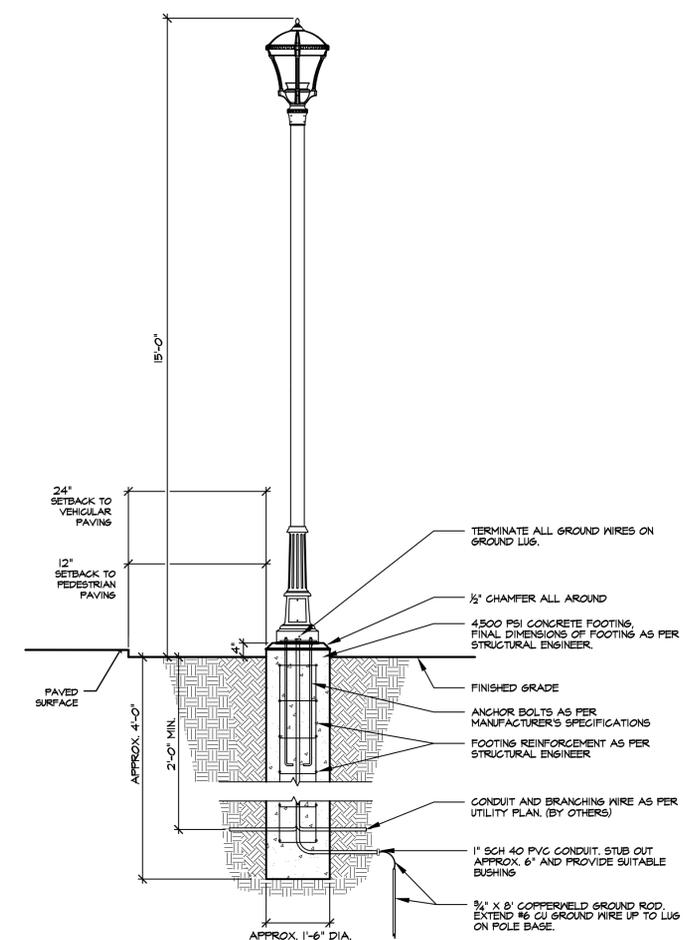
LIGHTING NOTES:

1. Lighting to be installed to meet all appropriate national and local codes.
2. All light fixtures to be approved by Owner or Owner's representative.
3. Fixture/Pole shall be mounted on retaining wall at entry drive. Details to be provided.
4. All circuits to be installed by a licensed electrician.
5. All cable to be run in conduit unless approved in writing by the owner.
6. Contractor to provide sufficient nighttime adjustment to all lighting to satisfy Township requirements and Owner or Owner's representative. Fixture on/off control by circuit.
7. All lighting to be installed according to manufacturer's recommendations.
8. All electrical conduits shall be sch 40 pvc and all bends shall be "sweep" type for pulling wire. Conduit to extend beyond edge of hardscape element by 12" min. Conduit to be temporarily capped and location staked prior to backfilling.
9. While extending conduits under existing structures the contractor shall be responsible for damage to existing structures such as, but not limited to, paving, irrigation, masonry and underground drainage pipe etc.
10. All switching control device type and locations to be approved by Owner or Owner's representative.
11. All lighting fixtures to be controlled by automatic switches (i.e. - time clocks, photo-cells, etc.) to permit extinguishing light between 11 p.m. and dawn. All-night safety or security lighting shall not have lighting intensity levels which exceed 20% of the levels normally permitted by the Township.
12. All final light locations to be approved by Owner or Owner's representative.
13. All final light locations to be field adjusted, "aimed" as necessary so as to avoid shining of light into windows and doors.
14. Contractor to arrange a pre-construction meeting with the owner and owners representatives including masons, and other individuals familiar with any underground facilities. As-built drawing should be requested of all such facilities.
15. Contractor shall spray paint trench layout prior to commencement. Owner or Owner's representative shall approve layout.
16. Electrical contractor to prepare a plan of all as-built underground electric runs.
17. Project electrical engineer to provide power plan.
18. In the event that the contractor proposes light fixture substitutions, requests must be received by the Landscape Architect for review (14) fourteen days prior to bid date. Failure to submit within that deadline renders all substitution requests void, and originally specified fixture(s) will be supplied. The contractor shall submit the following:
 - A. Township required copies of all mandatory submissions for both the originally specified fixture(s) and the proposed substitution(s).
 - B. Contractor's written certification that the proposed substitution(s) conforms to all requirements of the contract documents in every respect and is appropriate for the applications indicated in the documents.
 - C. Contractor's written statement indicating the effect of the substitution(s) on the construction schedule compared to the schedule with the originally specified fixture(s).
 - D. Contractor-net unit price for the originally specified fixture(s) and for the proposed substitute fixture(s).
 - E. One sample of the proposed substitution fixture(s) with specified lamps and cord and plug connection for 277 volt operation.
 - F. Contractor's written certification that any alterations that may result from the proposed lighting fixture substitution(s) will be designed and constructed at the contractor's expense.
 - G. Reimbursement to the landscape Architect for all time associated with review of fixture substitutions(s). Payment shall be made in advance of the review, based on the Landscape Architect's hourly rates for the personal involved in the review.
 - H. Contractor's written waiver of rights to additional payment and/or time that may become necessary should the proposed substitution(s) fail to perform in a manner that is equivalent to the originally specified fixture(s).
19. The Township reserves the right to conduct a post-installation nighttime inspection to verify compliance with the Township lighting standards. If the inspection reveals a non-conformance to Township standards, the Township shall direct corrective action, which shall be executed by the property owner at no expense to the Township. Remedial action must be completed within thirty (30) days of notification from the Township.
20. Lighting fixtures and equipment shall be maintained so as to continuously meet Township requirements.



- NOTES:**
1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY.
 2. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, AN SITE SPECIFIC SOIL PARAMETERS.
 - A. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
 - B. SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURE AS DETERMINED BY A STRUCTURAL ENGINEER.
 3. ALL REBAR SHALL BE MAINTAINED AT A 3" MIN. CLEARANCE FROM SURFACES.
 4. FIXTURE MUST BE GROUNDED IN ACCORDANCE WITH LOCAL CODES OR THE NATIONAL ELECTRICAL CODE. FAILURE TO DO SO MAY RESULT IN SERIOUS PERSONAL INJURY.
 5. POLES SHOULD NEVER BE ERECTED WITHOUT THE LUMINAIRE INSTALLED. WARRANTY IS VOIDED IF THE POLE IS ERECTED WITHOUT THE LUMINAIRE. THE WARRANTY IS VOIDED IF THE POLE IS NOT GROUNDED UNDER THE ENTIRE BASE AFTER INSTALLATION.

1 SITE LIGHT DETAIL - Parking Area Footing
SCALE: 1/2"=1'-0" *Fixture and Pole subject to change.*



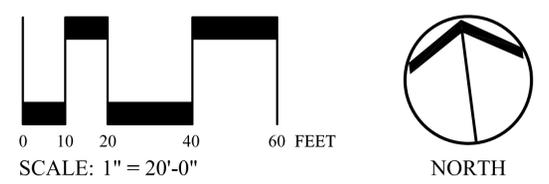
- NOTES:**
1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY.
 2. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, AN SITE SPECIFIC SOIL PARAMETERS.
 - A. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
 - B. SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURE AS DETERMINED BY A STRUCTURAL ENGINEER.
 3. ALL REBAR SHALL BE MAINTAINED AT A 3" MIN. CLEARANCE FROM SURFACES.
 4. FIXTURE MUST BE GROUNDED IN ACCORDANCE WITH LOCAL CODES OR THE NATIONAL ELECTRICAL CODE. FAILURE TO DO SO MAY RESULT IN SERIOUS PERSONAL INJURY.
 5. POLES SHOULD NEVER BE ERECTED WITHOUT THE LUMINAIRE INSTALLED. WARRANTY IS VOIDED IF THE POLE IS ERECTED WITHOUT THE LUMINAIRE. THE WARRANTY IS VOIDED IF THE POLE IS NOT GROUNDED UNDER THE ENTIRE BASE AFTER INSTALLATION.

2 SITE LIGHT DETAIL - Lawn Area Footing
SCALE: 1/2"=1'-0" *Fixture and Pole subject to change.*

LIGHTING LEGEND:

| SYM. | LIGHT TYPE | QTY. | MFR. | MODEL # | REMARKS |
|------|------------|------|------|--------------------------|--|
| | SITE LIGHT | 2 | AAL | PROV-T5-32LED-3K-700-BLK | LED, Full Cutoff (0 U value on BUG Rating), Type V fixture, 3K Color temperature, 15' total mounting ht., photocell control by circuit. pole: DBI-4R10-226-10-BLK |
| | SITE LIGHT | 3 | AAL | PROV-T2-32LED-3K-700-BLK | LED, Full Cutoff (0 U value on BUG Rating), Type II fixture, 3K Color temperature, 15' total mounting ht., photocell control by circuit. pole: DBI-4R10-226-10-BLK |
| | SITE LIGHT | 1 | AAL | PROV-T2-32LED-3K-700-BLK | LED, Full Cutoff (0 U value on BUG Rating), Type II fixture, 3K Color temperature, 15' total mounting ht., photocell control by circuit. pole: DBI-4R12-226-12-BLK |

- Notes:**
1. Final footing design is to be based on manufacturer's wind loading requirements and local soil conditions at time of installation.
 2. Contractor to verify line voltage prior to ordering fixture.
 3. Contractor to verify pole drilling pattern prior to ordering pole.
 4. All light fixtures and poles shall be black.
 5. A light loss factor of 1.00 was used for all LED lighting.
 6. Final footing design shall be developed and approved by a licensed engineer.
 7. Light levels are expressed in footcandles (fc).
 8. The point by point illuminance calculation was prepared using Visual Professional Edition, 2013 Acuity Brands Lighting Inc.



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PROJECT #: 16-089
DATE: 01/30/17 (mc)
REV.: 05/25/17 (mc)
07/13/17 (lf)
08/03/17 (jr)
10/18/17 (lf)
05/18/18 (mw)
05/21/18 (ks)

ORDINANCE NO. 2018-09

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, CHAPTER 270, VEHICLES AND TRAFFIC, SECTION
270-30, TIME LIMIT PARKING.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Chapter 270-30 as follows:

Section 1. Section 270-30, Parking Requirements of the Code of the Township of Radnor to enact the following parking requirements:

| Name of Street | Side | Hours | Location |
|-----------------------|-------------|--------------------------|---|
| 741-747 Moore Avenue | North | No Parking between signs | 741 Moore Avenue Extending 82 feet West to 747 Moore Avenue Driveway |

Section 2. No Parking between signs.

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 _____ 2018.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

Attest: _____
Robert A. Zienkowski, Secretary

[] Delete

_____ Add

Radnor Township

PROPOSED LEGISLATION

DATE: 5/31/2018

TO: Robert A. Zienkowski, Township Manager

FROM: Christopher Flanagan, Police Superintendent

LEGISLATION: Ordinance 2018-09 is establishing No Parking between signs on the North side of Moore Avenue from 741 Moore Avenue extending 82 feet West to the edge of 747 Moore Avenue. This recommendation is to make the above restrictions permanent.

LEGISLATIVE HISTORY: None.

PURPOSE AND EXPLANATION: These changes are necessary to protect the neighborhood and ensure residents will be able to exit their driveways as well as see oncoming traffic traveling on the street.

FISCAL IMPACT: None.

RECOMMENDED ACTION: The Police Department respectfully requests the Board to adopt the amendment at the regular Board of Commissioners Meeting on June 25, 2018.

ORDINANCE NO. 2018-10

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, CHAPTER 270, SECTION 270-31 SPECIAL PURPOSE
PARKING ZONES.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Section 270-31 as follows:

Section 1. Section 270-31, Special Purpose Parking Zones, is hereby amended establishing a new handicapped parking zone as follows:

| Name of Street | Side | Location |
|-----------------|------|--|
| Aberdeen Avenue | West | In front of 246 North Aberdeen Avenue on the West side for 22 feet along curb line |

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

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

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

ENACTED and *ORDAINED* this ___ day of _____, 2018.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: 5/31/18

TO: Robert A. Zienkowski, Township Manager

FROM: Christopher Flanagan, Police Superintendent

LEGISLATION: Ordinance No. 2018-10 is authorizing one (1) new handicapped parking space to be placed in front of 246 North Aberdeen Avenue.

LEGISLATIVE HISTORY: None.

PURPOSE AND EXPLANATION: Radnor Township resident has requested one (1) handicapped parking space to be placed in front of the residence at 246 North Aberdeen Avenue. All requirements for an established handicapped parking space have been fulfilled.

FISCAL IMPACT: None.

RECOMMENDED ACTION: The Police Department respectfully requests the Board to adopt the amendment at the regular Board of Commissioners Meeting on June 25, 2018.