

BOARD OF COMMISSIONERS
AGENDA
Monday, August 13, 2018 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of August 13, 2018

1. Consent Agenda

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioner meeting on July 16, 2018
- c) Staff Traffic Committee Meeting Minutes – Final – July 18, 2018
- d) Acceptance of Department Monthly Reports
- e) HARB
 - HARB-2018-06 – 429 Midland Avenue – Replace back porch with slightly larger one. Add shed roof to the garage side door.
- f) Resolution #2018-73 - Application for County Aid for Allocation of Delaware County Liquid Fuels Tax Funds
- g) Resolution #2018-75 - Award of the 2018 Superpave Resurfacing Program
- h) Resolution #2018-78 - Application for County Aid for the 2018 Pothole Assistance for Taxpayers (PAT) Program
- i) Resolution #2018-79 - Authorization to Purchase Seed and Fertilizer from Site One Landscape Supply
- j) Resolution #2018-76 - Approving the property and casualty insurance binder, effective August 1, 2018 through July 31, 2019 at a premium cost of \$346,961
- k) Resolution #2018-77 - Renewing the Township's Microsoft 365 subscription for one year at a price of \$14,695
- l) Resolution #2018-84 - 427 East Lancaster, Sewage Facility Planning Module
- m) Motion to Authorize proposals from qualified independent CPA firms to conduct the Township's annual audit
- n) Resolution #2018-80 - Amending Resolution 2016-60 adding the Tyler Citizens Transparency Module to the ERP Program at an annual price of \$12,000, plus implementation costs of \$3,500

2. Community Recognitions

- a) Music is Love Foundation in conjunction with the WBA
- b) Main Line School Night 80 Years

3. Appointments to Various Boards and Commissions

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

5. Committee Reports

PUBLIC SAFETY

- A. Ordinance #2018-09 - (**Adoption**) - 741-747 Moore Avenue - No Parking between Signs
- B. Ordinance #2018-10 - (**Adoption**) - 250 North Aberdeen Avenue - New Handicapped Parking Space

PERSONNEL & ADMINISTRATION

- C. Motion authorizing the Administration to pursue the Potential Sale of the Township Sanitary Sewer Utility Assets with Aqua PA under §7.11.E.4 and the Administrative Code §5-52
- D. Resolution #2018-81 – Engaging Gannett Fleming Valuation and Rate Consultants, LLC to prepare a Full Valuation Study of the Township’s Sanitary Sewer System in Accordance with Act 12 Requirements
- E. Board Discussion setting the Finance Subcommittee of the Board of Commissioners Public Meeting Dates to discuss the potential sale of the Township Sanitary Sewer Utility Assets

PUBLIC WORKS & ENGINEERING

- F. Resolution #2018-83 - 409, 411, 413 East Lancaster Avenue, Emerson, **Final Land Development** (Requesting a waiver)

FINANCE & AUDIT

- G. Discussion and Direction regarding the combination of the Township’s Sewer and Stormwater billing

COMMUNITY DEVELOPMENT

- H. 200 S. Ithan Avenue - Settlement Agreement
- I. Resolution #2018-82 - Approving the Intermunicipal Liquor License Transfer Application of Mozzarella, LLC Pursuant to The Code of Radnor Township

PARKS & RECREATION

LIBRARY

PUBLIC HEALTH

New Business

- Recycling Program – **(Requested by Commissioner Abel)**
- Mosquito Spraying – Update for Public Notification **(Requested by Commissioner Abel)**
- Utility Wires – Discussion **(Requested by Commissioner Abel)**

Old Business

- Township Manager Update of Professional Services RFP’s as authorized by the Board of Commissioners

Public Participation

Adjournment

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
August 13, 2018

The table below summarizes the amount of disbursements made since the last public meeting held on July 16, 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>

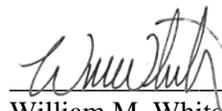
Fund (Fund Number)	2018-7B July 13, 2018	2018-7C July 20, 2018	2018-7D July 25, 2018	2018-8A August 3, 2018	Total
General Fund (01)	\$176,494.40	\$86,814.12	\$291,183.95	\$349,687.25	\$904,179.72
Sewer Fund (02)	19,162.14	3,485.42	10,738.92	24,310.05	57,696.53
Storm Sewer Management (04)	14,297.25	0.00	0.00	4,377.31	18,674.56
Capital Improvement Fund (05)	19,571.62	0.00	14,982.42	899.97	35,454.01
Police Pension Fund (07)	5,370.36	0.00	0.00	5,189.62	10,559.98
OPEB Fund (08)	919.22	0.00	127,640.76	888.29	129,448.27
Escrow Fund (10)	0.00	600.00	0.00	0.00	600.00
Civilian Pension Fund (11)	4,785.66	0.00	0.00	4,624.50	9,410.16
Investigation Fund (12)	251.10	0.00	0.00	0.00	251.10
\$8 Million Settlement Fund (18)	9,285.50	0.00	0.00	356.25	9,641.75
The Willows Fund (23)	0.00	0.00	546.38	27,191.10	27,737.48
Library Improvement Fund (500)	62,806.90	0.00	132,280.49	0.00	195,087.39
Total Accounts Payable Disbursements	\$312,944.15	\$90,899.54	\$577,372.92	\$417,524.34	\$1,398,740.95
<i>Electronic Disbursements</i>	n/a	n/a	n/a	n/a	1,889,001.99
Grand Total	\$312,944.15	\$90,899.54	\$577,372.92	\$417,524.34	\$3,287,742.94

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 September 10, 2018

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	8/10/2018	7/18 Credit Card Revenue Processing Fees	\$5,000.00 *
Credit Card Revenue Fees - Estimated	Various Funds	9/10/2018	8/18 Credit Card Revenue Processing Fees	\$5,000.00 *
Credit Card Revenue Fees - Actual	01-Variou	Various	6/18 Credit Card Revenue Processing Fees	\$7,001.99
Payroll [Pension] Transaction - Estimated	07-492-4980	9/1/2018	9/18 Police Pension Payments	\$211,000.00
Payroll [Pension] Transaction - Estimated	11-495-4980	9/1/2018	9/18 Civilian Pension Payments	\$152,000.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	8/9/2018	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	8/9/2018	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	8/23/2018	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	8/23/2018	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	9/6/2018	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	9/6/2018	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Period Total				\$1,889,001.99

* 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	7/12/2018	Salaries and Payroll Taxes - General Fund	\$490,061.44
\$17,500.00	7/12/2018	Salaries and Payroll Taxes - Sewer Fund	\$15,842.92
\$0.00	7/12/2018	Salaries and Payroll Taxes - Willows Fund	\$266.23
\$503,000.00			\$506,170.59
\$485,500.00	7/26/2018	Salaries and Payroll Taxes - General Fund	\$465,910.57
\$17,500.00	7/26/2018	Salaries and Payroll Taxes - Sewer Fund	\$18,051.91
\$503,000.00			\$483,962.48
\$205,000.00	8/1/2018	Police Pension Payroll	\$204,173.81
\$150,500.00	8/1/2018	Civilian Pension Payroll	\$151,121.99
\$355,500.00			\$355,295.80

TOWNSHIP OF RADNOR
Minutes of the Meeting of July 16, 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>Luke Clark, Vice-President</i>	<i>Jake Abel</i>	<i>Richard Booker</i>
<i>Sean Farhy</i>	<i>Jack Larkin</i>	<i>John Nagle</i>	

Also Present: *Robert A. Zienkowski, Township Manager; Kathryn Gartland, Township Treasurer; John Rice, Township Solicitor; William White, Assistant Township Manager/Finance Director; Shawn Dietrich, Lieutenant of Police; Stephen Norcini, P.E., Township Engineer; Steve McNelis, Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Kevin Kochanski, Director of Community Development; Roger Philips, Township Engineer/Gannet Fleming; Dammon Drummond, 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 on preceding the Board of Commissioners meeting of July 16, 2018

There was an Executive Session on July 16, 2018 where matters of and matters of Litigation, Real Estate and Personnel were discussed. All Commissioners were present.

Commissioner Farhy thanked everyone involved in the Garrett Hill 4th of July Parade.

1. *Consent Agenda*

- a) *Disbursement Review & Approval*
- b) *Approval of minutes of the Board of Commissioner meeting on June 25, 2018*
- e) ~~*Acceptance of Department Monthly Reports*~~
- d) *Staff Traffic Committee Meeting Minutes of June 20, 2018*
- e) *Resolution #2018-72 - Approval of an emergency HVAC repair at the Township Building at a cost of \$17,965*
- f) ~~*Resolution #2018-74 - Authorizing the allocation of \$90,000 to civilian employee Health Savings Accounts*~~
- g) ~~*Resolution #2018-63 - Emergency Grinding of Brush at Skunk Hollow*~~
- h) *Motion to Authorize the Sale of Surplus Township Vehicles & Equipment*
- i) ~~*Resolution #2018-65 - Arboricultural Risk Management of Trees along Lesley Road*~~

Items c, g, f & i were requested to be removed from the consent agenda.

Commissioner Clark made motion to approve the consent agenda, seconded by Commissioner Nagle. Motion passed 7-0

1c - Acceptance of Department Monthly Reports

Commissioner Abel inquired with Lieutenant Dietrich regarding to the 4 narcotic arrests in the monthly report. Lieutenant Dietrich summarized each of them.

Commissioner Abel made a motion to accept, seconded by Commissioner Clark. Motion passed 7-0.

1f - Resolution #2018-74 - Authorizing the allocation of \$90,000 to civilian employee Health Savings Accounts

Commissioner Booker requested Mr. White to explain the above legislation. Mr. White briefly explained the legislation which can be found within the resolution.

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

1g - Resolution #2018-63 - Emergency Grinding of Brush at Skunk Hollow

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

1i - Resolution #2018-65 - Arboricultural Risk Management of Trees along Lesley Road

Commissioner Abel would like the resolution amended to read along Leslie Road, seconded by Commissioner Clark. Motion passed 7-0.

2. Appointments to Various Boards and Commissions

Commissioner Clark made a motion to appoint Matt Golas and Leslie Morgan to WPP, seconded by Commissioner Larkin. Motion passed 7-0.

Commissioner Clark made a motion to appoint Jason Boris to Design Review Board, seconded by Commissioner Nagle. Motion passed 7-0.

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

Jane Golas- Thanked everyone who participated and helped at the Willows clean up day.

Toni Bailey – She commented regarding behavior of Commissioner Farhy after a conversation she had with him.

Dan Sherry, Wayne – He commented regarding a document which Ms. Bailey was referring to in her comments filed in the Federal Courts.

Kelly Martin, Wayne – She commented hoping to have an update on exhibit 6, solicitor RFP and RFP's for professional services as well as spoke about her concern that if a resident speaks with their Commissioner he/she should not misrepresent resident's position.

Sara Pilling, Garrett Avenue – She commented regarding the need for anyone that has been sexually abused to speak with a professional.

Fred Stein, Delaware Riverkeeper Network – He commented regarding the Banbury/Francis storm water project.

Leslie Clifton – She commented regarding her concerns of the maplewood project which is on the agenda later.

Leslie Morgan – She commented regarding her concerns of the maplewood project and the number of waivers that are being requested.

Alex Yannopoulos, Ward 7 – He commented regarding his request to add links to the website of other areas that recycle items that the Township does not.

Commissioner Farhy briefly spoke regarding public comment made concerning him.

Mr. Zienkowski commented that the RFPs for services will be discussed at the August meeting.

4. Committee Reports

PUBLIC WORKS & ENGINEERING

A. Presentation: Status Update on the Radnor Trail Extension, Darby Paoli Multi-Use Trail, Harford Trail, and the Radnor TAP Trail

Presentations can be found on the Township website at: <http://radnor.com/910/Board-of-Commissioners-Presentations>.

B. Emerson- 409, 411, & 413 East Lancaster Avenue - Caucus – Preliminary - continued from June 11, 2018

Fred Fromhold representing the applicant briefly described the proposed project. 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 in the R5 district of the Township. There was a brief discussion amongst the Commissioners and the applicant.

C. Resolution #2018-64 – Authorizing Warren Claytor Architects to Perform Additional Design in Regarding the Willows Mansion, and a review of the Forensic Study

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

There was a brief discussion amongst the Commissioners and Mr. Claytor regarding the proposed resolution.

Public Comment

Leslie Morgan – She commented regarding the need to preserve the view from the Willows during construction.

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

There was a brief discussion regarding the type of fencing for the Mansion. There was a consensus for Mr. Zienkowski, members of the WPP and the Garden to discuss the options and location of fencing for the perimeter of the Mansion. Commissioner Abel recommended signs only, Commissioner Nagle suggested a 4-ft. fence or scaffolding.

D. Maplewood Avenue Subdivision - Caucus – Preliminary

Nick Caniglia representing the applicant briefly described the proposed project. The applicant is proposing to consolidate parcels and construct 10 town houses on the site. This project is in the R-5 district of the Township. There was a discussion amongst the Commissioners and Mr. Caniglia.

E. Resolution #2018-54 – Final – Ardrossan Lot Line Change

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

Commissioner Booker made a motion to table, seconded by Commissioner Farhy. Motion failed for lack of majority.

Commissioner Nagle made a motion to delete condition #2 (*Applicant shall clean-up the trees in the woods, limbs over the driveway on Camp Woods and dead trees in conservation areas*) on the resolution, seconded by Commissioner Borowski.

Public Comment

Fred Stein, Delaware Riverkeeper Network – He commented regarding the nonresidential lots.

Commissioner Borowski called the vote to delete condition #2 in the resolution, motion passed 4-3 with Commissioners Farhy, Booker and Clark opposed.

Commissioner Borowski called the vote for approval of the resolution with condition #2 removed, motion passed 5-2 with Commissioners Booker and Clark opposed.

F. Resolution #2018-66 – Final – Preliminary/Final – First Resource Bank

The intent of the plan is to convert a former medical office building to a bank branch for First Resource Bank. The bank will contain a drive through and an ATM.

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

There was a brief discussion amongst the Commissioners and the applicant.

Commissioner Larkin made a motion to amend the resolution to include 255-27.15 and Emergency Services review, seconded by Commissioner Farhy. Motion passed 7-0.

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

Commissioner Larkin made a motion to extend the meeting to 11:15 PM, seconded by Commissioner Farhy. Motion passed 5-2 with Commissioners Booker and Nagle opposed.

G. Resolution #2018-67 – Awarding Meliora Design, LLC, the Contract for Flood Reduction Options in North Wayne and the Poplar Bypass

All are aware of the decades of flooding issues that have occurred in the North Wayne area (Eagle Road, North Wayne Avenue, Willow Avenue, Poplar Avenue, to name a few of the places within the boundary of "North Wayne") of the Township. The proposal before the Commissioners is to provide flood reduction options for the area, that ultimately, through input from our residents, SWMAC, and approval by the Commissioners, will result in construction projects to that end. This undertaking is not a panacea to end all flooding in North Wayne, but to reduce the probability of flooding during certain storm events.

Commissioner Booker made a motion to approve, seconded by Commissioner Clark. Motion passed 6-1 with Commissioner Booker opposed.

H. Resolution #2018-68 – Awarding Meliora Design, LLC the Contract for Flood Reduction Options on Midland Avenue, Using the South Wayne Municipal Parking Lot for Stormwater Management, and Utilization of the SWM System at the Radnor Middle School

The Midland Avenue area of South Wayne (a general term to include St. David's Road, Pembroke, South Wayne Avenue, Runnymede, to name a few streets) has endured flooding issues for many decades. The proposal before the Commissioners is to provide flood reduction options for this area.

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

Commissioner Clark made a motion to extend the meeting to midnight, seconded by Larkin. Motion passed 4-2 with Commissioners Booker and Nagle opposed.

I. Resolution #2018-69 – Authorization to Receive Sealed Bids for the Cleaning and Repair of North Wayne Field Basin

The North Wayne Field Basin consists of an underground SWM system, as well as an above ground basin. The subsurface system, which is comprised of ten runs of 48" perforated CMP, a manifold, outlet structure, and piping is in need of repair and cleaning. The pipes contain anywhere from 6" to 2' of debris, and the pipe on the north side of the basin needs repair. The bidding plans are attached for your information.

Commissioner Clark, seconded by Commissioner Larkin. Motion passed 6-1 with Commissioner Booker opposed.

J. Resolution #2018-70 – Authorization to Evaluate Upstream Projects of the North Wayne Field Basin

Meliora Design, Incorporated, has submitted a proposal (please see attached) to analyze projects to reduce runoff to the North Wayne Field Basin. Meliora will perform infiltration testing, meet with the Commissioners, staff, and the residents, and ultimately provide design for five projects.

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

COMMUNITY DEVELOPMENT

K. Motion to send the Township Solicitor to attend the July 19th Zoning Hearing Board regarding Crotonville Holdings LLC, re. Medical Dispensary at 1024 E. Lancaster Ave

Commissioner Farhy made a motion to approve the Township Solicitor to attend the July 19th Zoning Hearing Board, seconded by Commissioner Nagle.

Nick Caniglia representing the applicant briefly described the above project. There was a discussion amongst the Commissioners and the applicant.

Commissioner Borowski called the vote, motion 6-1 with Commissioner Clark opposed.

L. Discussion and possible motion to approve a Settlement Agreement for 64 South Spring Mill Road (105 Hillside Circle)

Commissioner Clark made a motion to approve, seconded by Commissioner Nagle. Motion passed 5-2 with Commissioners Farhy and Booker opposed.

Commissioner Clark made a motion to extend the meeting until 12:30 AM, seconded by Commissioner Abel

M. Hearing regarding the Inter-Municipal Transfer of a Liquor License to Arde Osteria, 133 North Wayne Avenue

Mr. Caniglia representing the applicant briefly described the application as well as the owner spoke of their history. There was a brief discussion amongst the Commissioners.

Commissioner Larkin made a motion to approve and direct the Township Solicitor to prepare a resolution for the August meeting, seconded by Commissioner Clark. Motion passed 5-2 with Commissioners Booker and Nagle opposed.

N. A motion to rescind the waiver of land development for 516 W. Lancaster Avenue, Ardent Federal Credit Union - 2018-D-03

Commissioner Clark made a motion to table the above item and move to August meeting, seconded by Commissioner Booker. Motion passed 7-0.

PARKS & RECREATION

O. Resolution #2018-75 - Authorizing Gilmore & Associates to Provide Professional Design, Engineering, Permitting, and Construction Administration Services for Fenimore Woods Park Improvements

Request is being made to authorize Gilmore & Associates to provide professional design, engineering, permitting, and construction administration services for various improvements at Fenimore Woods Park including, but not limited to the parking lots, restroom, pavilion, paths, bridges, playground and pond by bringing them into compliance with the current standards for health and safety (please see attached proposal for a full scope of work to be provided). Gilmore & Associates will provide all the necessary services, including public meetings, Board meetings, and detailed code compliant drawings for bidding and construction.

Commissioner Clark made a motion, seconded by Commissioner Nagle. There was a brief discussion amongst the Commissioners and Ms. Cohen. Commissioner Borowski called the vote, motion passed 6-0 with Commissioner Booker opposed.

PUBLIC SAFETY

PERSONNEL & ADMINISTRATION

FINANCE & AUDIT

LIBRARY

PUBLIC HEALTH

New Business

None

Old Business

None

Public Participation

Toni Bailey – She responded to comments made at beginning of the meeting by Commissioner Farhy.

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

*Respectfully submitted,
Jennifer DeStefano*

RADNOR TOWNSHIP POLICE DEPARTMENT

301 Iven Avenue

Wayne, Pennsylvania 19087-5297

(610) 688-0503 ☐ Fax (610) 688-1238

Christopher B. Flanagan

Police Superintendent

TO: Radnor Township Commissioners; Robert A. Zienkowski, Township Manager; William M. White, Director of Finance; Stephen F. Norcini, Township Engineer; Steve McNelis, Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Kevin W. Kochanski, Director of Community Development; Bill Cassidy, Field Leader; 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: Christopher B. Flanagan

RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, JULY 18, 2018, 10:00 AM.

NEW BUSINESS

1. Justin Henry, resident raises concerns for Traffic/Access on West Avenue - Concern for Neighbors safety and quality of life due to Wayne Business District building up

Justin Henry was not present at this meeting.

Highway Patrol Officer Janoski stated that back in 2009 and 2011 there was speed survey performed for a request of traffic calming namely, "speed humps". In 2009 the traffic counter was placed in three separate locations on West Ave. The first location was West Ave @ Midway (June 8-15), average speed was 24MPH. The second location was West Ave @ Midway (October 5-12), average speed was 24MPH. The third location was 219 West Ave (June 8-15), average speed was 23MPH. At that time in 2009, there were no speeding issues. In 2011 the traffic counter was placed in the area of 315 West Ave (October 20-27), average speed was 28MPH. This will be tabled until the Fall when a counter will be placed for further evaluation. Highway Patrol Officer Janoski also stated that RTPD will continue to conduct stop sign enforcement on West Ave. RTPD advised Mr. Henry to contact his Ward Commissioner in regards to his concerns of the Wayne Business District "building up" and attempt to come to a resolution with the WBA with his concerns.

2. Chamber of Commerce Annual 5K September 9, 2018 (0830-1030 hours)

Staff Traffic Committee approves the Chamber of Commerce Annual 5K on September 9, 2018 starting at 8:30 am. This item will proceed to Board of Commissioners Meeting in August for final approval.

3. Dan's Down Dog/Dash Annual 5K October 6, 2018 (0800-1000 hours)

Staff Traffic Committee approves the Dan's Down Dog/Dash Annual 5K on October 6, 2018 starting at 8 am. This item will proceed to Board of Commissioners Meeting in August for final approval.

4. Natalie Hoepp of Belrose Lane - speed and traffic count

Highway Patrol Officer Piree stated that last month there were concerns expressed for this area. There was no crash history at this location. The average speed was 25 mph. Officer Piree suggested cutting shrubs for better visibility. Field Leader Bill Cassidy stated that he posted speed limit signs and Watch Children signs.

OLD BUSINESS

See attached spreadsheet for pending issues



RADNOR TOWNSHIP POLICE DEPARTMENT

301 Iven Ave., Wayne, PA 19087

July 2018 Staff Traffic Status Report

Project Name	Project Information	Status Update
Pedestrian access to walking trail	Pedestrians request better walkability to Radnor pedestrian trail	At this time, only 1 complaint has been received.
Conestoga Road @ S Wayne Avenue	Will do crash history for past 5 years	
Conestoga Road @ Brooke Road Brooke Road: Sidewalks to trail		PennDot denied crosswalk requests on April 13, 2018. Letter on file.
Radnor Fire Company requests evaluation of traffic and parking on South Wayne Avenue	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. • Concerns with parking in front of New Wayne Pizza 	Township Engineer, Steve Norcini, and Radnor Police have evaluated the concerns. Letter to PennDot dated June 8, 2018. See Gilmore and Associates traffic pre-emption quote for Fire Company is \$33,500.00 has been submitted to Manager and BOC for review (See attached information and letter) Parking in front of New Wayne Pizza will be striped once road is paved.
S. Wayne Avenue	S. Wayne Avenue traffic speed and traffic marker island design	Letter dated June 8, 2018 to PennDot regarding this island discusses this issue.
Sugartown Road and Morris Road	<ul style="list-style-type: none"> • Painting of travel lanes to ensure organized travel as drivers approach Lancaster Avenue 	Design is completed; waiting for quote from thermal paint contractor to be obtained

Radnor Township Police Staff Traffic Monthly Status Report

<p>County Line Corridor Study (from Lancaster Avenue to Conestoga Road)</p>	<p>Staff Traffic Committee & Lower Merion Township discussions to expand study area to County Line Road corridor study</p>	<p>A community meeting on site is planned the month of July to review resident input.</p> <ul style="list-style-type: none"> • Passed on 5/21/18 by BOC for Gilmore and Associates to begin work • Counts have been collected • Accident data is being collected from the Townships and PennDot and the data is being analyzed <p>Gilmore and Associates started evaluating the existing conditions</p>
<p>King of Prussia Bridge</p>	<p>Strike issues</p>	<ul style="list-style-type: none"> • Radnor Township awaits approved warning device plan and funding from PennDot
<p>Sproul Road and Conestoga Road Left turn signal improvements</p>	<p>RT 2017 Engineering Line Item Budget: \$300,000 to evaluate, design and construct signal improvements to include intersection left turn lanes</p>	<p>This project will go to bid in July 2018</p>
<p>N. Wayne Ave/Poplar Ave/West Avenue Pedestrian Improvement Signal project</p>	<ul style="list-style-type: none"> • DCED MTF grant awarded; construct signal and pedestrian improvements at intersection • 	<p>Still awaiting PennDot review</p>
<p>King of Prussia Rd & Eagle Rd intersection improvements</p>	<p>Submit joint application for DCED MTF grant with Cabrini & Eastern for left turn lanes on King of Prussia Road at Eagle Road/Pine Tree Rd</p>	<p>This Grant application has been submitted.</p>
<p>Eagle Rd & North Wayne Pedestrian Improvements DCED MTF</p>	<p>Prepare DCED MTF grant for sidewalk, signal and curb ramp improvements; grant submission due late July, 2017</p>	<p>This project is under review.</p>

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report



August 2018

**Christopher B. Flanagan
Police Superintendent**

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 07/01/2018 and 07/31/2018

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
1465	INSTITUTIONAL VANDALISM	0		1	
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	22	1		
3520	DOMESTIC PROBLEM (NO ARREST)	11	1		
3650	PECO-ENEGY NOTIFICATION/POWER OUTAGES	5			
4000	JUVENILE PROBLEMS (NO ARREST)	5			
4200	MISSING PERSONS(EXCEPT JUVENILES)	1			
4301	MENTAL HEALTH-ALL OTHERS	8	2	1	
4500	OPEN DOORS/WINDOWS	2	1		
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	3			
4650	POLICE INFORMATION	60			
4655	CID/DTF INVESTIGATION	1			
4660	911 HANG UP CALL	30			
4700	ADDED PATROL-REQUEST FOR	76	1		
4701	ADDED PATROL - BUSINESS CHECKS	102	1		
4702	ADDED PATROL - SCHOOL CHECKS	3			
4800	SOLICITING-WITHOUT PERMIT	1			
4801	SOLICITING-COMPLAINTS	3			
4900	SUSPICIOUS PERSON	18	1		
4901	SUSPICIOUS CIRCUMSTANCE	35	1		
4902	SUSPICIOUS VEHICLES	18	1		
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	3			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	3			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	1			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	12	1		
5400	VEHICLES-ABANDONED	7			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	27			
5402	VEHICLES-DISABLED	16			
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	34	7		
5404	VEHICLES-PARKING COMPLAINTS	11			
5405	VEHICLES-TOWED	14	4		
5500	WATER MAIN BREAK/WATER CO. PROBLEMS	1			
5501	WIRES DOWN - NO HAZARD	10	1		
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	0	1		
6001	ACCIDENT - WITH INJURIES	4			
6003	ACCIDENT - NON REPORTABLE	46			
6005	ACCIDENT - NO REPORT DONE-	4			
6007	ACCIDENT - BRIDGE STRIKE	1		1	
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	93			
8003	FIRE/MEDICAL ALARM - NO CITATION	19			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	14			
9003	ANIMALS-BITES	1			
9005	ANIMALS - ALL INVOLVING DEER	1			
9050	ASSIST SICK/INJURED	87	1		
9051	ASSIST AMBULANCE	16			
9052	ASSIST OTHER POLICE DEPARTMENT	1			
9060	ASSIST SICK NALOXONE APPLICATION	2			
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	137		2	1
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	48	1		
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	35			
9972	MOTOR OFFICER ACTIVITY	0	7	2	
9999	MISCELLANEOUS	1			
		1,053			

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 07/01/2018 and 07/31/2018

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
ACCIDENT					
3200	CHECK ON WELFARE	3			
ADMIN					
9000	ANIMALS - DOG COMPLAINTS	8			
9002	ANIMALS - ALL OTHER	5			
9006	ADMINISTRATION - ATTEND MEETING-OUTSIDE	1			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	3			
		<u>17</u>			
ALL OTHER					
2600	ALL OTHER CRIMES CODE VIOLATIONS	1			
2640	ALL OTHER ORDINANCE VIOLATIONS	2	1		
2660	TRESPASSING OF REAL PROPERTY	1			
		<u>4</u>			
ANIMAL					
5502	ANIMAL COMPLAINTS - BARKING DOGS	1			
5510	ANIMAL COMPLAINTS - OTHER	6			
5590	ANIMAL COMPLAINTS - REPORTS	1			
		<u>8</u>			
ASSAULT					
0410	AGGRAVATED ASSAULT	1			
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	2			
0800	ASSAULTS - OTHER ASSAULTS (SIMPLE)	1	1		
0810	SIMPLE PHYSICAL ASSAULTS	0	1		
		<u>4</u>			
ASSIST					
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	11			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	2			
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	1			
		<u>14</u>			
BICYCLES					
5005	FOUND BICYCLES	2			
CIVIL					
3300	CIVIL DISPUTES	7			
COMPLAINT					
8590	CITIZEN COMPLAINT REPORT	2			
CONTACT					
4016	NON-CRIMINAL - PEDESTRIAN CONTACTS	5			
CRIM MISCH					
1420	CRIMINAL MISCHIEF TO PUBLIC BUILDINGS	1			
1440	CRIMINAL MISCHIEF - ALL OTHER	2			
		<u>3</u>			
DISORDERLY					

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 07/01/2018 and 07/31/2018

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
DISORDERLY					
2400	DISORDERLY CONDUCT	2	1		
2410	HARASSMENT BY COMMUNICATION	2			
2420	DISORDERLY CONDUCT-PUBLIC PLACES	2			
2480	DISORDERLY CONDUCT-ALL OTHERS	1			
		<u>7</u>			
DISTURBANC					
3610	DISTURBANCES-JUVENILE	2			
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	5			
		<u>7</u>			
DOA					
3320	DOA	1			
DRUG					
1812	NARCOTICS-SALE-MARIJUANA, HASHISH, ETC.	1			
1831	NARCOTICS-POSSESSION-MORPHINE, HEROIN, ETC	1			
1832	NARCOTICS-POSSESSION-MARIJUANA, ETC.	6	1		
1890	NARCOTICS - REPORTS	4			
		<u>12</u>			
DUI					
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	2			
FIRE					
3700	FIRE - RESIDENTIAL	1			
3702	FIRE-VEHICLE	0	1		
3703	FIRE-ALL OTHERS	2			
3706	FIRE - LEAVES, BRUSH, ETC.	1			
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	15			
		<u>19</u>			
FORGERY					
1090	FORGERY & COUNTERFEITING -REPORTS	1			
FRAUD					
1100	FRAUD	4			
1150	FRAUD - CREDIT CARDS	2			
1191	FRAUD - REPORTS	7			
		<u>13</u>			
LMPD					
9040	ASSIST LOWER MERION PD	4			
LOST/FOUND					
5004	LOST & FOUND - FOUND ARTICLES	3	1		
5006	LOST & FOUND - LOST ANIMAL	1			
5008	LOST & FOUND - LOST ARTICLES	2			
		<u>6</u>			
MISSING PE					
2900	JUVENILE RUNAWAYS	11			

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 07/01/2018 and 07/31/2018

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
MISSING PE					
5012	LOST & FOUND - MISSING JUVENILE MALE	<u>1</u>			
		12			
MV ACCIDEN					
6002	ACCIDENT - NO INJURIES (REPORTABLE)	8	1		
6004	ACCIDENT - HIT & RUN	<u>9</u>			
		17			
N-TRAF CIT					
CITN	NON-TRAFFIC CITATION	13			
OTHER					
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	4			
PROPERTY					
2910	LOST/MISSING PROPERTY	3			
PSP					
9047	ASSIST PSP	2			
PUBL DRUNK					
2300	PUBLIC DRUNKENESS	1			
RECOV PROP					
3000	LOST/RECOVERED PROPERTY	2			
RUNAWAY					
2990	RUNAWAYS - (JUVENILE) - REPORTS	1			
SERVICE					
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	1			
7006	NOTIFICATION - HIGHWAY DEPT.	0	2		
7008	NOTIFICATION - SEWER DEPT.	2			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	<u>6</u>			
		9			
SEXUAL					
1790	SEX OFFENSES - REPORTS	1			
SUICIDE					
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	2			
SUSPICIOUS					
3500	DISTURBANCE - DISORDERLY PERSONS	10			
SVC CALL					
3810	SERVICE CALL-ALARMS-UNFOUNDED-EXCPT FIRE	6			
3850	HAZARDOUS CONDITIONS	20			

Calls for Service - by Keyword



RADNOR TOWNSHIP

Incidents Reported Between 07/01/2018 and 07/31/2018

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
SVC CALL					
3880	OPEN DOORS/WINDOWS - DISCOVERED	16			
3900	GAS LEAKS (NATURAL GAS)	1			
		<u>43</u>			
THEFT					
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	1			
0616	THEFT-\$200 & OVER-BICYCLES	1			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	3			
0619	THEFT-\$200 & OVER-ALL OTHER	1			
0623	THEFT-\$50 TO \$200-RETAIL THEFT	1			
0629	THEFT-\$50 TO \$200-ALL OTHER	1			
0633	THEFT-UNDER \$50-RETAIL THEFT	2			
0637	THEFT - UNDER \$50 - FROM BUILDINGS	2			
0639	THEFT-UNDER \$50-ALL OTHER	1			
0643	THEFT-ATTEMPTED-RETAIL THEFT	1			
0690	THEFT - REPORTS	4			
		<u>18</u>			
TRAF CIT					
CITT	TRAFFIC CITATION	42			
TRAFFIC					
6606	TRAFFIC RELATED - DIRECT TRAFFIC	2			
6610	TRAFFIC RELATED - MOTORIST AID	1			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	5			
		<u>8</u>			
TREDYFFRIN					
9045	ASSIST TREDYFFRIN PD	1			
VUPD					
9049	ASSIST VUPD	10			
WARRANT					
8014	WARRANTS - LOCAL - OTHER WARRANTS	1			
8190	WARRANTS - OTHER AUTHORITY - REPORTS	1			
		<u>2</u>			
	Total Calls	1,395			



<u>Description</u>	<u>Primary Count</u>
--------------------	----------------------

Parking Tickets

Month of July 2018	982
January 1, 2018 – July 31, 2018	7,364

Residential and Commercial False Alarm Violations

Month of July 2018	84
January 1, 2018 – July 31, 2018	577

Moving Violations

Month of July 2018	349
January 1, 2018 – July 31, 2018	1,849

Radnor Police Training - July 2018

No police training for the month of July

Reading with the Radnor Police

Join us this summer to hear our Radnor Police officers read your favorite childhood stories!

This **FREE** program is a great opportunity to get to know your local police officers! We will read a story, have some snacks, and then there will be an opportunity to ask questions about some of the things our police officers do each day. There might even be tours of the police vehicles or surprise visits from our K-9 officers! This program is recommended for preschool to youth ages. Parents/Guardians must be present while program is taking place.



Dates:

Monday July 9th - 11:00 am at Encke Park

Thursday July 26th - 11:00 am at Clem Macrone Park

Wednesday August 1st - 4:00 pm at Odorisio Park

Radnor Township
Recreation & Community Programming Department

CHRIST CHURCH
ITHIAN
VILLANOVA, PA

For more information please call 610-688-5600 or visit www.radnor.com/programs

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: JULY MONTHLY REPORT
DATE: AUGUST 1, 2018
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of July 2018. Please note the following highlights:

- Building Permit Fee Revenue totaled \$50,559.50 with 57 permits issued
 - Electric Permit Fee Revenue totaled \$5,541.50 with 31 permits issued
 - Fire Permit Fee Revenue totaled \$0.00 with 1 permit issued
 - Mechanical Permit Fee Revenue totaled \$4,002.50 with 22 permits issued
 - Plumbing Permit Fee Revenue totaled \$2,796.50 with 24 permits issued
 - Zoning Permit Fee Revenue totaled \$1,425.00 with 19 permits issued
 - Design Review Board Application Fee Revenue totaled \$700.00 with 4 applications received
 - Zoning Hearing Board Application Fee Revenue totaled \$550.00 with 1 application received
-
- Permit and application revenue for July 2018: \$ 65,575.00
 - Permit and application revenue year to date: \$ 1,432,530.80
-
- Permits and applications for July 2018: 159
 - Permits and applications year to date: 1,383
-
- Inspections conducted for July 2018: 555
 - Inspections conducted year to date: 3,608

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER:	BERTHOLD PETER & ELBICK ELAINE
OWNER ADDRESS:	429 MIDLAND AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY:	429 MIDLAND AV , WAYNE PA 19087
APPLICATION NUMBER:	HARB-2018-06

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

Replace back porch with slightly larger one. Add shed roof to the garage side door.

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

Application was approved as submitted.

ISSUED: Monday, August 13, 2018

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT



pennsylvania
DEPARTMENT OF TRANSPORTATION
BUREAU OF MUNICIPAL SERVICES

MS-339

(Rev 10/12)

**APPLICATION
FOR
COUNTY AID**

PROJECT NUMBER:

18-23106-001

SECTION 1: To be completed by Municipality. Upon completion submit to the County.

THEREFORE BE IT RESOLVED, that we, the Officials of _____ Radnor Township
MUNICIPALITY (NAME)
Delaware _____ County, Pennsylvania, in Regular Session, do hereby make application to the
County for an allocation of County Liquid Fuels Tax Funds.

PROJECT DESCRIPTION:

2018 Superpave Road Resurfacing Project: 72,578 SY Milling; 6,920 Tons 9.5 mm Superpave Wearing Course; 2,325 SY Type 1 Base Repair; 1,000 Tons 9.5 mm Scratch & Leveling Course; 6562 DYL Pavement Marking; 40 Stop Bar Pavement Markings; 3 Loop Detectors

TOTAL ESTIMATED PROJECT COST: \$ 916,819.10

ALLOCATION REQUESTED: \$ 916,819.10

It is certified by the Municipality and the officers who execute this application that all materials used and work done hereunder shall conform to the current Pennsylvania Department of Transportation Specifications and that all work will be done within the legal right of way or with permission of the abutting property owners.

DULY ADOPTED ON (Date): 08/13/2018

ATTEST: (Seal)

Signature of Municipal Officials

SIGNATURE - SECRETARY/CITY CLERK

301 Iven Avenue, Wayne, PA 19087

ADDRESS

SECTION 2: To be completed by County Officials. Upon completion, submit to the PA Department of Transportation.

WHEREAS, the County Officials of _____ County, having been presented with the foregoing application for the expenditure of County Liquid Fuels Tax Funds for improvements as indicated above.

THEREFORE BE IT RESOLVED, that we, the said Officials, in Regular Session, agree on behalf of said County to contribute the amount listed below from the County Liquid Fuels Tax Funds toward the above specified project provided that all work done shall conform to the current Pennsylvania Department of Transportation Specifications.

LET IT ALSO BE RESOLVED that we do hereby make application to the Pennsylvania Department of Transportation for an Encumbrance of Liquid Fuels Tax Funds for the amount below if not distributed to the Municipality named above by the end of this calendar year.

DULY ADOPTED ON (Date): _____

ALLOCATION APPROVED: \$ _____

ATTEST: (Seal)

Signature of County Officials

SIGNATURE - COUNTY CLERK

ADDRESS

SECTION 3: To be completed by the Pennsylvania Department of Transportation.

APPROVED: _____ **DATE:** _____

MUNICIPAL SERVICES REPRESENTATIVE

Radnor Township

PROPOSED LEGISLATION

DATE: August 13, 2018

TO: Radnor Township Board of Commissioners

FROM: Stephen McNelis, Director of Public Works

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

LEGISLATION: Resolution #2018-73: Requesting Authorization to Apply for County Aid for allocation to the Township's Annual Road Resurfacing Program

LEGISLATIVE HISTORY: This Resolution is the Township's annual application for County Aid, and must be submitted on the required MS-339 form.

PURPOSE AND EXPLANATION: The application for County Aid is to offset a portion of the cost of the annual resurfacing program.

IMPLEMENTATION SCHEDULE: 1.) Resolution approved regarding County Aid
2.) Five original signed copies forwarded to Delaware County
3.) Receive Project Approval from Penn DOT
4.) Complete Project in Calendar year 2018.

FISCAL IMPACT: The County Aid revenue is noted in the 2018 liquid fuels budget worksheet. Last year the Township received \$36,720 in County Aid.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners pass the attached Resolution 2018-73 requesting County Aid.

MOVEMENT OF LEGISLATION: It is being requested that the Board approve the legislation for this project to obtain County Aid funds.

RESOLUTION NO. 2018-75

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AWARDING THE 2018 SUPERPAVE RESURFACING
PROJECT TO JOSEPH E. SUCHER AND SONS, INCORPORATED**

WHEREAS, the Township receives sealed bids for the resurfacing of Township Streets

WHEREAS, the Public Works Department has solicited sealed bids for this work

WHEREAS, Joseph E. Sucher and Sons, Incorporated, has submitted the lowest qualified sealed bid in the amount of \$916,819.10

NOW, THEREFORE, be it **RESOLVED** the Board of Commissioners of Radnor Township does hereby award the 2018 Superpave Resurfacing Project to Joseph E. Sucher and Sons, Incorporated, in the amount of \$916,819.10

SO RESOLVED this 13th day of August, A.D., 2018

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: August 13, 2018

TO: Radnor Township Board of Commissioners

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

FROM: Stephen McNelis, Director of Public Works

MOTION: Resolution 2018-75: Award of the 2018 Superpave Resurfacing Program

LEGISLATIVE HISTORY: The Board of Commissioners authorized staff to receive sealed bids for the 2018 Superpave Resurfacing Program in June of this year.

PURPOSE AND EXPLANATION: The project entails milling and the installation of 1.5” of compacted 9.5mm Superpave wearing course. Attached is the legislative memo requesting authorization to receive sealed bids, as well as the exhibit noting the streets to be resurfaced, approved by the Board of Commissioners.

IMPLEMENTATION SCHEDULE: If approved by the Board of Commissioners, the contractor will be provided the Notice to Proceed upon receipt of the required bonds and material submittals. The contract is to be completed by October 26, 2018.

FISCAL IMPACT: Funding for this project is provided in the Liquids Fuels Account, #03-439-4880. The budgeted amount for this project is \$1,000,000. The lowest qualified bidder is Joseph E. Sucher and Sons, Incorporated, in the amount \$916,819.10. The bid tabulation is as follows:

Bidder	Bid Amount
Joseph E. Sucher & Sons, Inc.	\$ 916,819.10
N. Abbonizio Contractors, Inc.	\$1,025,650.70

RECOMMENDED ACTION: I respectfully request the Board of Commissioners authorize the award of the 2018 Superpave Resurfacing Project to Joseph E. Sucher and Sons, Incorporated in the amount of \$916,819.10.

MOVEMENT OF LEGISLATION: It is being requested that the Board approved the legislation for this project.

Enclosures: Legislative memo authorizing receipt of bids
Attachment noting roads requested to be resurfaced
Jos. E. Sucher & Sons Documents

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

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.

KNOW ALL MEN BY THESE PRESENTS, that we, Joseph E. Sucher and Sons, Inc.

933 Saville Avenue, Eddystone, PA 19022

(hereinafter called the "Principal"), as Principal, and Aegis Security Insurance

Company (hereinafter called the "Surety") as

Surety, are held and firmly bound unto Radnor Township

301 Iven Avenue, Wayne, PA 19087 (hereinafter called the

"Obligee") as Obligee, in the sum of Ten Percent of Amount of Bid

(\$ 10%) DOLLARS,

lawful money of the United States of America; for payment of which we bind ourselves and each of our respective heirs, legal representatives, successors and assigns, jointly and severally, by these presents on the 25th day of July, 2018 .

WHEREAS, said Principal is herewith submitting to the Obligee a proposal for 2018 Superpave Street Resurfacing Project Contract #8-18-009

pursuant to plans, specifications and other Contract Documents incorporated into said proposal by reference; and it is a condition of the Obligee's receipt and consideration of said proposal that the proposal be accompanied by bid security to be held by the Obligee on terms embodied herein.

NOW, THEREFORE, the condition of this obligation is that if said principal shall furnish Performance Bond, Labor and Material Payment Bond, and Insurance Certificates to the obligee upon the Obligee's delivery to the Principal of notice of intention to accept his proposal and to make a formal award of contract to him, and shall enter into such contract, all as required by said Contract Documents, then this obligation shall be void; otherwise it shall remain in full force and the Principal and Surety will pay to the Obligee the difference, not to exceed the penalty hereof, between the amount specified in said proposal and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said proposal.

IN WITNESS WHEREOF the Principal and Surety, intending to be legally bound, have executed this bond the day and year aforementioned.

Attest:

Joseph E. Sucher II

Joseph E. Sucher and Sons, Inc.

By:

[Signature]

Witness:

Lynn M. Wheelock

Aegis Security Insurance Company

By:

[Signature]

Lynn M. Wheelock
Attorney-in-Fact

THIS POWER NULL AND VOID IF NUMBER IS NOT IN RED
POWER CERTIFICATE NO. PA 035

**AEGIS SECURITY INSURANCE COMPANY
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, THAT AEGIS SECURITY INSURANCE COMPANY does hereby make, constitute and appoint: LYNN M. WHEELOCK, NANCY NIGRO, ERIC J. FOLLMAN, SR., FERNANDA L. DEPAOLANTONIO

its true and lawful Attorney-in-Fact, to make, execute and deliver on its behalf surety bonds, undertaking and other instruments of similar nature as follows: \$5 MILLION

This Power of Attorney is granted and sealed under and by the authority of the following Resolution adopted by the Board of Directors of the Company on the 4th day of February, 1993.

“Resolved, That the President, any Vice President, the Secretary and any Assistant Secretary appointed for that purpose by the officer in charge of surety operations shall each have authority to appoint individuals as Attorney-in-Fact or under other appropriate titles with authority to execute on behalf of the Company, fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such an appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal or facsimile thereof may be imposed or fixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking.”

“Resolved, That the signature of each of the following officers; President, Vice President, any Assistant Vice President, any Secretary or Assistant Secretary and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any Certificate relating thereto, appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for the purpose only of executing and attesting bonds and undertaking and other writings upon the Company and any such power required and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or undertaking to which it is attached.”

IN WITNESS WHEREOF, AEGIS SECURITY INSURANCE COMPANY has caused its official seal to be hereunto affixed, and these presents to be signed by its President this 20th day of June, 2018.

AEGIS SECURITY INSURANCE COMPANY

By:

W. J. Wollyung III

W. J. WOLLYUNG, III
President



Commonwealth of Pennsylvania }
County of Dauphin } s.s.: Harrisburg

On this 20th day of June, 2018, before me personally came William J. Wollyung, III to me known, who being by me duly sworn, did depose and say that he is President of AEGIS SECURITY INSURANCE COMPANY, the corporation described herein and which executed the above instrument; that he knows the seal of the said corporation, that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

Jeanne LP Tennis

JEANNE LP TENNIS
Notary Public
My Commission Expires June 16, 2021



I, the undersigned, Secretary of AEGIS SECURITY INSURANCE COMPANY, a Pennsylvania corporation, DO HEREBY CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked: and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney, is now in force.

Signed and sealed at the City of Harrisburg, in the Commonwealth of Pennsylvania, dated this 25th day of July, 2018

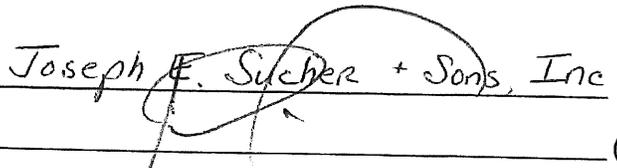
Rebecca J. Liddick

REBECCA J. LIDDICK
Secretary



BID SECURITY

Accompanying this proposal is a certified check, bid bond, or standby bank letter of credit in the amount of 10% of one million dollars (\$1,000,000.00), payable to RADNOR TOWNSHIP. The undersigned Bidder agrees that such bid security shall be retained as liquidated damages by the Township should the Bidder, if awarded this Contract, fail to execute this Contract in conformity with the Form of Agreement or Form of Proposal incorporated into these Contract Documents, or should the Bidder fail to furnish any specified Bonds within ten (10) business days after the Township notifies the Bidder that it has been awarded the Contract.

Company Name: Joseph F. Sucher + Sons, Inc.
By (Signature):  (SEAL)
Type Name: John J. Sucher
Title: COO
Date: 7-25-18

STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered and must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information as desired.

Date of Response: 7-25-18

1.1 Bidder/Company Name: Joseph E. Sucher + Sons, Inc.

1.2 Check one:

Corporation Partnership Individual Joint Venture Other: _____

2. Permanent main office address, phone, fax, and email:

Address 933 Saville Ave.

Eddystone, PA 19022

Phone # 610-872-0892

FAX# 610-872-2147

E-Mail jsucher@REN.com

2.2 Contact Information for Bid Inquiries

Name John J. Sucher

Title COO

Address 933 Saville Ave.

Eddystone, PA 19022

Phone # 610-872-0892

FAX# 610-872-2147

E-Mail jsucher@REN.com

3. Name of Project: Radnor Twp. - 2018 Superpave Street Resurfacing Project

4. Type of Work:

General Construction

HVAC

Plumbing

Electrical

Other: _____

5. When Organized: 1960

6. If a corporation: 1960

6.1 Date of incorporation: 1960

6.2 State of incorporation: PA

6.3 President's name: John J. Sucher

6.4 Vice-presidents name(s): —

7.1 How many years have you been engaged in the contracting business under your present firm or trade name?

58 yrs.

7.2 Under what other or former names has your organization operated?

none

8. Contracts in progress: (schedule these, showing amount of each contract and the appropriate anticipated time of completion.)

see attached

9. General character of work performed by your company:

excellent

10. Have you ever failed to complete any work awarded to you? If so, where and why?

No

11. Have you ever defaulted on a contract or are you a party to any legal proceeding alleging breach of contract or warranty? If so, where and why?

No

12. List the more important similar projects in size and complexity completed by your company, in the past ten years, stating the approximate cost of each, and the month and year completed.

see attached

13. List your major equipment available or this contract.

see attached

14. Experience in construction work similar in scope of this project

see attached

15. Background and experience of the principal members and employees of your organization, including officers.

38 yrs. experience in heavy highway construction
John J. Sucher

16. Credit available: \$ 500,000.00

17. Bank Reference: TD Bank

18. Name of Bonding Company and address of agent:
Aegis Securities Atlantic Underwriting
992 Old Eagle School Rd.
Wayne, PA 19087

19. Provide a copy of a Financial Statement (showing current assets, net fixed assets, other assets, current liabilities, and other liabilities).
Will provide

We have attempted to answer all questions in a full and complete manner to assure that our answers are not in any respect misleading, either by expressing ourselves in a misleading or ambiguous manner or omitting information. We recognize Radnor Township will be relying on the accuracy of the information and our responses in this questionnaire in deciding whether to permit us to bid and in awarding work to our Company.

Dated at 933 Saville Ave. this 25th day of July, 20 18
Eddystone, PA 19022

Name of Company: Joseph E. Sucher + Sons, Inc.

Completed by: John J. Sucher (Must be an officer of the company)

Title: COP

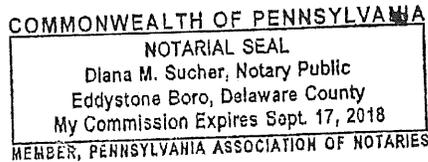
Signature: [Handwritten Signature]

John J. Sucher being duly sworn deposes and says that the information provided

herein is true and sufficiently complete so as to not be misleading.

Subscribed and sworn before me this 25 day of July, 20 18

Notary Public: [Handwritten Signature] My commission expires: 9/17/18



CLIENT REFERENCES

Please list the names, addresses, and telephone numbers, along with a person to contact of a minimum of five municipalities, school districts, or other clients for which you have delivered similar goods and/or services in the past three years. Thank you.

Company Name: Joseph E. Sucher + Sons, Inc. Date: 9-25-18

1. see attached

2. _____

3. _____

4. _____

5. _____



PROPOSAL AND CONTRACT (WHEN EXECUTED)

INSTRUCTIONS ON PAGE 4

THIS PROPOSAL INCLUDES INSTRUCTIONS TO BIDDERS

A. DEPOSIT OF PROPOSALS.

All envelopes containing Bid proposals shall be clearly marked "Bid Proposal for letting of July 25, 2018." DATE

Township of Radnor MUNICIPALITY (NAME & TYPE)

Robert A. Zienkowski SECRETARY

Sealed Proposals will be received on or before noon on the above Letting Date. TIME

301 Iven Avenue, Wayne, PA 19087

ADDRESS

Bids will be opened and read at approximately 12:15 PM, on the above Letting Date. TIME

ALL BIDS MUST BE SUBMITTED VIS PENNBID

- 1 The contractor proposes to furnish and deliver all materials (including Form CS-4171, CERTIFICATE OF COMPLIANCE and/ or TR-465 DAILY BITUMINOUS MIXTURE CERTIFICATION) and to do and perform all work on the following project as more specifically set forth in the Schedule of Prices (Attachment), in accordance with drawings and specifications on file at Township of Radnor as well as the supplements and special requirements contained herein and/ or attached hereto and current PennDOT Specifications (Publication 408), except (a) bidders need not be prequalified by PennDOT (Sec.102.01), and (b) Volumetric testing of bituminous paving materials is not required (Sec. 409).
2 If designated as the successful bidder, the contractor will begin work on the date specified in the notice to proceed, or as otherwise provided in the special requirements, and will complete all work within see attachment 1-A calendar days.
3 Accompanying this proposal is a certified check or bid bond in the amount of 10% made payable to the municipality as a proposal guarantee which, it is understood, will be forfeited in case the contractor fails to comply with the requirements of the proposal.

B. PROPOSAL OF:

Joseph E. Sucher + Sons, Inc.
933 Saville Avenue
Eddystone, PA 19022
NAME / ADDRESS OF CONTRACTOR

CONTRACTORS CERTIFICATION

It is hereby certified as follows:

- 1 The only person interested in the proposal as principal (s) is (are): John J. Sucher
2 None of the above persons are employees of the municipality.
3 This proposal is made without collusion with any other person, firm or corporation.
4 All plans and specifications referred to above and the site of the work have been examined by the contractor. The contractor understands that the quantities indicated herein are approximate and are subject to change as may be required; and that all work is payable on the basis of the unit price listed on the Schedule of Prices. (Attachment 1).

- 5 The contractor will comply with all requirements of the laws and implementing regulations of the Commonwealth of Pennsylvania and the United States relating to human relations, equal opportunity and non-discrimination in employment, and will pay to workmen employed in the performance of the contract the wages to which they may be entitled.

- 6 The contractor will provide the municipality with a performance bond, conditioned upon the faithful performance of the contract in accordance with the plans, specifications and conditions thereof, and a payment bond, conditioned on the prompt payment of all material furnished and labor supplied or performed in the prosecution of the work, in accordance with the Public Works Contractors' Bond Law of 1967; and an affidavit accepting the provisions of the Workmen's Compensation Act of 1915, as amended.

Joseph E. Sucher + Sons, Inc.

CONTRACTOR

BY: _____ DATE: 7-25-18
 TITLE: John J. Sucher COO

WITNESSED OR ATTESTED BY: [Signature] DATE: 7-25-18
 TITLE: Operation Manager

TO BE EXECUTED ONLY IN THE EVENT THE ABOVE PROPOSAL IS ACCEPTED

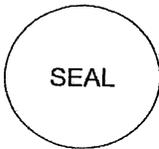
ACCEPTED ON : _____
 DATE

Township of Radnor
 MUNICIPALITY

BY: _____
 TITLE:

BY: _____
 TITLE:

BY: _____
 TITLE:



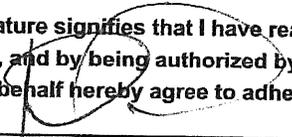
ATTESTED BY: _____
 TITLE:

**SPECIAL PROVISIONS TO CONTRACT MS-944 (Attachment 1-A)
CONTAINS IMPORTANT INFORMATION FOR THE CONTRACTOR**

The Prime Contractor and subcontractors must comply with all of the following provisions that are marked with an "X".

- X Traffic Control and Safety Devices to be provided by the Contractor.
- X (Maintenance and Protection of Traffic to comply with current MUTCD, Publication 212 and Publication 213.)
- X Delivery tickets for all materials.
- X CS-4171 Certificate of Compliance and/ or TR-465 Daily Bituminous Mixture Certification required for all materials.
- X Notify the Municipality ten working days prior to start of project.
- X Work to be completed on or before 10/26/2018 . After 10/26/2018 Liquidated damages apply at the rate of \$ 870.00 per calendar day.
- X Roadway to be power broomed by (contractor X municipality)prior to start of project.
- X Excess material to be removed by (contractor X municipality .)
- X Municipality to inspect project.
- Need Bill of Lading for each shipment of bituminous material per Section 702.1(c) of Specifications 408.
- X Tack Coat required per Section 460, or 409 for superpave, of Specifications 408 and is incidental to paving item unless noted otherwise.
- Prime Coat required per Section 461 of Specifications 408.
- X Bituminous Seal on all abutting pavement and curbs required.
- X Saw cut or Milled Paving Notch required and incidental to paving item unless noted otherwise.
- X Scratch/ Leveling Courses to be placed at the discretion of appointed inspector(s).
- X Full width pavement with one pass required.
- X Municipality reserves the right to limit work completed.
- Taper pavement the last 3 feet to curb.
- For FOB Source bids, hauling distance will determine selection of bid award.
- X Municipality reserves the right to procure material which best suits their requirements after all bids and X items are reviewed.
- X Incidental Preparation and clean up required. (Project Construction Materials)
- X The municipality reserves the right to make an award on the basis of the aggregate total for all like X items on which quotations are received.
- X Provide design, which meets Specifications Form 408 to the municipality 5 days prior to start of work.
- X Contractor responsible for defects that occur within one year of applications.
- Contractor required to review proposed project with Municipality's Representative prior to bidding.
- Oil Samples required from each distributor truck by contractor (1) one quart : A.M. & P.M. and witnessed by municipality and retained by municipality. (Oil samples must be placed in an approved type container that is compatible with oil sample.)
- At least three random stone samples to be taken by contractor on project site witnessed by municipality and retained by municipality.
- X Complete all testing in accordance with Specification Form 408 Section 409 except for superpave
- X volumetric testing.
- X Notice to Proceed will be the date of Contract acceptance.
- X Final Completion Certificate & Notice of Completion required.
- X Future award of Contract will be based on quality of work as determined by the municipality.
- X Contractor, notify all residents of pending work to be performed.

My signature signifies that I have read and understand the above special provisions to this contract, and by being authorized by this company to act as their authorized representative, and on their behalf hereby agree to adhere to any and all of the provisions pertaining to this contract.


 Contractor's Representative Date
Joseph E. Suchel + Sons, Inc. 7-25-18
 Company

Municipality's Representative Date

 Township of Radnor
 Municipality



AFFIDAVIT RE

ACCEPTING PROVISIONS OF THE WORKMEN'S COMPENSATION ACT

State of Pennsylvania)
)
) ss:
County of Delaware)

John J. Sucher being duly sworn according to law deposes and says that they have he has
it has

accepted the provisions of the Workmen's Compensation Act of 1915 of the Commonwealth of Pennsylvania, with
has his
its supplements and amendments, and have insured their liability thereunder in accordance with the terms of said
its

Act with Aegis Securities - Atlantic Underwriting
(SURETY COMPANY)

John J. Sucher COO
(TYPE OR PRINT) CONTRACTOR

BY [Signature]
SIGNATURE

Sworn to and subscribed before me this 25 day of July A.D. 2018.

[Signature]
SIGNATURE

9/17/18
My Commission Expires (DATE)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diana M. Sucher, Notary Public
Eddystone Boro, Delaware County
My Commission Expires Sept. 17, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ANTI-COLLUSION AFFIDAVIT



County Delaware County

Municipality Township of Radnor

Project Number 2018 Road Program

Fed. Project No. _____
(If Applicable)

State of Pennsylvania

County of Delaware

The undersigned deponent deposes and says that he is the COO of the Joseph E. Sucher + Sons, Inc. Company; that he is authorized to make this affidavit on behalf of said company in compliance with section 102.06 (e) of Department Specifications, Publication 408, as amended and that the said company has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with such contract.

Joseph E. Sucher + Sons, Inc.
(Contractor)

BY

John T. Sucher

Sworn to and subscribed before me the undersigned notary public this

25 day of July, 2018.

Notary Public

My Commission expires 9/17/18

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diana M. Sucher, Notary Public
Eddystone Boro, Delaware County
My Commission Expires Sept. 17, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



COMMONWEALTH OF PENNSYLVANIA

PUBLIC WORKS EMPLOYMENT VERIFICATION FORM

Date 7-25-18

Business or Organization Name (Employer) Joseph E. Sucher + Sons, Inc.

Address 933 Saville Avenue

City Eddystone State PA Zip Code 19013

Contractor Subcontractor (check one)

Contracting Public Body Radnor Township

Contract/Project No B-18-009

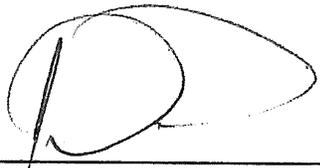
Project Description 2018 Superpave Street Resurfacing Project

Project Location Radnor Township

As a contractor/subcontractor for the above referenced public works contract, I hereby affirm that as of the above date, our company is in compliance with the Public Works Employment Verification Act ('the Act') through utilization of the federal E-Verify Program (EVP) operated by the United States Department of Homeland Security. To the best of my/our knowledge, all employees hired post January 1, 2013 are authorized to work in the United States.

It is also agreed to that all public works contractors/subcontractors will utilize the federal EVP to verify the employment eligibility of each new hire within five (5) business days of the employee start date throughout the duration of the public works contract. Documentation confirming the use of the federal EVP upon each new hire shall be maintained in the event of an investigation or audit.

I, John J. Sucher, authorized representative of the company above, attest that the information contained in this verification form is true and correct and understand that the submission of false or misleading information in connection with the above verification shall be subject to sanctions provided by law.



Authorized Representative Signature



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/09/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Robert McIntyre Insurance, Inc. 420 E. Lancaster Ave. P. O. Box 7455 St. Davids PA 19087-7455		CONTACT NAME: Mary Ritter PHONE (A/C, No, Ext): (610) 687-5757 FAX (A/C, No): (610) 687-5801 E-MAIL ADDRESS: MMR@RMIRM.com	
INSURED Joseph E. Sucher & Sons, Inc. 1177 E. 9th Street Eddystone PA 19022		INSURER(S) AFFORDING COVERAGE INSURER A: Pennsylvania National Mut Cas NAIC # 14990 INSURER B: Hudson Specialty Insurance Co 37079 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 2017

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			CL90740940	08/31/2017	08/31/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 Employee Benefits \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			AU90740940	08/31/2017	08/31/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP-Basic \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			HXS1046101	08/31/2017	08/31/2018	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In Nt) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC90740940	08/31/2017	08/31/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Radnor Township
 301 Iven Avenue

Wayne

PA 19087

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

JES Equipment List

Joseph E. Sucher & Sons, Inc.
933 Saville Avenue
Eddystone, PA 19022
610-872-0892
610-872-2147 (fax)

Schedule of Equipment – Updated List – August, 2017

ROAD PROFILING

2017 Wirtgen Milling Machine W-220
2018 Wirtgen Milling Machine W-220

ROLLERS

2001 Ingersoll-Rand DD-110
1996 Ingersoll-Rand DD-90
2003 Ingersoll-Rand DD-110

PAVERS

2011 Caterpillar Asphalt Paver AP-655D Series #GNZ00372
2000 Caterpillar Asphalt Paver 1055B #8BM200424

BACKHOES

2013 Case 580 Super N

LOADERS

2013 Kawasaki Wheel Loader 80 Z6 #80C35399
2016 Case Wheel Loader 521F #NEF222094

DOZERS

2006 Case 465 XT Skid Loader
2010 Case KEB465 XT Skid Steer
2017 Case SV-340 Skid Steer

COMPRESSORS

1994 Asphalt Distributor (Tack Coat) HT540

TRAILERS

1998 Rogers 40 Ton detachable trailer (blue) #1RBH51304W23147

TRUCKS

2013 Cadillac Escalade

1999 International Stake Body #66 #1HTSCAAM2XH677492

1985 International Dump Truck #22 #1HTLDTVN6FHA47170

2001 International Tractor Trailer #18 #2HSCHAST91C012815

2017 Ford Super Duty Pick Up #1FBF2B64HEB38532

2017 Ford F350 Pick Up

2012 GMC Sierra Pick Up

2012 GMC Sierra Pick Up

2005 Mack Tri-Axle Dump Truck #47TA #1M2AG11C15M019781

2005 Mack Tri-Axle Dump Truck #65TA #1M2AG11C35M019782

2006 Mack Tri-Axle Dump Truck #33 #1M2AG11C16M040759

2006 Mack Tri-Axle Dump Truck #29 #1M2AG11C86M070760

2017 Mack Tri-Axle Dump Truck #17 #1M2AX09C8HM026029

2017 Mack Tri-Axle Dump Truck #C22 #1M2AX09C8HM064460

2002 International Tack Truck #19 #1HTWCAAN534052663

MISCELLANEOUS

2015 Aerial 250 gallon tar buggy

(4) Wackers (Tampers)

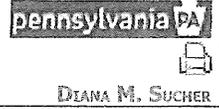
Solar Arrow Board

Solar Arrow Board

1996 Mobile M9-B Sweeper Truck

1999 Mobile M9-B Sweeper Truck

2002 International Tack Truck #19 #1HTWCAAN534052663



PREQUALIFICATION CERTIFICATE

General

Business Partner Id: 001656

Status: Qualified

Federal ID Number: 23-2113403

Line Of Credit: \$350,000.00

Line Of Credit Expiration: 09/01/2018

Maximum Capacity: \$15,903,270.00

Performance Factor: 6

Issued: 05/17/2018

Effective: 05/17/2018

Expiration: 04/30/2020

In accordance with the Department regulations you are hereby notified of the performance factor, maximum capacity rating, and work classifications assigned to you. You are eligible to perform as a Prime Contractor.

Contractor

Name	Address	City	State	Zip	Zip + 4
Joseph E. Sucher & Sons, Inc.	933 Saville Ave.	Eddystone	PA	19022	

Substitutions

Name	FID
------	-----

No records found.

Work Class Codes

Code	Group	Description	Type
A	Earthwork	Clearing and Grubbing	R
C1	Earthwork	Other Excavation and Grading (Roadway Patches, Drainage, Structure Related, etc.)	R
C3	Incidental Construction	Geotextiles	R
F	Pavement	Bituminous Pavement	R
F1	Pavement	Bituminous Pavement Patching and Repair	R
F2	Pavement	Bituminous Joint and Crack Sealing	R
F3	Pavement	Milling, Rumble Strips, Scarification Bituminous or Concrete	R
F4	Pavement	Bituminous Surface Treatments, Seal Coats	R
G4	Pavement	Joint Rehabilitation, Sawing and Sealing Concrete or Bituminous	R
H	Incidental Construction	Drainage, Water Main, Storm Sewer	R
H1	Incidental Construction	Pipe and Culvert Cleaning	R
H2	Incidental Construction	Pavement Base Drains	R
K	Incidental Construction	Curbs, Sidewalks, Inlets, Manholes	R
K1	Incidental Construction	Masonry Work	R
K2	Incidental Construction	Concrete and Masonry Coatings	R
M1	Roadside	Selective Tree Removal, Trimming	R
M2	Roadside	Silt Barrier Fence, Gabions, Erosion Control	R

Signature

VALIDATE AND ISSUED BY: David T. DeMarkis /s/

PREQUALIFICATION OFFICER

Comments

Prequalification Application Approved

Audit Information

Created By	Created On	Modified By	Modified On
LaToya Lewis/PennDOT	05/17/2018 08:24:38 AM	LaToya Lewis/PennDOT	05/17/2018 08:24:38 AM

You are currently logged in as Diana M. Sucher.

Release: 58.0
Session size: 0.1k

[PennDOT](#) | [Home](#) | [Site Map](#) | [Help](#) | [Pennsylvania](#)
Copyright © 2009 Pennsylvania Department of Transportation. All Rights Reserved.
[PennDOT Privacy Policy](#)

Fri May 18 11:05:06 EDT 2018
Official ECMS Date/Time



Operating Engineers Local #542
Joint Apprenticeship Training & Safety Committee
of Philadelphia, Eastern Pennsylvania and the State of Delaware

1375 Virginia Drive • Suite 206 • Fort Washington, PA 19034
(215) 591-JATC (5282) • Fax (215) 591-5286

JOHN M. PINE
Coordinator



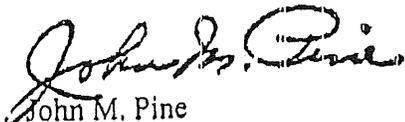
March 6, 2014

To: Joseph E. Sucher & Sons
Attn: Josephine
Fax: 610-872-2147

To Whom It May Concern:

This is to notify that Joseph E. Sucher & Sons is a signatory contractor in good standing with Operating Engineers Local 542 of Eastern Pennsylvania and the State of Delaware. Local 542 has an apprenticeship and training program registered with the Commonwealth of Pennsylvania Department of Labor and Industry since 1965. Joseph E. Sucher & Sons is signatory with Local 542 and employs our apprentices on various projects throughout our jurisdiction.

Sincerely,


John M. Pine
Coordinator/Director



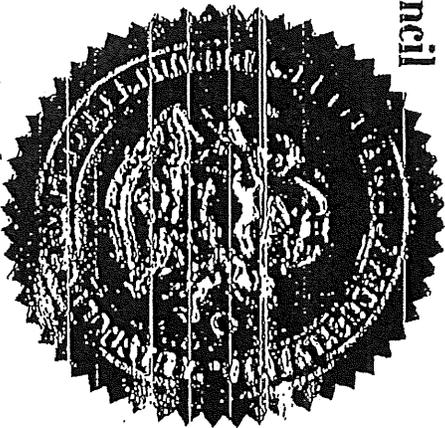
Certificate of Registration

APPRENTICESHIP STANDARDS

This certifies that the organization below named has registered an apprentice training program under standards approved by the

Pennsylvania Apprenticeship and Training Council
and the
Federal Committee on Apprenticeship

in the following trade(s):



Name OPERATING ENGINEERS JAC, OPERATING ENGINEER
 EASTERN PENNSYLVANIA
 City BERNSVILLE
 State PENNSYLVANIA
 Date JANUARY 14, 1965

Raymond Albaugh
 Secretary, Pennsylvania Apprenticeship and
 Training Council
 Department of Labor and Industry



Membership Certificate

Joseph E. Sucher & Sons, Inc. is a member in good standing with the Eastern Pennsylvania Chapter of the Associated Builders and Contractors for the calendar year of 2014.

Member Since 2014

Chapter Signature

ID# 9865854

*Joseph E. Sucher & Sons, Inc.
933 Saville Avenue
Eddystone, PA 19022
610-872-0892
610-872-2147 (fax)*

Work Completed.....

*Ridley Park Borough, 2017 Road Program, \$286,888.00
Lower Merion Twp., Mill & Paving, \$1,520,745.00
Radnor Twp., 2017 Super Pave, \$590,600.00
Marple/Springfield/Swarthmore, 2017 Road Program, \$913,700.00
Aston Twp., 2017 Road Program, \$307,538.00
Upper Gwynedd Twp., 2017 Road Program, \$461,250.00
Ridley Twp., 2017 Road Program, \$632,850.00
Cheltenham Twp., 2017 Road Paving, \$437,560.00
East Whiteland Twp., 2017 Road Program, \$382,935.00*

*Joseph E. Sucher & Sons, Inc.
933 Saville Avenue
Eddystone, PA 19022
610-872-0892
610-872-2147 (fax)*

Bank References:

**1. Fox Chase Bank
210 W. State Street
Media, PA 19063
Attn: Beverly Volikas
610-389-6752**

**2. TD Bank
Rt. 420 & MacDade Blvd.
Folsom, PA 19033
Attn: Kelly Friel
610-583-1823**

Joseph E. Sucher & Sons, Inc.
933 Saville Avenue
Eddystone, PA 19022
610-872-0892
610-872-2147 (fax)

Work on Hand
2018

Pottstown Borough - \$750,000.00
Radnor Twp. - \$939,000.00
Upper Dublin - \$550,000.00
Ridley Twp. - \$250,000.00
Ridley Twp. - \$550,000.00
Ridley Park - \$150,000.00
West Chester - \$315,000.00
Lower Merion - \$500,000.00
Media Borough - \$150,000.00
Cheltenham Twp. - \$500,000.00
Lower Merion (2018) - \$1,937,000.00
Marple/Springfield/Swarthmore - \$1,200,000.00
Springfield (Private) - \$20,000.00
Chester City (Private) - \$75,000.00

*Joseph E. Sucher & Sons, Inc.
933 Saville Avenue
Eddystone, PA 19022
610-872-0892
610-872-2147 (fax)*

Work References:

1. *Ridley Township
Charles Catania, Jr., Engineer
610-532-2884*
2. *Cheltenham Township
Mark McDonnell, Public Works Superintendent
215-877-6200*
3. *Pottstown Borough
Dave Yerger, Director of Public Works
610-970-6527*
4. *Haverford Township
Rich Dougherty, Public Works Director
610-446-1000*
5. *Lower Merion Township
Pete Mancini, Highway Supervisor
610-649-4000*

*Joseph E. Sucher & Sons, Inc.
933 Saville Avenue
Eddystone, PA 19022
610-872-0892
610-872-2147 (fax)*

Trade References:

- 1. Highway Materials/Tony DePaul & Sons, Inc.
1750 Walton Road
Blue Bell, PA 19422
610-832-8000
Mike Mistrilli*
- 2. Fizzano Brothers
1776 Chester Pike
Crum Lynne, PA 19022
610-833-1100
Mr. Fizzano*
- 3. Action Supply Company
1401 Calcon Hook Road
Sharon Hill, PA 19079
610-532-6290
Ernie Fellini*



pennsylvania
DEPARTMENT OF TRANSPORTATION
BUREAU OF MUNICIPAL SERVICES

MS-339

(Rev 10/12)

**APPLICATION
FOR
COUNTY AID**

PROJECT NUMBER:

SECTION 1: To be completed by Municipality. Upon completion submit to the County.

THEREFORE BE IT RESOLVED, that we, the Officials of Radnor Township,
MUNICIPALITY (NAME),
Delaware County, Pennsylvania, in Regular Session, do hereby make application to the
County for an allocation of County Liquid Fuels Tax Funds.

PROJECT DESCRIPTION:

Pothole Assistance for Taxpayers (PAT) Program. Repair pot Holes

TOTAL ESTIMATED PROJECT COST: \$ 13,802.00

ALLOCATION REQUESTED: \$ 13,802.00

It is certified by the Municipality and the officers who execute this application that all materials used and work done hereunder shall conform to the current Pennsylvania Department of Transportation Specifications and that all work will be done within the legal right of way or with permission of the abutting property owners.

DULY ADOPTED ON (Date): 08/13/2018

ATTEST: (Seal)

Signature of Municipal Officials

SIGNATURE - SECRETARY/CITY CLERK

Radnor Township, 301 Iven Avenue, Wayne, PA 19087

ADDRESS

SECTION 2: To be completed by County Officials. Upon completion, submit to the PA Department of Transportation.

WHEREAS, the County Officials of _____ County, having been presented with the foregoing application for the expenditure of County Liquid Fuels Tax Funds for improvements as indicated above.

THEREFORE BE IT RESOLVED, that we, the said Officials, in Regular Session, agree on behalf of said County to contribute the amount listed below from the County Liquid Fuels Tax Funds toward the above specified project provided that all work done shall conform to the current Pennsylvania Department of Transportation Specifications.

LET IT ALSO BE RESOLVED that we do hereby make application to the Pennsylvania Department of Transportation for an Encumbrance of Liquid Fuels Tax Funds for the amount below if not distributed to the Municipality named above by the end of this calendar year.

DULY ADOPTED ON (Date): _____

ALLOCATION APPROVED: \$

ATTEST: (Seal)

Signature of County Officials

SIGNATURE - COUNTY CLERK

ADDRESS

SECTION 3: To be completed by the Pennsylvania Department of Transportation.

APPROVED: _____ **DATE:** _____
MUNICIPAL SERVICES REPRESENTATIVE

Radnor Township

PROPOSED LEGISLATION

DATE: August 13, 2018

TO: Radnor Township Board of Commissioners

FROM: Stephen McNelis, Director of Public Works

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

LEGISLATION: Resolution #2018-78: Requesting Authorization to Apply for County Aid for the 2018 Supplemental Liquid Fuels Tax Allocation (PAT)

LEGISLATIVE HISTORY: This Resolution is for authorization to submit an application to Delaware County for the supplemental Liquid Fuel Tax allocation approved by County Council, and must be submitted on the required MS-339 form.

PURPOSE AND EXPLANATION: The application for Supplemental Liquid Fuels Tax Allocation is to help offset the cost of a severe winter which caused many potholes throughout the County.

IMPLEMENTATION SCHEDULE: 1.) Resolution approved regarding Delaware County Pothole Assistance
2.) original signed copies of the MS-339 forwarded to Delaware County
3.) Receive Project Approval from Penn DOT

FISCAL IMPACT: The Supplemental Liquid Fuels Tax Allocation was approved by County Council to assist municipalities in Delaware County with the cost of pothole repairs between May 1 and August 15, 2018. Radnor Township is eligible for \$13,802.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners pass the attached Resolution 2018-78 requesting "PAT" Supplemental Liquid Fuels Tax Allocation from Delaware County.

MOVEMENT OF LEGISLATION: It is being requested that the Board approve the legislation for this project to obtain "PAT" Liquid Fuels Tax Allocation from Delaware County.



**COUNTY OF DELAWARE
GOVERNMENT CENTER BUILDING**

201 WEST FRONT STREET
MEDIA, PENNSYLVANIA 19063

AREA CODE (610) 891-4270
FAX NUMBER (610) 892-9788
www.co.delaware.pa.us

COUNCIL

JOHN P. McBLAIN
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

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

May 8, 2018

Lisa Borowski
President
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Pothole Assistance for Taxpayers ("PAT") Program
2018 Supplemental Liquid Fuels Tax Allocation

Dear President Borowski:

The 2017-2018 winter season was miserable and we on the Delaware County Council know that the difficult weather was especially tough on our local roads, with many of our streets developing potholes. On behalf of the Delaware County Council, I am writing to share some positive news for your local roadways and your local municipal budget.

County Council has unanimously approved a supplemental Liquid Fuel Tax allocation of \$250,000 to distribute to our municipalities for the specific purpose of pothole repair on our local roads. This means that your municipality is eligible for an additional distribution of \$13,802.00 for your municipality to use to repair potholes.

You may know that County Council has annually provided an allocation from its Liquid Fuels Tax Funds to all of Delaware County's 49 municipalities. What you may not know is that Delaware County is one of the few counties in the Commonwealth of Pennsylvania to share its Liquid Fuels Tax Funds with its municipalities and the only such county in Southeastern Pennsylvania that does so. Delaware County annually distributes approximately 70% of the Liquid Fuels Tax Funds it receives to our municipalities.

Radnor Township
PROPOSED LEGISLATION

DATE: August 13, 2018
TO: Radnor Township Board of Commissioners
CC: Robert A. Zienkowski, Township Manager
William R. White, Assistant Manager/Finance Director
FROM: Stephen McNelis, Director of Public Works
LEGISLATION: Resolution 2018-79: Purchase of Seed and Fertilizer

LEGISLATIVE HISTORY: The purchase of seed and fertilizer is brought before the Board of Commissioners semi-annually, in the spring and fall.

PURPOSE AND EXPLANATION: The Public Works Department semi-annually applies seed and organic fertilizer to the Township's athletic fields, each spring and fall. The Department wishes to purchase from Site One Landscape Supply, the following for the fall application:

15-3-7 #40 Organic Fertilizer	80 bags @ \$13.349 / bag
Double Eagle Ryegrass Seed Blend	90 bags @ \$73.75 / bag

TOTAL	\$7,705.42
--------------	-------------------

IMPLEMENTATION SCHEDULE: Upon Board of Commissioners approval, the seed and fertilizer will be purchased and used this fall.

FISCAL IMPACT: Funding for the seed and fertilizer is in account 01430400-43050.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize the purchase of seed and fertilizer from Site One Landscape Supply in the amount of \$7,705.42

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

RESOLUTION NO. 2018-79

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING THE PURCHASE OF ORGANIC
FERTILIZER AND SEED FROM SITE ONE LANDSCAPE SUPPLY**

WHEREAS, the Public Works Department semi-annually places grass seed and organic fertilizer, spring and fall, on the Township's athletic fields

WHEREAS, the Public Works Department wishes to purchase 80 bags of organic fertilizer and 90 bags of grass seed for the aforementioned task from Site One Landscape Supply, in the amount of \$7,705.42

NOW, THEREFORE, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby authorize the purchase of seed and fertilizer from Site One Landscape Supply in the amount of \$7,705.42

SO RESOLVED this 13th day of August, A.D., 2018

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Quotation



Oaks PA #646
 100 Green Tree Road
 Oaks, PA 19456
 W: (610)666-0595

Bill To:

RADNOR TOWNSHIP (#1228403)
 301 IVEN AVENUE
 WAYNE, PA 19087-5297
 W: (610)688-5600

Ship To:

RADNOR TOWNSHIP (#1228403)
 301 IVEN AVENUE
 WAYNE, PA 19087-5297
 W: (610)688-5600

Created	Quote#	Due Date	Expected Award Date	Expiration Date
07/30/2018	3736626	08/30/2018	08/30/2018	08/30/2018

Printed	Job Name	Job Description	Job Start Date
07/30/2018 16:20:41			08/30/2018

Line #	Item#	Item Desc	Qty	Unit Price	Extended Price
1	30-62-950	LESCO Double Eagle Blend (50# bag)	90	73.750	6,637.50
2	510028	LESCO 15-3-7 30% Polyplus 50% Bio 2.5Fe 40#	80	13.349	1,067.92

Total Price: \$ 7,705.42

Quoted price is for material only. Applicable sales tax will be charged when invoiced. All product and pricing information is based on the latest information available and is subject to change without notice or obligation.

**RESOLUTION 2018-76
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA. APPROVING THE PROPERTY AND CASUALTY
INSURANCE BINDER FOR COVERAGE BEGINNING AUGUST 1, 2018
THROUGH JULY 31, 2019**

WHEREAS, the Township of Radnor purchases Property, General Liability, Automobile, Police Professional Liability, Public Officials Liability, Employment Practices Liability, and Umbrella Liability Insurance coverage annually; and

WHEREAS, the Administration met with our broker, Arthur J. Gallagher Risk Management Services Inc. to review the insurance bids from the market; and

WHEREAS, after reviewing the bids with the broker, the Administration agrees that PMA offers the best rates with the best coverage; and

WHEREAS, in order to continue coverage, the Township Manager has authorized the binder subject to the Board of Commissioner approval at the August 13, 2018 Regular Meeting.

NOW, THEREFORE, it is hereby *RESOLVED* that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to execute the coverage binder for the Property, General Liability, Automobile, Police Professional Liability, Public Officials Liability, Employment Practices Liability, and Umbrella Liability Insurance coverage for the period beginning August 1, 2018 through July 31, 2019 in the amount of \$346,961.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of August, A.D., 2018.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

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

Radnor Township



PROPOSED LEGISLATION

DATE: August 7, 2018

TO: Board of Commissioners

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

LEGISLATION: A Resolution authorizing the Township Manager to bind coverage for Property, General Liability, Automobile Liability (including physical damage), Police Professional Liability, Public Official Liability, Employment Practices Liability, Umbrella Liability, and Public Official Bonds for the period beginning August 1, 2018 through July 31, 2019.

LEGISLATIVE HISTORY: This is an annual renewal process whereby the administration works with Arthur J. Gallagher Risk Management Services, Inc. who solicits renewal coverage prices from multiple insurance providers and then reviews the best alternatives with the Township. The resolution is required giving the Township Manager authorization to bind coverage and pay the appropriate premium obligation.

PURPOSE AND EXPLANATION: The purpose of the legislation is to authorize the Township Manager to bind coverage which includes Property, General Liability, Automobile Liability (including physical damage), Police Professional Liability, Public Official Liability, Employment Practices Liability, Umbrella Liability, and Public Official Bonds.

FISCAL IMPACT: The insurance coverage will cost the Township \$346,961 which will be paid in quarterly installments at the beginning of each quarter. This year's renewal is substantially the same as 2017 because of little change in the number of actual claims filed and a competitive market. The table below represents the annual renewals from the past decade (plus):

Program Year	Paid Premiums	Increase / (Decrease) in Premium	%Δ
2007-2008	\$ 355,351	n/a	n/a
2008-2009	324,997	(30,354)	-8.5%
2009-2010	265,596	(59,401)	-18.3%
2010-2011	274,765	9,169	3.5%
2011-2012	275,403	638	0.0%
2012-2013	317,792	42,389	15.4%
2013-2014	350,893	33,101	10.42%
2014-2015	363,082	12,189	3.47%
2015-2016	356,483	(6,599)	-1.82%
2016-2017	348,903	(7,580)	-2.13%
2017-2018	346,488	(2,415)	-0.01%
2018-2019	\$ 346,961	\$ 473	0.00%

RECOMMENDED ACTION: The Administration respectfully requests the Board to approve this resolution at the August 13, 2018 meeting. Thank you.

**RESOLUTION 2018-77
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA AUTHORIZING THE RENEWAL SUBSCRIPTION FOR
MICROSOFT OFFICE 365 LICENSING**

WHEREAS, The Board of Commissioners adopted Resolution 2015-64 in June 2015 which authorized the migration of the Township’s email and office productivity software to the Microsoft Office 365 “Cloud” platform; and

WHEREAS, the Microsoft Office 365 program requires renewal annually.

NOW, THEREFORE, it is hereby *RESOLVED* that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to renew the Township’s Microsoft Office 365 licensing for a one-year terms at the following prices:

Product	Monthly Cost per User	Estimated Number of Licenses	1st Year Pricing Estimate
Annual Licensing:			
O365GovE3	\$15.64	54	\$10,134.72
ExchangeOnlinePlan2Gov	\$6.44	53	4,095.84
O365GovK1	\$2.76	14	463.68
Annual Licensing Total			<u>\$14,694.24</u>

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of August, A.D., 2018.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

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

Radnor Township

PROPOSED LEGISLATION



DATE: August 1, 2018

TO: Board of Commissioners

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

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

LEGISLATION: A resolution authorizing the renewal of the Township's Microsoft Office 365 licensing.

LEGISLATIVE HISTORY: The Board of Commissioners adopted Resolution 2015-64 in June 2015 which authorized the migration of the Township's email and office productivity software to move from in-house server based to the "Cloud." The migration occurred during the fall/winter of 2015/2016 and the licensing renews annually in August.

PURPOSE AND EXPLANATION: The reasoning for the migration away from in-house server email / software was (from Resolution 2015-64 Legislative Summary):

On an ongoing basis, the Township purchases email service from Kerio and maintains an email server in the Township Building. Additionally, the Township purchases Microsoft Office products, including Word, Office, Excel, PowerPoint, Access and Outlook, on an ongoing basis as part of the computer replacement program. We are currently running Microsoft Office 2010 products. Further, in 2014 the Township received several comments from the Independent Auditor regarding data security and disaster recovery.

In researching solutions to improve IT efficiencies, we sought out solutions that would enhance the following:

- Greater data security (audit comment)
- Documented disaster recovery (audit comment)
- Cloud based email and document storage and access for cheaper storage costs and availability
- Document sharing, collaboration, remote access, version control
- Improved virus scanning and spam filtering
- Improved Right-to-know archiving, searching, and reporting
- Eliminate the need for our current email server
- Eliminate the need for third party email archiving system
- Affordability versus the costs currently incurred for replacement Office products and email system

FISCAL IMPACT: The annual subscription for the various packages totals \$14,695. This amount is up from \$11,385 in 2017 due to a higher number of accounts; from 117 to 121. The need for additional accounts is due to special email addresses needed for project inquiries, Board/Commission contacts and other special communication needs.

RECOMMENDED ACTION: The Administration respectfully recommends approving the renewal at the August 13, 2018 Board meeting.

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 M3P Partners LLC has proposed the development of a parcel of land identified as 427 E.
land developer

Lancaster Avenue Multi-Family Development, 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 Commissioners ~~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



Gannett Fleming

*Excellence Delivered **As Promised***

MEMORANDUM

Date: August 3, 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: 427 E. Lancaster Avenue
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 raze the existing structures and construct a new 22 unit condominium complex. The sewage flows are proposed to be 4,535 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.

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



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

FOR

**427 E. LANCASTER AVENUE MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

LOCATED IN

**RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA**

PA DEP CODE No.: 1-23013-255-3J

Ebert Engineering, Inc.

Water and Wastewater Engineering

P.O. Box 540

4092 Skippack Pike, Suite 202
Skippack, PA 19474

EE, INC. PROJECT NO. 026-158

August 3, 2016

Updated September 15, 2017

TABLE OF CONTENTS

1. PA DEP PROJECT COMPLETION CHECKLIST
2. PA DEP TRANSMITTAL LETTER
3. RESOLUTION FOR PLAN REVISION
4. COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT FACILITIES
5. COMPONENT 3 – SECTION F PROJECT NARRATIVE
6. COMPONENT 3 – SECTION H ALTERNATIVE SEWAGE FACILITIES ANALYSIS
7. COMPONENT 4A
8. COMPONENT 4B
9. USGS LOCATION MAP
10. PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) CORRESPONDENCE
11. PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION (PHMC) CORRESPONDENCE
12. WATER FLOW RECORDS
13. WATER SUPPLY COMMITMENT LETTER
14. PLANS
 - WASTEWATER CONVEYANCE PLAN
 - SITE PLAN

PA DEP PROJECT COMPLETION CHECKLIST



June 7, 2016

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

Re: Application for Planning Modules
Checklist Letter – Component 3
427 East Lancaster Avenue Development
DEP Code No. 1-23013-255-3J
Radnor Township
Delaware County

Dear Ms. Bernard:

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 22 unit condominium development that will be served by a connection to public sewer.

The sewage facilities application mailer notes that RHM uses 225 gpd/edu. Previously, RHM and all downstream sewer permittees have utilized 262.5gpd/edu. The planning module should provide justification for the change in flow/edu.

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 «PlanningModuleSectionsReqd» 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.

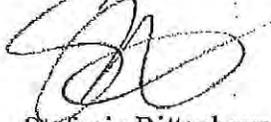
Ms. Tara Bernard

- 3 -

June 7, 2016

If you have any questions concerning the information required, please contact me at 484.250.5186.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Delaware County Planning Department
Mr. Zienkowski - Radnor Township
427 East Lancaster, LLC
RHM
Mr. Fulton - Springfield Township
Mr. Maloney - Upper Darby Township
DCJA
DELCORA
Mr. Ponert - City of Philadelphia Water Department
Planning Section
Re 30 (GJE16CLW)159-11

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	
	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	
	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	
N/A	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
N/A	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
N/A	A return receipt for its submission to the Pennsylvania Historical and Museum Commission (PHMC) is attached	

<i>Section G: Proposed Wastewater Disposal Facilities</i>		
N/A	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	

<i>Section J: Chapter 94 Consistency Determination</i>		
✓	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	
✓	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
N/A	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
N/A	Section O.1. The box is checked indicating municipal or private facilities	
↓	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	

<i>Section O: Sewage Management</i>		
N/A	Section O.3. The Project Flows for the private facilities are provided	
	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>		
Not	All Public Notification boxes in this section are checked	
Required ↓	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	
—	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: Tara Bernard
Applicant (or Applicant's authorized representative)

Date: 8/2/16

Signed: _____
Municipal Secretary

Date: _____

Checklist



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete

PA DEP TRANSMITTAL LETTER



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
1-23013-255-3J				

TO: Approving Agency (DEP or delegated local agency)
Southeast Region
2 East Main Street
Norristown, PA 19401

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Tara Bernard (Name)
Planning Specialist, Ebert Engineering, Inc. for 427 E. Lancaster Avenue Multi-Family Development (Name)
a subdivision, commercial, or industrial facility located in Radnor Township
Delaware 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.

- Resolution of Adoption
- Module Completeness Checklist
- 2 Individual and Community Onlot Disposal of Sewage
- 3 Sewage Collection/Treatment Facilities
- 3s Small Flow Treatment Facilities
- 4A Municipal Planning Agency Review
- 4B County Planning Agency Review
- 4C County or Joint Health Department Review

Municipal Secretary (print)

Signature

Date

RESOLUTION FOR PLAN REVISION



DEP Code No.
1-23013-255-3J

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 M3P Partners LLC has proposed the development of a parcel of land identified as 427 E.
land developer

Lancaster Avenue Multi-Family Development, 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 Commissioners 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.
1-23013-255-3J

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 #
1-23013-255-3J				

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 427 E. Lancaster Avenue Multi-Family Development

2. Brief Project Description The scope of the project is to raze the existing structures that are currently connected the public sewer system and construct a new 22 unit condominium complex. The sewage generated by the proposed development will connect to the existing public sewer system in Lancaster Avenue.

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			

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

427 E. Lancaster Avenue Multi-Family Development

Site Location Line 1

427 E. Lancaster Avenue

Site Location Line 2

Site Location Last Line -- City

Wayne

State

PA

ZIP+4

19087

Latitude

40.04316

Longitude

-75.375159

Detailed Written Directions to Site From 2 E Main St, Norristown, PA 19401 Get on I-476 S in Plymouth Township from E Main St and Ridge Pike (2.9 mi); Follow I-476 S to US-30 W/Lancaster Ave in Villanova. Take exit 13 from I-476 S (5.5 mi); Use any lane to turn left onto US-30 W/Lancaster Ave; Destination will be on the right (0.9 mi); 427 Lancaster Ave, Wayne PA 19087

Description of Site The property currently consists of two parcels, Parcel A which contains an existing five unit apartment building and Parcel B which contains two existing offices, Radnor Family Practice and Wayne Dental Associations.

Site Contact (Developer/Owner)

Last Name

Janiczek

First Name

Mark

MI

Suffix

Mr.

Phone

484-580-8104

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

M3P Partners LLC

FAX

Email

mark@janiczekhomes.com

Mailing Address Line 1

619 Rear Conestoga Road

Mailing Address Line 2

Mailing Address Last Line -- City

Villanova

State

PA

ZIP+4

19085

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

Last Name

Bernard

First Name

Tara

MI Suffix

A Ms.

Title

Planning Specialist

Consulting Firm Name

Ebert Engineering, Inc.

Mailing Address Line 1

P.O. Box 540

Mailing Address Line 2

4092 Skippack Pike, Suite 202

Address Last Line -- City

Skippack

State

PA

ZIP+4

19474

Country

USA

Email

tbernard@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.



Debra McCarty, Water Commissioner

March 19, 2018
Via E-mail

Ms. Tara Bernard
Ebert Engineering, Inc.
4092 Skippack Pike, Suite 202
Skippack, PA 19474

SUBJECT: Request for Capacity Certification (Revised)
427 E. Lancaster Avenue
PWD Code No. 201705-002
Radnor Township, Delaware County

Ms. Bernard:

I have completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 8 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 this 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 4,535 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

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

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

1. COLLECTION SYSTEM

- a. Check appropriate box concerning collection system
- New collection system Pump Station Force Main
 Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number Not Available

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 22 Total

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 Perert, SFO

Agent Signature Eric Perert Date 3/19/18

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, 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 TB

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 4,535 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	1,875,000	4,688,000	879,000	2,196,000	951,737	2,379,342
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?

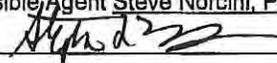
If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting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

Agent Signature  Date 6/14/2018

RHM

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 Additional 8 gpd RHMSA approved 4,527 gpd on 08/09/2016; now 4,535 gpd total.
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. 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 _____

RHM

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 *David Adams*

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.



RADNOR • HAVERFORD • MARPLE
SEWER AUTHORITY
600 GLENDALE ROAD • HAVERTOWN, PA 19083
(610) 446-0867
FAX (610) 446-4926

October 04, 2017

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

RE: 427 Lancaster Ave. Multi Family
Radnor Township, Delaware County, PA.
DEP Code 1-23013-255-3J

Dear Ms. Bernard;

In regards to your communication with the Radnor Haverford Marple Sewer Authority (RHM) dated August 03, 2016 and September 15, 2017 requesting additional flow allocation of 8 gallons per day or .02 EDU, for the above referenced project in Radnor Township. On October 04, 2017 the RHM Authority Board approved the flow conveyance of 8 Gallons Per Day in addition to the 4,527 Gallons Per Day approved August 09, 2016.

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

RHM

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 4,527 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 _____

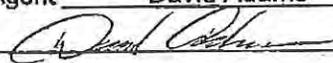
RHM

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 09/20/2016

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.



RADNOR • HAVERFORD • MARPLE
SEWER AUTHORITY
600 GLENDALE ROAD • HAVERTOWN, PA 19083
(610) 446-0867
FAX (610) 446-4926

August 09, 2016

Ebert Engineering, Inc.
Water and Wastewater Engineering
Attn: Tara Bernard, Planning Specialist
P.O. Box 540
4092 Skippack Pike, Suite 202
Skippack, PA 19474

RE: 427 E. Lancaster Avenue Multi-Family
Residential Development
Radnor Township, Delaware County
DEP Code 1-23013-255-3J

Dear Ms. Bernard,

In regards to your communication with the Radnor Haverford Marple Sewer Authority (RHM) dated August 3, 2016 requesting flow allocation of 4,527 gallons per day or 17.25 EDU's, for the above referenced project in Radnor Township, on September 20, 2016 the RHM Authority Board approved the flow conveyance of 4,527 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.

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

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 4,535 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
Township

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

c. Conveyance System

Name of Agency, Authority, Municipality Springfield Township

Name of Responsible Agent Lee Fulton, Township Manager

Agent Signature [Signature]

Date 4-12-18

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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



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

April 11, 2018

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

RE: Flow Allocation Request: 427 Lancaster Avenue Multi-Family Residential Development, Radnor Township

Dear Ms. Bernard,

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 **4,535 gallons per day** connection for the construction of a 22-unit condominium complex.

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

Sincerely,

J. Lee Fulton
Township Manager

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

Corrective Action Plan - Summary of RHM Connection Allocations

	Date	*EDU Equal to 262.5 gpd			REQUEST TABLED	Remarks: ** Tabled Items Approved
		Allocation (gpd)	Approved (gpd)	Remaining (gpd)		
	01/09/2002		262.5		1.0	43 Deepdale Rd. - The Doering Residence - Tredyffrin Twp.
	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 Chuch St. - Radnor Twp.
24	04/06/2005			-505.3	-1.9	Tabled #2** Chanticleer Gardens, #03-136 - Radnor Twp. (840 gpd) see below-approved 4/4/2006
25	06/08/2005		262.5	-767.8	-2.9	3314-3316 Saw Mill Rd. - Newtown Twp.
26	06/08/2005		262.5	-1030.3	-3.9	206 Greenbriar Ln. - Havertown, PA
27	07/20/2005		262.5	-1292.8	-4.9	16 Aldwyn La. - Radnor Twp.
28	08/10/2005		0.0	-1292.8	-4.9	Devereux Project - 17 EDU's approved (zero flow from project)
29	09/19/2005		262.5	-1555.3	-5.9	3416 Goshen Rd. - Newtown Twp. (Failing Septic System - Health Problems)
30	02/08/2006		262.5	-1817.8	-6.9	809 Castlefinn La. Bryn Mawr, PA 19083 (Failing Septic System - Health Problems)
31	03/07/2006	10255.0		8699.7	33.1	I/I Allocation from Springfield Twp.
32	03/08/2006		262.5	8437.2	32.1	264 Ithan Creek Rd. Villanova, PA 19085 (Failing Sptic System - Health Problems)
33	04/04/2006		2362.5	6074.7	23.1	Enclave at Mather Avenue, Project #17286 - Marplr Township
34	04/04/2006		840.0	5234.7	19.9	Chanticleer Gardens, #03-136 - Radnor Twp.
35	04/04/2006		130.0	5104.7	19.4	Commerce Bank 200 Radnor Chester Rd., Radnor Twp.
36	05/15/2006	9820.0		14924.7	56.9	I/I Allocation from Springfield Twp. (flows from Tredyffrin Twp.)
37	06/12/2006	60,000.0		74924.7	285.4	Flow from DEP for Newtown Height flow removal
38	06/14/2006		2362.5	72562.2	276.4	
39	06/19/2006		2362.5	70199.7	267.4	Land Development - D'Agositino Builders, Tredyffrin Twp.
40	06/19/2006		14175.0	56024.7	213.4	Lancaster & Pembroke Ave. - Radnor Twp. (14,175 gpd)
41	06/19/2006		12000.0	44024.7	167.7	Eastern University Dorms -Radnor Twp.
42	06/19/2006		262.5	43762.2	166.7	733 Bryn Mawr Ave., Radnor Twp.
43	06/19/2006		2309.0	41453.2	157.9	Lancaster Pike and Kenilworth Road, P98150, Radnor Twp.
44	06/19/2006		1312.5	40140.7	152.9	740 Moore Ave., The Mews, Radnor Twp.
45	06/19/2006		262.5	39878.2	151.9	781 N. Wayne Ave., Parcel 43-11D-55, Tredyffrin Twp.
46	06/19/2006		262.5	39615.7	150.9	231 Fairlamb Ave., Havertown
47	06/19/2006		262.5	39353.2	149.9	255 Lansdowne Ave., Radnor Twp.
48	06/19/2006		1050.0	38303.2	145.9	Wicklow Project Job #02-129, Radnor Twp.
49	06/19/2006		15000.0	23303.2	88.8	Ellis Preserve, West Medical Building #060086001, Newtown Twp.
50	08/01/2006		525.0	22778.2	86.8	423 Old Eagle School Road, Tredyffrin Township
51	09/11/2006	19141.00		41919.2	159.7	I/I Allocation from Springfield Twp.
52	09/19/2006		525.0	41394.2	157.7	820 Vauclain Road, Radnor Township
53	10/04/2006		262.5	41131.7	156.7	1201 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		85	14701.7	56.0	3067 W. Chester Pike, Newtown Square 0.26 EDUs
66	04/01/2008		80	14621.7	55.7	1974 Sproul Road, Marple Township - Bank of America - 0.31 EDUs
67	04/18/2008		1050	13571.7	51.7	34 Reese Avenue, Newtown Square
68	07/02/2008		262.5	13309.2	50.7	971 S. Hunt Road, Newtown Square, Radnor - Falling Septic System
69	07/02/2008		525	12784.2	48.7	236 N. Aberdeen Ave., Radnor Township - 2EDUs
70	08/12/2008		8705	4079.2	15.5	Haverford Reserve Development - 33.16 EDUs
71	08/12/2008		262.5	3816.7	14.5	147 N. Valley Forge Road, Devon - 1 EDU
72	08/12/2008		262.5	3554.2	13.5	1629 Ashton Road, Havertown - 1 EDU

Corrective Action Plan - Summary of RHM Connection Allocations

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

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 4,535 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.

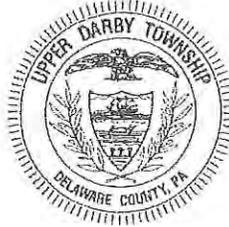
UPPER DARBY TOWNSHIP

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

Re: Sewage Facilities Planning
427 Lancaster Avenue
Radnor Township, Delaware County, PA

Dear Ms. Bernard,

Attached is the signed Chapter 94 Consistency Determination form for the above referenced project. This certification of the conveyance system is based on the attached letter from Springfield Township dated April 11, 2018.

Sincerely,

A handwritten signature in cursive script that reads "Daniel R. Lutz".

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

DARBY CREEK JOINT AUTHORITY

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

October 12, 2017
File No. 83800-112-RHM

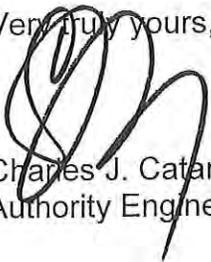
Christina Ruble
Ebert Engineering, Inc.
P.O. Box 540
Skippack, Pa 19474

Re: 427 E. Lancaster Avenue, Radnor
Flow Allocation

Dear Ms. Ruble:

At its meeting on September 20, 2017 the Darby Creek Joint Authority Board approved the revised flow allocation of 4,535 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

Darby Creek Joint Authority
Capacity Management Plan
Flow Allocation Summary

		DCJA System		RHM		DCJA Member	
		Total		Total		Total	
		Approved	Balance 90300	Approved	Balance 46887.5	Approved	Balance 43312.5
Oct-07	Jackson Ave, Darby Twp (JO)	Residential	525.00	89775.00	46987.50	525.00	42787.50
Oct-07	3817 Denison Ave, Upper Darby	Residential	1050.00	87225.00	46987.50	1050.00	41737.50
	2006 I & I Credit (RHM)		-10500.00	99225.00	-10500.00		41737.50
Feb-08	442 Poplar St, Sharon Hill	Residential	1050.00	98175.00	57487.50	1050.00	40687.50
Feb-08	537 Grand Ave, Haverford	Residential	262.5	97912.50	262.5	57225.00	40687.50
Feb-08	102 Lovella Ave, Radnor	Residential	2363.5	95549.00	2363.5	54861.50	40687.50
Feb-08	115 Peiri Ave, Radnor	Residential	262.5	95286.50	262.5	54599.00	40687.50
Apr-08	851 W Lancaster Ave, Tredyffrin	Commercial	8750	86535.50	8750.0	45849.00	40687.50
Apr-08	Haverford Reserve, Haverford	Residential	8705	77831.50	8705.0	37144.00	40687.50
May-08	34 Reesa Ave, Newtown	Residential	1050	76781.50	1050.0	36094.00	40687.50
May-08	540-542 Folcroft Ave, Folcroft	Residential	525.00	76258.50	525.00	36094.00	525.00
Jul-08	Sycamore Ave, Upper Darby	Residential	3150	73106.50		36094.00	3150
Jul-08	971 S Hunt Rd, Radnor	Residential	262.5	72844.00	262.5	35831.50	37012.50
Sep-08	236 N Aberdeen Ave, Radnor	Residential	262.5	72681.50	262.5	35569.00	37012.50
Sep-08	2007 I & I Credit (RHM)		-21348	93923.50	-21348	56917.00	37012.50
Oct-08	1974 Sprout Rd, Marple	Commercial	80	93849.50	80	56837.00	37012.50
Oct-08	613 W Lancaster Ave, Radnor	Commercial	0	93849.50	0	56837.00	37012.50
Oct-08	4812 Drexelbrook Dr, Upper Darby	Commercial	12400	81449.50		56837.00	12400
Nov-08	317 Dorsal Rd, Easttown	Residential	787.5	80662.00	787.5	56049.50	24612.50
Nov-08	519 Kaiser Dr, Folcroft	Commercial	1710	78952.00		56049.50	1710
Dec-08	1629 Ashlon Rd, Haverford	Residential	262.5	78689.50	262.5	55787.00	22902.50
Dec-08	112 N Main Rd, Marple	Residential	1575	77114.50	1575	54212.00	22902.50
Jan-09	1020 Ridge Ave, Darby Borough	Commercial	262.5	76852.00		54212.00	262.5
Jan-09	MacDade & Chestnut, Darby Borough	Commercial	2117.5	74734.50		54212.00	2117.5
Feb-09	1254 Fairview Ave, Haverford	Residential	525	74209.50	525	53687.00	20522.50
Feb-09	1239 Leedom Rd, Haverford	Residential	262.5	73947.00	262.5	53424.50	20522.50
Feb-09	1300 Fairview Ave, Haverford	Residential	525	73422.00	525	52899.50	20522.50
Feb-09	145 King of Prussia Rd, Radnor	Commercial	12451	60971.00	12451	40446.50	20522.50
Mar-09	Coventry Woods, Springfield	Residential	6037.5	54933.50		40446.50	6037.5
Mar-09	200 N Radnor-Chester Rd, Radnor	Commercial	8025	45908.50	8025	32423.50	14485.00
Mar-09	221-223 Bella Vista Rd, Easttown	Residential	262.5	46646.00	262.5	32161.00	14485.00
Mar-09	1301 Fairview Ave, Haverford	Residential	262.5	46383.50	262.5	31898.50	14485.00
Apr-09	1020 Ridge Ave, Darby Borough	Commercial	1312.5	45071.00		31898.50	1312.5
May-09	1344 West Chester Pike, Haverford	Residential	262.5	44808.50	262.5	31636.00	13172.50
	2008 I & I Credit (RHM)		-37717.00	82525.00	-37717.00	83553.00	13172.50
Jun-09	20 Surrey Dr, Newtown	Residential	262.5	82283.00	262.5	8090.50	13172.50
Jul-09	Eastern University (Fowler), Radnor	Institutional	2000	80283.00	2000	67090.50	13172.50
Sep-09	5050 Fairway Rd, Upper Darby	Commercial	533	79730.00		67090.50	533
	I & I Credit (Upper Darby Twp)		-8014	87744.00		87090.50	-8014
Oct-09	Collingdale Swim Club	Residential	262.5	87481.50		67090.50	262.5
Nov-09	2628 Franklin Ave, Marple	Residential	262.5	87219.00	262.5	67090.50	20391.00
Nov-09	222 Sugarloaf Rd, Radnor	Commercial	0	87219.00	0	66828.00	0
Nov-09	408 Lansdowne Ave, Yeasden	Residential	600	86619.00		66828.00	600
Dec-09	45 Maple Rd, Haverford	Residential	262.5	86356.50	262.5	66565.50	19791.00
May-10	615 Newtown Rd, Radnor	Residential	787.5	85568.00	787.5	65778.00	19791.00
Oct-10	Bon Air & Royal Aves, Haverford	Residential	262.5	85306.50	262.5	65515.50	19791.00
Nov-10	416 S 4th St, Darby	Residential	2243	83063.50		65515.50	2243
Nov-10	111 S Wycombe Ave, Lansdowne	Residential	262.5	82801.00		65515.50	262.5
Nov-10	24-48 Baltimore Ave, Lansdowne	Residential	0	82801.00		65515.50	0
Dec-10	513 S Roberts Rd, Radnor	Residential	262.5	82538.50	262.5	65253.00	17285.50
Apr-11	MacDade & Chestnut, Darby Borough	Commercial	1837.5	80701.00		65253.00	1837.5
Jun-11	1313 Centier Rd, Haverford	Residential	525	80176.00	525	64728.00	15448.00
Jun-11	1001 Cedar Ave, Yeasden	Commercial	74	80102.00		64728.00	74
Jun-11	712-714 Sharon Ave, Darby Twp	Residential	525	79577.00	525	64203.00	15374.00
Jul-11	516-518 Main St, Darby Borough	Commercial	960	78617.00		64203.00	960
Sep-11	412 Conestoga Rd, Radnor	Residential	262.5	78354.50	262.5	63940.50	14414.00
Oct-11	1217 Bon Air Rd, Haverford	Residential	787.5	77567.00	787.5	63153.00	14414.00
Oct-11	Elia Rd - Marion Golf Club	Commercial	240	77327.00	240	62913.00	14414.00
Nov-11	117 Sugarloaf Rd, Easttown	Residential	262.5	77064.50	262.5	62650.50	14414.00
Jan-12	1518 Steal Rd, Haverford	Residential	262.5	76802.00	262.5	62388.00	14414.00
Jan-12	Courtney Circle PS Diversion, Radnor	Residential	12337.5	64464.50	12337.5	50050.50	14414.00
Jan-12	1430 County Line Rd, Radnor	Residential	2625	61839.50	2625	47425.50	14414.00
Jan-12	Beddoy Rd, Tredyffrin	Commercial	1650	60189.50	1650	45775.50	14414.00
Feb-12	BPG PH 1 of Sector 1, Newtown	Commercial	0	60189.50	0	45775.50	14414.00
Feb-12	Animal Protection Board, Darby Twp	Institutional	2140	58049.50		45775.50	2140
Mar-12	606 W Wayne Ave, Radnor	Residential	262.5	57787.00	262.5	45513.00	12274.00
Mar-12	4130 Huey Ave, Upper Darby	Residential	262.5	57524.50		45513.00	262.5
Mar-12	237-245 Lancaster Ave, Radnor	Commercial	-540	58064.50	-540	46053.00	12011.50
Apr-12	700 Chester Pike, Sharon Hill	Commercial	2800	55264.50		46053.00	2800
Apr-12	231 N Rolling Rd, Springfield	Residential	262.5	55002.00		46053.00	262.5
May-12	700 Chester Pike, Sharon Hill	Commercial	3367	51635.00		46053.00	3367
Oct-12	527 St Davids Ave, Radnor	Residential	262.5	51372.50	262.5	45790.50	5582.00
Oct-12	370 Main Rd, Radnor	Residential	262.5	51110.00	262.5	45527.00	5582.00
Nov-12	IBI Credit (Chion Heights)		-9000	60110.00		45527.00	-9000
Nov-12	254 Davis Ave, Clifton Heights	Residential	2625	57485.00		45527.00	2625
Nov-12	4 Rockbourne Rd, Clifton Heights	Commercial	660	56825.00		45527.00	660
Jan-13	2009 IBI Credit RHM		-76932	133757.00	-76932	122459.00	11297.00
Jan-13	2010 IBI Credit RHM		-50757	184514.00	-50757	173216.00	11297.00
Jan-13	2009 IBI Credit Springfield		-26510	211024.00		173216.00	-26510
Jan-13	Haverford Reserve, Haverford	Residential	13134	197890.00	13134	160082.00	37807.00
Jan-13	200 Ithan Creek Rd, Radnor	Residential	525	197365.00	525	159557.00	37807.00

Chapter 94 Consistency Table					
Design Capacity		Present Flows		Projected Flows	
Average	Peak	Average	Peak	Average	Peak
21370000	29340000	21370000.0	29340000.0		
21469225	29439225	21370000.0	29340000.0	21469225	29439225
21469225	29439225	21371050.0	29341050.0	21469225	29439225
21469225	29439225	21371312.5	29341312.5	21469225	29439225
21469225	29439225	21373676.0	29343676.0	21469225	29439225
21469225	29439225	21373938.5	29343938.5	21469225	29439225
21469225	29439225	21382668.5	29352668.5	21469225	29439225
21469225	29439225	21391393.5	29361393.5	21469225	29439225
21469225	29439225	21392443.5	29362443.5	21469225	29439225
21469225	29439225	21392968.5	29362968.5	21469225	29439225
21469225	29439225	21396118.5	29366118.5	21469225	29439225
21469225	29439225	21396381.0	29366381.0	21469225	29439225
21469225	29439225	21396643.5	29366643.5	21469225	29439225
21490573	29460573	21396643.5	29366643.5	21469225	29439225
21490573	29460573	21397012.5	29367012.5	21469225	29439225
21490573	29460573	21396723.5	29366723.5	21469225	29439225
21490573	29460573	21397123.5	29367123.5	21469225	29439225
21490573	29460573	21397235	29367235	21469225	29439225
21490573	29460573	21397346.5	29367346.5	21469225	29439225
21490573	29460573	21397457.5	29367457.5	21469225	29439225
21490573	29460573	21397568.5	29367568.5	21469225	29439225
21490573	29460573	21397679.5	29367679.5	21469225	29439225
21490573	29460573	21397790.5	29367790.5	21469225	29439225
21490573	29460573	21397901.5	29367901.5	21469225	29439225
21490573	29460573	21398012.5	29368012.5	21469225	29439225
21490573	29460573	21398123.5	29368123.5	21469225	29439225
21490573	29460573	21398234.5	29368234.5	21469225	29439225
21490573	29460573	21398345.5	29368345.5	21469225	29439225
21490573	29460573	21398456.5	29368456.5	21469225	29439225
21490573	29460573	21398567.5	29368567.5	21469225	29439225
21490573	29460573	21398678.5	29368678.5	21469225	29439225
21490573	29460573	21398789.5	29368789.5	21469225	29439225
21490573	29460573	21398900.5	29368900.5	21469225	29439225
21490573	29460573	21399011.5	29369011.5	21469225	29439225
21490573	29460573	21399122.5	29369122.5	21469225	29439225
21490573	29460573	21399233.5	29369233.5	21469225	29439225
21490573	29460573	21399344.5	29369344.5	21469225	29439225
21490573	29460573	21399455.5	29369455.5	21469225	29439225
21490573	29460573	21399566.5	29369566.5	21469225	29439225
21490573	29460573	21399677.5	29369677.5	21469225	29439225
21490573	29460573	21399788.5	29369788.5	214	

Jan-13	Stratford Station Apts, Tredyfflin	Residential	2625	194740.00	2625	156932.00		37807.00
Jan-13	228 W Wayne Ave, Radnor	Residential	1575	193165.00	1575	155357.00		37807.00
Jan-13	3590 West Chester Pike, Newtown	Commercial	1575	191590.00	1575	153782.00		37807.00
Jan-13	615 Newtown Rd, Radnor	Residential	2100	189490.00	2100	151682.00		37807.00
Jan-13	Munger & Newtown St Rd, Newtown	Residential	787.5	188702.50	787.5	150894.50		37807.00
Mar-13	411 Timber Lane, Newtown	Residential	262.5	188440.00	262.5	150632.00		37807.00
May-13	11 Northwood Rd, Newtown	Residential	262.5	188177.50	262.5	150369.50		37807.00
Jul-13	1504 Steel Rd, Haverford	Residential	262.5	187915.00	262.5	150107.00		37807.00
Jul-13	3599 West Chester Pike, Newtown	Commercial	200	187715.00	200	149807.00		37807.00
Sep-13	50 Hilltop Rd, Haverford	Institutional	100	187615.00	100	149807.00		37807.00
Sep-13	110 S Wycambe Ave, Lansdowne	Residential	262.5	187352.50		149807.00	262.5	37544.50
Sep-13	103-105 Glenwood Ave, Clifton Heights	Residential	525	186827.50		149807.00	262.5	37282.00
Oct-13	1254 Leedom Rd, Haverford	Residential	262.5	186565.00	262.5	149544.50		37282.00
Dec-13	609 Lengacro Blvd, Yeadon	Institutional	250	186315.00		149544.50	250	37032.00
Jan-14	115 Stratford Ave, Radnor	Residential	2887.5	183427.50	2887.5	146657.00		37032.00
Feb-14	301 S Valley Forge Rd, Tredyfflin	Residential	1375	182052.50	1375	145282.00		37032.00
Mar-14	3500 West Chester Pike, Newtown	Residential	10500	171552.50	10500	134782.00		37032.00
Mar-14	1220 Chesler Pike, Sharon Hill	Commercial	130	171422.50		134782.00	130	36902.00
May-14	30 Lawrence Rd, Marple	Commercial	1427	169995.50	1427	133355.00		36902.00
May-14	2609 Sunset Blvd, Marple	Residential	262.5	169733.00	262.5	133092.50		36902.00
Jun-14	Androsan Farm, Radnor	Residential	19950	149783.00	19950	113142.50		36902.00
Jul-14	24 W Baltimore Ave, Lansdowne	Commercial	400	149383.00		113142.50	400	36502.00
Sep-14	Surrey Services, Tredyfflin	Commercial	397	148986.00	397	112745.50		36502.00
Oct-14	205 Stratford Rd, Radnor	Residential	1050	147936.00	1050	111695.50		36502.00
Dec-14	217 Pine Tree Rd, Radnor	Residential	262.5	147673.50	262.5	111433.00		36502.00
Dec-14	771-797 E Lancaster Ave, Radnor	Commercial	6055	141618.50	6055	105378.00		36502.00
Jan-15	120-124 Bloomingdale Ave, Radnor	Residential	1050	140568.50	1050	104328.00		36502.00
Jul-15	Vilanova CCLD Development	Commercial	-43968	184536.50	-43968	148296.00		36502.00
Jul-15	Elia Preserve	Commercial	15000	169536.50	15000	133266.00		36502.00
Sep-15	Profo, Berklej & Greenhill, Marple	Residential	262.5	169274.00	262.5	133033.50		36502.00
Feb-16	227-229 Plant Ave, Radnor	Residential	1050	168224.00	1050	131983.50		36502.00
Feb-16	Langford Sq, Marple	Residential	7875	160349.00	7875	124108.50		36502.00
Feb-16	Emmaus House - Cabini, Radnor	Institutional	50	160299.00	50	124058.50		36502.00
Mar-16	2200 West Chester Pike, Marple	Institutional	1050	159249.00	1050	123008.50		36502.00
Apr-16	Sposato - Steel Rd, Haverford	Residential	525	158724.00	525	122483.50		36502.00
Apr-16	Fox Hollow, Marple	Residential	3150	155574.00	3150	119333.50		36502.00
May-16	Brighview, Conestoga Rd, Tredyfflin	Residential	16660	138914.00	11660	107673.50		36502.00
May-16	Fairfield Inn, Lawrence Rd, Marple	Commercial	6000	132914.00	6000	101673.50		36502.00
Jun-16	212-216 Bloomingdale Ave, Radnor	Residential	1050	131864.00	1050	100623.50		36502.00
Jul-16	Radnor Library, Radnor	Institutional	774	131090.00	774	99849.50		36502.00
Sep-16	131-133 Garott Ave, Radnor	Residential	525	130565.00	525	99324.50		36502.00
Sep-16	1235 Steel Rd, Haverford	Residential	262.5	130302.50	262.5	99062.00		36502.00
Oct-16	Baltimore Ave & Jackson St, Clifton Heights	Commercial	1149	129153.50		99062.00	1149	35353.00
Oct-16	741 Newtown Rd, Radnor	Residential	525	128628.50	525	98537.00		35353.00
Dec-16	Marple Assoc, West Chester Pike, Marple	Commercial	14175	114453.50	14175	84362.00		35353.00
Jan-17	Baltimore Ave & Jackson St, Clifton Heights	Commercial	-1149	116602.50		84362.00	-1149	36502.00
Jan-17	Baltimore Ave & Jackson St, Clifton Heights	Commercial	1302	114300.50		84362.00	1302	35200.00
Feb-17	20-22 Berkley Rd, Tredyfflin	Residential	1312.5	112988.00	1312.5	83049.50		35200.00
Mar-17	Harvard Ln, Radnor	Residential	3675	109313.00	3675	79374.50		35200.00
Apr-17	20-22 Berkley Rd, Tredyfflin	Residential	-262.5	109575.50	-262.5	79637.00		35200.00
Sep-17	20-22 Berkley Rd, Tredyfflin	Residential	262.5	109313.00	262.5	79374.50		35200.00
Sep-17	427 E Lancaster Ave, Radnor	Residential	4535	104778.00	4535	74839.50		35200.00

21699503	29669503	21504763.0	29474763.0	21469225	29439225
21699503	29669503	21506338.0	29476338.0	21469225	29439225
21699503	29669503	21507913.0	29477913.0	21469225	29439225
21699503	29669503	21510013.0	29480013.0	21469225	29439225
21699503	29669503	21510800.5	29480800.5	21469225	29439225
21699503	29669503	21511063.0	29481063.0	21469225	29439225
21699503	29669503	21511325.5	29481325.5	21469225	29439225
21699503	29669503	21511588.0	29481588.0	21469225	29439225
21699503	29669503	21511788.0	29481788.0	21469225	29439225
21699503	29669503	21511888.0	29481888.0	21469225	29439225
21699503	29669503	21512150.5	29482150.5	21469225	29439225
21699503	29669503	21512675.5	29482675.5	21469225	29439225
21699503	29669503	21512938.0	29482938.0	21469225	29439225
21699503	29669503	21513188.0	29483188.0	21469225	29439225
21699503	29669503	21516075.5	29486075.5	21469225	29439225
21699503	29669503	21517450.5	29487450.5	21469225	29439225
21699503	29669503	21527950.5	29497950.5	21469225	29439225
21699503	29669503	21528080.5	29498080.5	21469225	29439225
21699503	29669503	21529507.5	29499507.5	21469225	29439225
21699503	29669503	21529770.0	29499770.0	21469225	29439225
21699503	29669503	21549720.0	29519720.0	21469225	29439225
21699503	29669503	21550120.0	29520120.0	21469225	29439225
21699503	29669503	21550517.0	29520517.0	21469225	29439225
21699503	29669503	21551567.0	29521567.0	21469225	29439225
21699503	29669503	21551829.5	29521829.5	21469225	29439225
21699503	29669503	21557884.5	29527884.5	21469225	29439225
21699503	29669503	21558934.5	29528934.5	21469225	29439225
21699503	29669503	21561496.5	29531496.5	21469225	29439225
21699503	29669503	21529966.5	29499966.5	21469225	29439225
21699503	29669503	21530229.0	29500229.0	21469225	29439225
21699503	29669503	21531279.0	29501279.0	21469225	29439225
21699503	29669503	21539154.0	29509154.0	21469225	29439225
21699503	29669503	21539204.0	29509204.0	21469225	29439225
21699503	29669503	21540264.0	29510264.0	21469225	29439225
21699503	29669503	21540779.0	29510779.0	21469225	29439225
21699503	29669503	21543929.0	29513929.0	21469225	29439225
21699503	29669503	21560589.0	29530589.0	21469225	29439225
21699503	29669503	21566589.0	29536589.0	21469225	29439225
21699503	29669503	21567639.0	29537639.0	21469225	29439225
21699503	29669503	21568413.0	29538413.0	21469225	29439225
21699503	29669503	21568938.0	29538938.0	21469225	29439225
21699503	29669503	21569200.5	29539200.5	21469225	29439225
21699503	29669503	21570349.5	29540349.5	21469225	29439225
21699503	29669503	21570874.5	29540874.5	21469225	29439225
21699503	29669503	21588049.5	29555049.5	21469225	29439225
21699503	29669503	21583900.5	29553900.5	21469225	29439225
21699503	29669503	21585202.5	29555202.5	21469225	29439225
21699503	29669503	21586515.0	29556515.0	21469225	29439225
21699503	29669503	21590190.0	29560190.0	21469225	29439225
21699503	29669503	21589977.5	29559977.5	21469225	29439225
21699503	29669503	21590190.0	29560190.0	21469225	29439225
21699503	29669503	21594725.0	29564725.0	21469225	29439225

☒ 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 4,535 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

DCJA

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	21,699,503	29,669,503	21,594,725	29,564,725	21,469,225	29,439,225
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System - Darby Creek Interceptor

Name of Agency, Authority, Municipality Darby Creek Joint Authority

Name of Responsible Agent CHARLES J. CATANIA JR

Agent Signature *Charles J. Catania Jr*

Date 7/11/18

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.

DELCORA

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 4,535 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	30.0 MGD	60.0 MGD	18.13 MGD	38.24 MGD	19.30 MGD	40.71 MGD
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

DELCORA

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

c. Conveyance System - Darby Creek Pump Station

Name of Agency, Authority, Municipality DELCORA

Name of Responsible Agent Robert Willert

Agent Signature [Signature]

Date 9-25-17

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 PHILADELPHIA WATER DEPARTMENT

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)

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



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

September 22, 2017

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

RE: Sewer Planning Module Exemption
427 E. Lancaster Avenue
Radnor Township, Delaware County (rev. GPD)

Dear Ms. Bernard:

We are in receipt of check #000095 from M3P Partners, LLC (Janiczek Homes, LLC) in the amount of \$18,000.00 for the tapping fee for this project.

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 4,535 GPD (18 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 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.

Sincerely,

Robert J. Willert
Executive Director

RJW:bab
enclosure

cc: P. O'Donnell, Janiczek Homes, LLC via email – janiczekhomes619@gmail.com
C. Hurst – via email
C. Catania, Jr., CEA – via email
Accounting – via email
File - Project #2017-1014 (rev. GPD)

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

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 4,535 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

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

3. Collection and Conveyance Facilities *(MCO) 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 _____

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 PHILA. WATER DEPT.

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

Agent Signature *Eric Ponert*

Date 3/19/18

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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



Debra McCarty, Water Commissioner

March 19, 2018
Via E-mail

Ms. Tara Bernard
Ebert Engineering, Inc.
4092 Skippack Pike, Suite 202
Skippack, PA 19474

SUBJECT: Request for Capacity Certification (Revised)
427 E. Lancaster Avenue
PWD Code No. 201705-002
Radnor Township, Delaware County

Ms. Bernard:

I have completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 8 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 this 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 4,535 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

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.

Tara Bernard _____
Name (Print) Tara Bernard _____
Signature
Planning Specialist, Ebert Engineering, Inc. _____
Title 8/2/16 _____
Date
P.O. Box 540, 4092 Skippack Pike, Suite 202, Skippack _____
Address 6105846701 _____
Telephone Number
PA 19474

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.

$$\# \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \text{ _____}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:
- \$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

COMPONENT 3 – SECTION F PROJECT NARRATIVE

427 E. Lancaster Avenue Multi-Family Residential Development

Project Narrative

(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.***

The 427 E. Lancaster Avenue Multi-Family Residential Development is proposing a total of twenty-two (22) condominium units located at 427 E. Lancaster Avenue in Radnor Township, Delaware County, Pennsylvania.

The property currently consists of two parcels totaling 1.2 acres, Parcel A which contains an existing five unit apartment building and Parcel B which contains two existing offices, Radnor Family Practice and Wayne Dental Associations. The two parcels are both owned by M3P Partners, LLC. The scope of the project is to raze the existing structures to construct a new 22 unit condominium complex. The condominium complex will not contain a community center or pool.

It is noted that both Parcels A and B are currently connected to the existing public sanitary sewer system located in E. Lancaster Avenue that is owned and operated by the Radnor Township. It is proposed to connect the proposed twenty two (22) condominium units to the same sanitary sewer line in E. Lancaster Avenue.

The 537 Plan identifies the area of the proposed subdivision to be located within the existing Radnor Township existing public sanitary sewer service area. The sewage generated by the proposed development will flow into Radnor Township's collection system and then into the RHM 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) and Darby Creek Interceptors which will convey the wastewater to the Darby Creek Pump Station which is owned and operated by DELCORA. The Darby Creek Pump Station will then convey the flow to the Philadelphia Southwest Water Pollution Control Plant which is owned and operated by the Philadelphia Water Department for treatment and disposal NPDES Permit No. PA0026671.

- 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.***

There are existing flows generated by the site from the existing five unit apartment building and the two existing offices, Radnor Family Practice and Wayne Dental Association. The existing flow is already connected to Radnor Township and RHM public sanitary sewer with ultimate treatment at Philadelphia Southwest Water Pollution Control Plant.

This existing capacity will be subtracted from the new flows proposed to be generated by the development in order to determine the amount of additional flow required by this project. Based upon one year of water records for the existing apartments and offices, the average daily flow is 765 gpd for the five (5) apartments and 475 gpd for the medical office and dental office. The existing average daily flow totals 1,240 gpd for the site. The proposed sewage flow for the 22 unit condominium is 5,775 gpd and with the existing capacity of 1,240 gpd, the proposed development will require 4,535 gpd of additional capacity to service the development needs.

Radnor Haverford Marple Sewer Authority (RHMSA) defines the flow per edu as being equal to 262.5 gpd/edu therefore the proposed subdivision will generate an overall flow of 5,775 gpd (22 condominium units x 262.5 gpd/unit) or an overall of 22 edus. Using the PA DEP flow per edu of 400 gpd/edu, the project would generate 8,800 gpd of flow and would have an over all of 22 edus.

The project will however only need 4,535 gpd (5,775 gpd - 1,240 gpd) of additional capacity. This is the equivalent of 12 edus (4,535 gpd / 400 gpd/edu) using the PADEP's definition of a flow per edu of 400 gpd or 18 edus using RHMSA flow of 262.5 gpd/edu.

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 proposed method of sewage disposal for 427 E. Lancaster Avenue Multi-Family Residential Development consisting of twenty-two (22) condominium units is the continuation for the existing connection to Radnor Township existing public sanitary sewer.

The existing wastewater flows generated by this site is 1,240 gpd. This was determined based upon one year of water records for the existing apartments and offices, the average daily flow is 765 gpd for the five (5) apartments and 475 gpd for the medical office and dental office. The existing average daily flow totals 1,240 gpd for the site. The proposed sewage flow for the 22 unit condominium is 5,775 gpd and with the existing capacity of 1,240 gpd, the proposed development will require 4,535 gpd of additional capacity to service the development needs.

The project will however only need 4,535 gpd (5,775 gpd - 1,240 gpd) of additional capacity. This is the equivalent of 12 edus (4,535 gpd / 400 gpd/edu) using the PADEP's definition of a flow per edu of 400 gpd or 18 edus using RHMSA flow of 262.5 gpd/edu. Currently, the RHM-Springfield Township sewer service area has a self imposed

Connection Management Plan (CMP) set in place by Springfield Township. Springfield Township has placed the required 18 EDUs to service the proposed project on the CMP. The placement of the project on the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the 427 E. Lancaster Avenue Project. The Sewer Authorities have completed all necessary section J of the component 3 form verifying the connection of this project will not create an organic or hydraulic loading over load 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 conveyance system which is owned and operated by RHM Sewer Authority. From the RHM Sewer Authority will then flow into Springfield Upper Darby (SCUD) and Darby Creek Interceptors which will 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 flow 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 the wastewater 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. The projected population is 52.58 persons (22 edus x 2.39 persons/edu). The Radnor Haverford Marple Sewer Authority assigns a flow per edu as being equal to 262.5 gpd / unit for apartment. 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 wastewater will flow from Radnor Township collection to RHM Sewer Authority conveyance into Springfield Upper Darby (SCUD) and Darby Creek Interceptors which 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 Philadelphia Water Department. The Southwest Water Pollution Control Plant will treat the wastewater and discharge it under its existing NPDES Permit No. PA0026671.

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

The total acreage of this proposed development is approximately 1.2 acres.

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 1.2 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 area of the proposed development to be serviced by the existing Radnor Township existing public sanitary sewer service area. The proposed method of sewage disposal for the 427 E. Lancaster Avenue Project is connection to Radnor Township public sanitary sewer system through an existing on-site connection.

As previously discussed, the RHM-Springfield Township sewer service area has a self imposed Connection Management Plan (CMP) set in place by Springfield Township. Springfield Township has placed the required 18 EDUs to service the proposed project on the CMP. The placement of the project on the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the 427 E. Lancaster Avenue Project.

All of the downstream Sewer Authorities have completed the necessary section J of the component 3 form verifying the connection of this project will not create an organic or hydraulic loading over load to the conveyance system or treatment system within five years of connection.

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

ALTERNATIVE ANALYSIS

427 E. Lancaster Avenue Multi-Family Residential Development

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.*

The 427 E. Lancaster Avenue Multi-Family Residential Development is proposing a total of twenty-two (22) condominium units located at 427 E. Lancaster Avenue in Radnor Township, Delaware County, Pennsylvania.

The property currently consists of two parcels totaling 1.2 acres, Parcel A which contains an existing five unit apartment building and Parcel B which contains two existing offices, Radnor Family Practice and Wayne Dental Associations. The two parcels are both owned by the M3P Partners, LLC who is also the applicant for both parcels to connect to Radnor Township public sanitary sewer system. The proposed method of sewage disposal is the long-term method of sewage disposal for this project. The scope of the project is to raze the existing structures to construct a new 22 unit condominium complex. The condominium complex will not contain a community center or pool.

Sewage Flows

The existing wastewater flows generated by Parcel A and B for this site is 1,240 gpd. This was determined based upon one year of water records for the existing apartments and offices, the average daily flow is 765 gpd for the five (5) apartments and 475 gpd for the medical office and dental office. The existing average daily flow totals 1,240 gpd for the site. The proposed sewage flow for the 22 unit condominium is 5,775 gpd and with the existing capacity of 1,240 gpd, the proposed development will require 4,535 gpd of additional capacity to service the development needs.

This existing capacity will be subtracted from the new flows proposed to be generated by the development in order to determine the amount of additional flow required by this project. Based upon one year of water records for the existing apartments and offices, the average daily flow is 765 gpd for the five (5) apartments and 475 gpd for the medical office and dental office. The existing average daily flow totals 1,240 gpd for the site. The proposed sewage flow for the 22 unit condominium is 5,775 gpd and with the existing capacity of 1,240 gpd, the proposed development will require 4,535 gpd of additional capacity to service the development needs.

Radnor Haverford Marple Sewer Authority (RHM) defines the flow per edu as being equal to 262.5 gpd/edu. Therefore, the proposed subdivision will generate an overall flow of 5,775 gpd (22 condominium units x 262.5 gpd/unit) or an overall of 22 edus. Using

the PA DEP flow per edu of 400 gpd/edu, the project would generate 8,800 gpd of flow and would have an over all of 22 edus.

The project will however only need 4,535 gpd (5,775 gpd - 1,240 gpd) of additional capacity. This is the equivalent of 12 edus (4,535 gpd / 400 gpd/edu) using the PADEP's definition of a flow per edu of 400 gpd or 18 edus using RHM flow of 262.5 gpd/edu.

The 537 Plan identifies the area of the proposed development to be serviced by the existing Radnor Township existing public sanitary sewer service area. The proposed method of sewage disposal for the 427 E. Lancaster Avenue Project 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 (CMP) set in place by Springfield Township. Springfield Township has placed the required 18 EDUs to service the proposed project on the CMP. The placement of the project on the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the 427 E. Lancaster Avenue Project.

The Sewer Authorities have completed all necessary section J of the component 3 form verifying the connection of this project will not create an organic or hydraulic loading over load to the conveyance system or treatment system within five years of connection.

Conveyance

The sewage generated by the 427 E. Lancaster Avenue development will flow into Radnor Township's collection system and then into the conveyance system which is owned and operated by RHM Sewer Authority. From the RHM Sewer Authority will then flow into Springfield Upper Darby (SCUD) and Darby Creek Interceptors which will 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 flow 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 the wastewater 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 sewage 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 and residential in nature. They are serviced by the existing public sanitary sewer system in Radnor Township which is owned and operated by Radnor Haverford Marple Sewer Authority.

The project is located within the R-6 Residential 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 Connection Management Plan (CMP) set in place by Springfield Township. Springfield Township has placed the required 18 EDUs to service the proposed project on the CMP. The placement of the project on the CMP allows the EDUs to be released to Radnor Township to accommodate the projected flows for the 427 E. Lancaster Avenue Project.

All of the downstream Sewer Authorities have completed the necessary section J of the component 3 form verifying the connection of this project will not create an organic or hydraulic loading over load 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.***

As discussed above, the RHM-Springfield Township sewer service area has a Connection Management Plan set in place by Springfield Township. Springfield Township has placed the proposed 427 E. Lancaster Avenue Project on the CMP and the Sewer Authorities have completed the necessary section J of the component 3 form verifying the connection of this project will not create an organic or hydraulic loading over load 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 has been selected by the Township under the Act 537 Plan. The concept development plan, in conjunction with USDA-NRCS soils mapping, does not appear to support on-lot sewage disposal as large portion of the soil have been disturbed by existing features such as parking lot and sidewalks.

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 municipality'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 a connection to the existing public sanitary sewer system.

Connection to Radnor Township public sanitary sewer is the ultimate long term sewage planning. As this project will be utilizing some existing capacity allocated by the previous use, it will only be seeking an additional 4,535 gpd to service the project. This project has been placed on the Connection Management Plan and the Sewer Authorities have provided certification that the project will not create a projected organic or hydraulic overload to the system within five years time 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 proposed method of sewage disposal is the connection to the existing public sanitary sewer system provided by Radnor Township which provides a long term method of sewage planning and is consistent with the Radnor Township Act 537 Plan. The system is owned and maintained by RHM Sewer Authority. Each of the downstream sewer authorities will continue to be responsible for the maintenance and operation of their respective sewer facilities.

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

427 E. Lancaster Ave

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

1. Date plan received by municipal planning agency June 18, 20182. Date review completed by agency August 6, 2018

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____

14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____

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 _____

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

Name: Kathy Bogosian

Title: Chairperson

Signature: *Kathy Bogosian*

Date: 8/16/18

Name of Municipal Planning Agency: Radnor Township Planning Commission

Address 301 Iven Avenue, Wayne, PA 19087

Telephone Number: 610-688-5600

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

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

The planning agency must complete this component within 60 days.

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

COMPONENT 4B

**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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name

427 E. Lancaster Avenue Multi-Family Development

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

1. Date plan received by county planning agency. September 9, 2016
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency September 14, 2016

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> _____ |
| <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> |

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>Unknown, subject to municipal approval.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>The Delaware County Subdivision & Land Development Ordinance is used by some, but not all municipalities. It <u>is not</u> applicable to this municipality.</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <u>Not applicable.</u> If no, describe which requirements are not met <u>Not applicable.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? _____
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies <u>Not applicable.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act? <i>Only for the Ridley, Chester, Darby, and Crum Creek watersheds. This project is located in the <u>Darby Creek</u> watershed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures? _____
		18. Name, Title and signature of person completing this section: Name: <u>Will Brugger</u> Title: <u>Environmental Planner</u> Signature: <u></u> Date: <u>9/14/16</u> Name of County or Areawide Planning Agency: <u>Delaware County Planning Department</u> Address: <u>Court House & Government Center, 201 W. Front Street, Media, PA 19063</u> Telephone Number: <u>610-891-5218</u>

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

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

The county planning agency must complete this Component within 60 days.

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



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

September 14, 2016

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

RE: Act 537 Review
427 E. Lancaster Avenue
Radnor Township
1-23013-255-3J

Dear Mr. Zienkowski:

The Delaware County Planning Department (DCPD) has completed its review of the planning module for 427 E. Lancaster Avenue Multi-Family Development. The proposed plan calls for demolishing existing structures on a two parcel lot and development of a 22 unit condominium complex. The sewage generated by the proposed development will connect to the existing public sewer system in Lancaster Avenue. This project will require an additional 4,527 gpd capacity in the Radnor Township's collection system. Wastewater will be conveyed to the Philadelphia Southwest Water Pollution Control Plant for treatment and disposal. DCPD has no objection to the proposed method of wastewater disposal.

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

If you have any questions or require additional information please do not hesitate to contact me at (610) 891-5218.

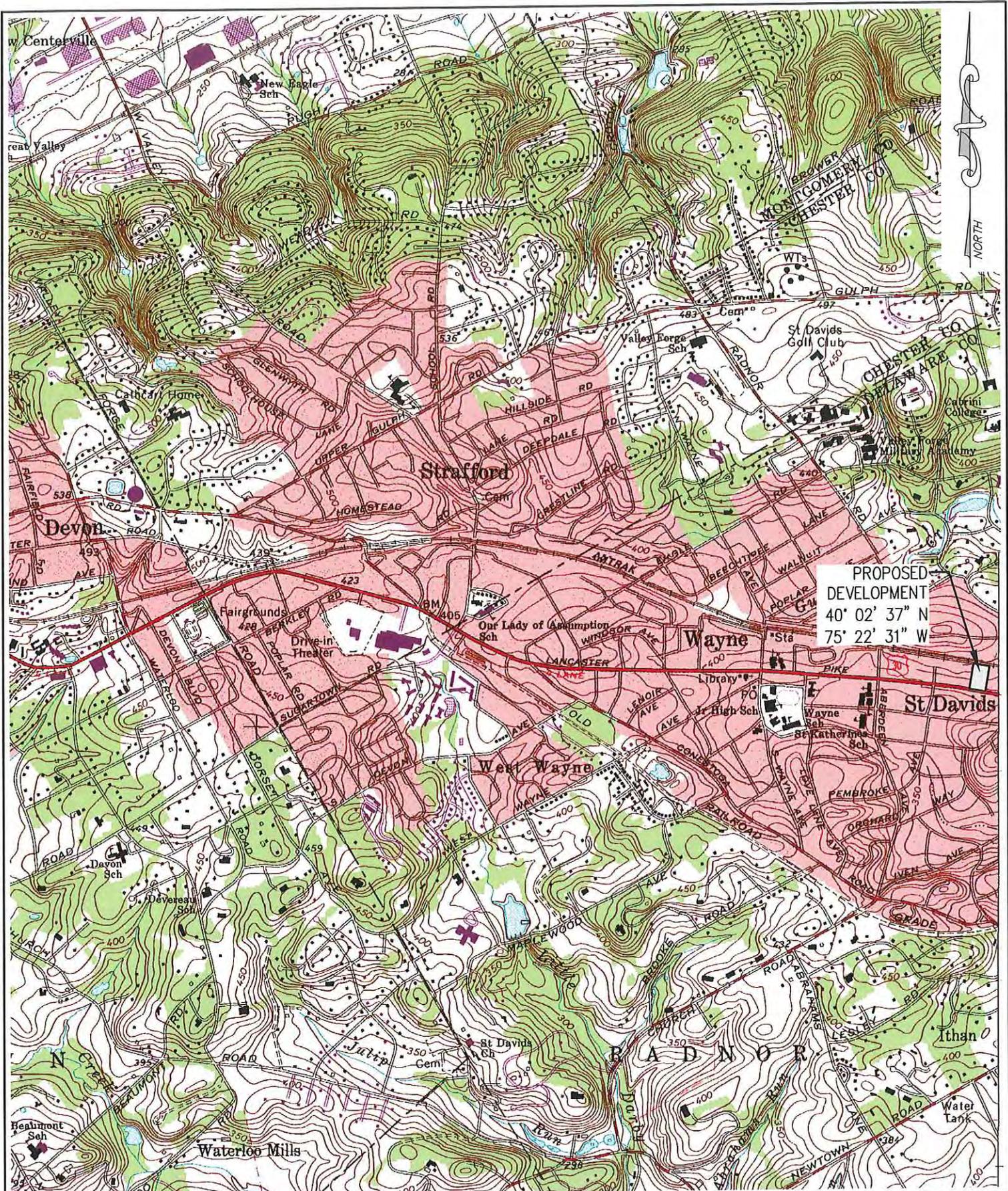
Sincerely,

Will Brugger
Environmental Planner

Enclosures: Completed DEP Review Form

Cc: PA Department of Environmental Protection
✓ Ebert Engineering, Inc.
427 E. Lancaster, LLC.

USGS LOCATION MAP



**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: **427 Lancaster Avenue**

Date of Review: **1/5/2017 03:09:50 PM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **1.32 acres**

County(s): **Delaware**

Township/Municipality(s): **RADNOR**

ZIP Code: **19087**

Quadrangle Name(s): **VALLEY FORGE**

Watersheds HUC 8: **Lower Delaware**

Watersheds HUC 12: **Darby Creek**

Decimal Degrees: **40.043655, -75.375219**

Degrees Minutes Seconds: **40° 2' 37.1574" N, 75° 22' 30.7883" W**

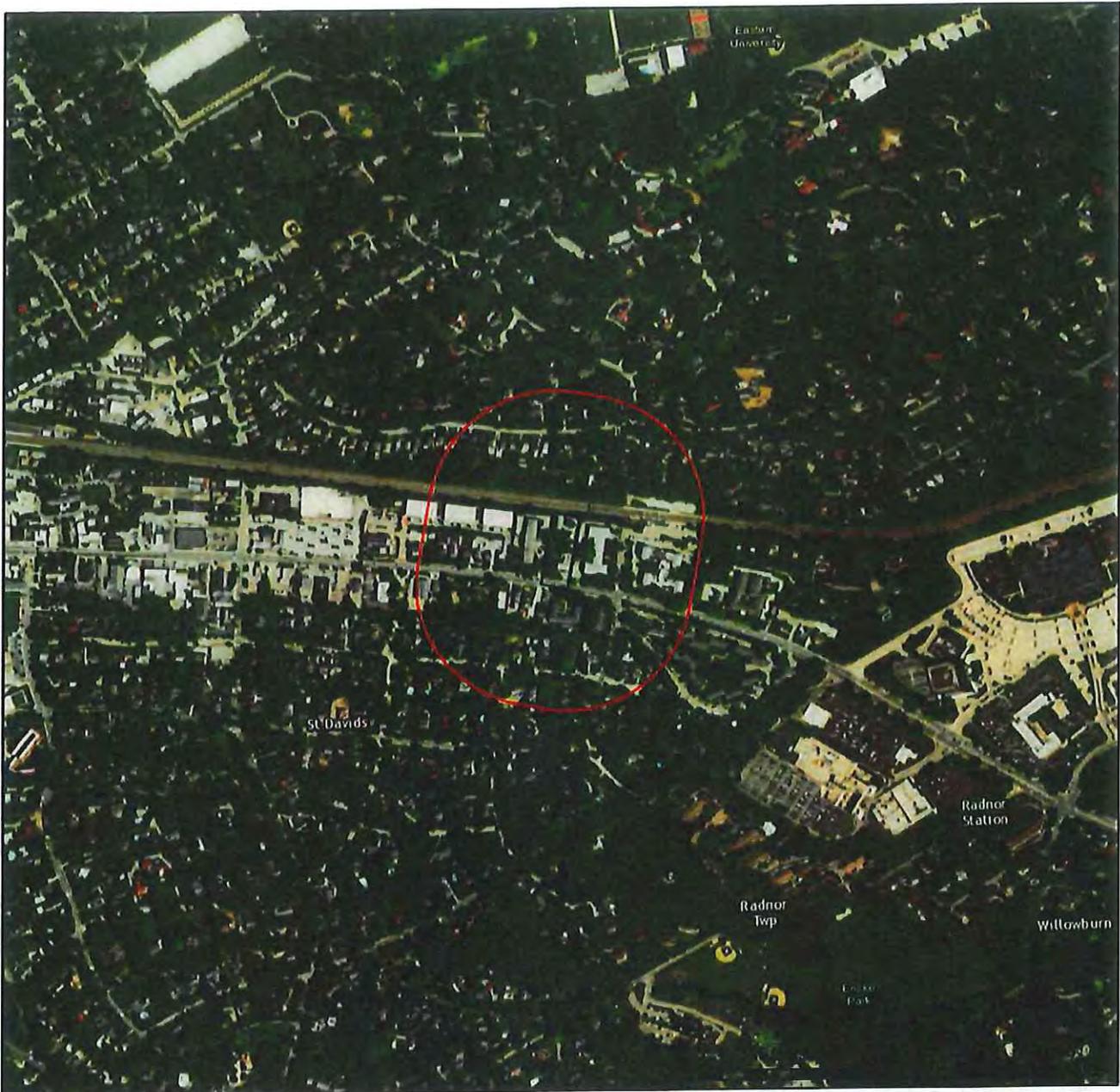
2. SEARCH RESULTS

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.

427 Lancaster Avenue

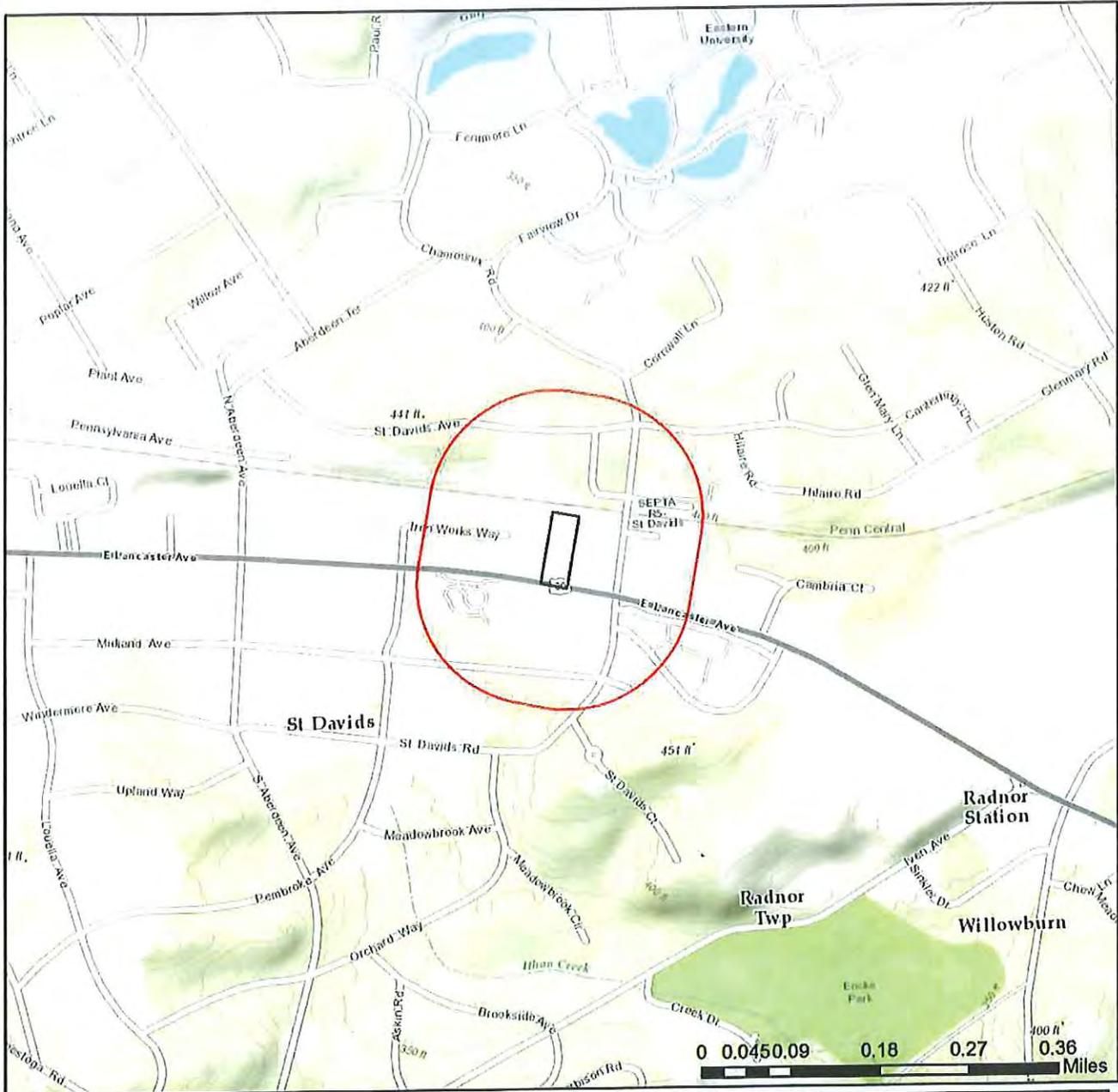


-  Project Boundary
-  Buffered Project Boundary



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

427 Lancaster Avenue



- Project Boundary
- Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this.

Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). 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
Fax: (717) 772-0271

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
450 Robinson Lane, Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

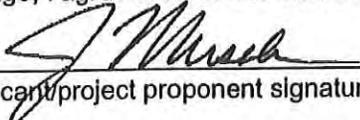
PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: James R. Musselman, EIT
Company/Business Name: Yohn Engineering, LLC
Address: 555 Second Avenue, Suite B-205
City, State, Zip: Collegetown, PA 19426
Phone: (610) 489-4580 Fax: ()
Email: jim@yohnengineering.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

01/05/2017

date

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

Ebert Engineering, Inc.

Water and Wastewater Engineering

RECEIVED

SEP 21 '17

Pennsylvania State
Historic Preservation Office

September 15, 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 5964 – Return Receipt Requested

Subject: 427 E. Lancaster Avenue Multi-family Development
Sewage Facilities Planning Module
Radnor Township, Delaware County, PA
EEI Project No. 026-158

Dear Sir or Madam,

Enclosed is the Cultural Resource Notice for the Sewage Facilities Planning Module for the above referenced project. The following additional information is enclosed to assist you in your evaluation of the referenced project which includes the following:

- USGS Location Map, Valley Forge Quadrangle
- Project Narrative
- Site Plans
- Photographs of Existing Buildings

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. 2017-2349-045-A

There are NO HISTORIC PROPERTIES
in the area of potential effect

Date 9-21-17

Reviewer

LED fw
DOUGLAS McNEAREN

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

PA Historical & Museum Commission
Bureau of Historic Preservation
400 North Street, 2nd Floor
Harrisburg PA 17120-0093



9590 9403 0179 5120 4990 37

2. Article Number (Transfer from service label)

7015 0640 0004 2281 5964

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

SEP 18 2017

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Ebert Engineering, Inc.

Water and Wastewater Engineering

September 15, 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 5964 – Return Receipt Requested

Subject: 427 E. Lancaster Avenue Multi-family Development
Sewage Facilities Planning Module
Radnor Township, Delaware County, PA
EEI Project No. 026-158

Dear Sir or Madam,

Enclosed is the Cultural Resource Notice for the Sewage Facilities Planning Module for the above referenced project. The following additional information is enclosed to assist you in your evaluation of the referenced project which includes the following:

- USGS Location Map, Valley Forge Quadrangle
- Project Narrative
- Site Plans
- Photographs of Existing Buildings

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

The 427 E. Lancaster Avenue Multi-Family Residential Development is proposing a total of 22 condominium units located at 427 E. Lancaster Avenue in Radnor Township, Delaware County, Pennsylvania.

The property currently consists of two parcels totaling 1.2 acres, Parcel A which contains an existing five unit apartment building and Parcel B which contains two existing offices, Radnor Family Practice and Wayne Dental Associations. The two parcels are both owned by M3P Partners, LLC. The scope of the project is to raze the existing structures to construct a new 22 unit condominium complex. The condominium complex will not contain a community center or pool.

It is noted that both Parcels A and B are currently connected to the existing public sanitary sewer system located in Lancaster Avenue that is owned and operated by the Radnor Township. It is proposed to connect the proposed twenty two (22) condominium units to the same sanitary sewer line in Lancaster Avenue.

The 537 Plan identifies the area of the proposed subdivision to be located within the existing Radnor Township existing public sanitary sewer service area. The sewage generated by the proposed development will flow into Radnor Township's collection system and then into the RHM 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. 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.



CULTURAL RESOURCE NOTICE

DEP USE ONLY
Date Received

Read the instructions before completing this form.

SECTION A. APPLICANT IDENTIFIER

Applicant Name M3P Partners LLC / Attn. Mr. Mark Janiczek

Street Address 619 Rear Conestoga Road

City Villanova State PA Zip 19085

Telephone Number 484-580-8104

Project Title 427 E. Lancaster Avenue Multi-family Development

SECTION B. LOCATION OF PROJECT

Municipality Radnor Township County Name Delaware DEP County Code 23

SECTION C. PERMITS OR APPROVALS

Name of Specific DEP Permit or Approval Requested: Sewage Facilities Planning

Anticipated federal permits:

Surface Mining 404 Water Quality Permit

Army Corps of Engineers Federal Energy Regulatory Commission

401 Water Quality Certification Other: _____

SECTION D. GOVERNMENT FUNDING SOURCES

State: (Name) _____ Local: (Name) _____

Federal: (Name) _____ Other: (Name) _____

SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL & GAS MGMT OFFICE

DEP Regional Office Responsible for Review of Permit Application Central Office (Harrisburg)

Southeast Regional Office (Norristown) Northeast Regional Office (Wilkes-Barre)

Southcentral Regional Office (Harrisburg) Northcentral Regional Office (Williamsport)

Southwest Regional Office (Pittsburgh) Northwest Regional Office (Meadville)

District Mining Office: _____ Oil & Gas Office: _____

SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.

County Conservation District Delaware County CD Telephone Number, if known 610-892-9484

SECTION G. CONSULTANT

Consultant, if applicable Christina Ruble / Ebert Engineering

Street Address 4092 Skippack Pike, PO Box 540

City Skippack State PA Zip 19474

Telephone Number 610-584-6701

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.

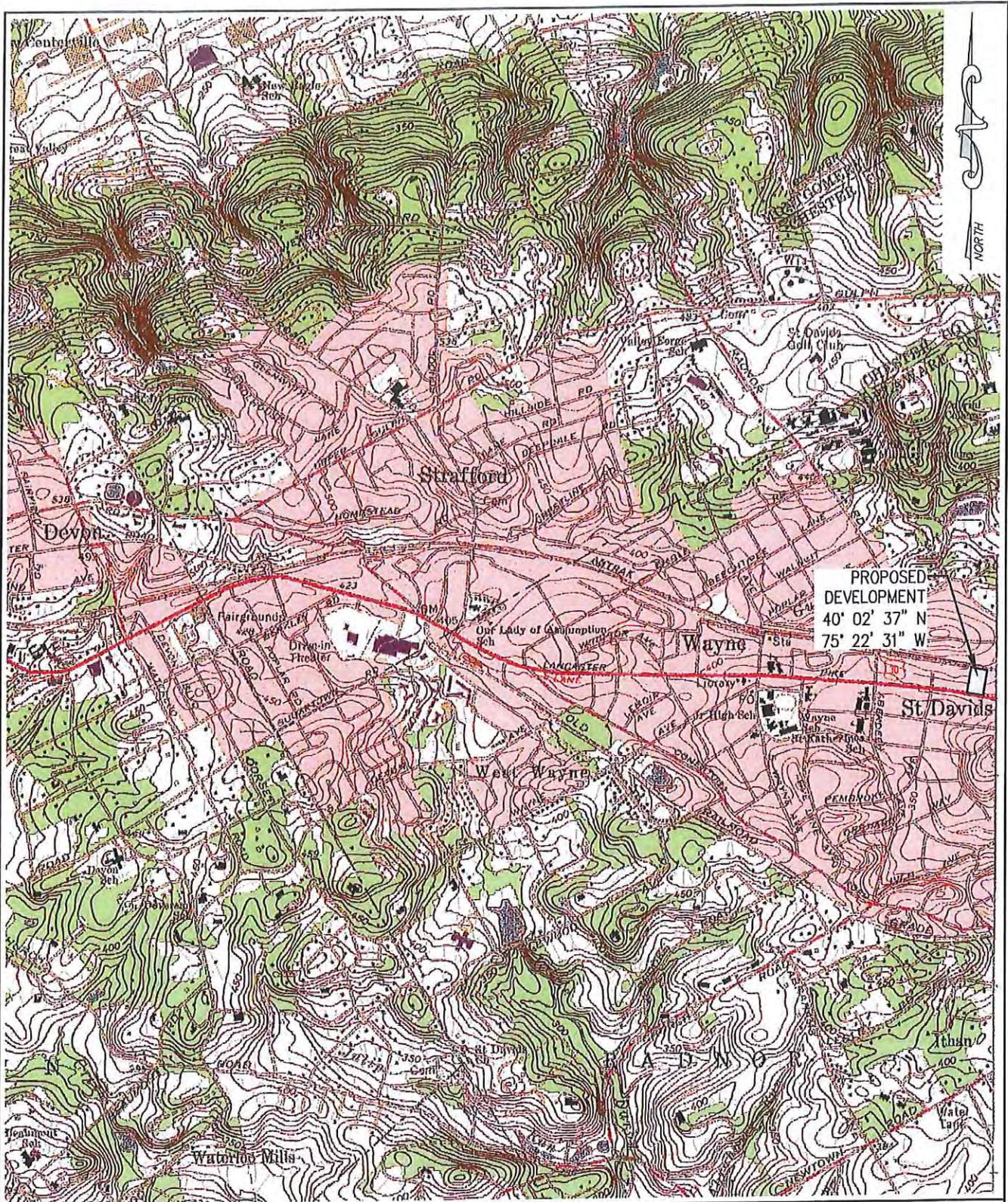
SECTION I. SIGNATURE BLOCK



Applicant's Signature

9/14/2017

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



Photo 1: South and east sides of building along Lancaster Avenue



Photo 2: North and west side of building along Lancaster Avenue



Photo 3: View of driveway looking towards north side of building along Lancaster Ave



Photo 4: West side of building along Lancaster Ave (right) looking towards garage building



Photo 5: View of East side of rear building at North end of property



Photo 6: East side of rear building at North end of property and adjacent garage to south (left)

WATER FLOW RECORDS

427 East Lancaster Avenue
WASTEWATER FLOWS ESTIMATE

Water Bill/ Billing Period	Total Usage Gallons	Number of Days	Average Daily Use Gallons/Day
Parcel A - Five (5) Existing Apartments			
1/21/16 - 2/23/16	23,400	30	780
2/23/16 - 3/24/16	23,400	30	780
2/20/15 - 3/20/15	25,000	28	893
3/20/15 - 4/22/15	31,700	33	961
4/22/16 - 5/21/15	22,300	29	769
5/21/15 - 6/22/15	24,500	32	766
6/22/15 - 7/22/15	19,600	30	653
7/22/15 - 8/20/15	16,900	29	583
8/20/15 - 9/21/15	23,200	32	725
9/21/15 - 10/20/15	21,000	29	724
10/20/15-11/20/15	24,200	31	781
Total GPD For Parcel A			765
Parcel B - Radnor Family Practice and Wayne Dental Associations			
3/20/15 - 2/20/15	13,000	28	464
3/20/15 - 4/22/15	15,000	33	455
4/22/15 - 5/21/15	14,000	29	483
5/21/15 - 6/22/15	15,000	32	469
6/22/15 - 7/22/15	12,000	30	400
7/22/15 - 8/20/15	12,000	29	414
8/20/15 - 9/21/15	16,000	32	500
9/21/15 - 10/20/15	15,000	29	517
10/20/15-11/20/15	12,000	31	387
1/21/16 - 2/23/16	19,000	33	576
2/23/16 - 3/24/16	17,000	30	567
Total GPD for Parcel B			476
Overall GPD for the Site			1,240

Parcel A - Five (5) Existing Apartments



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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 25, 2016** Total Amount Due **\$ 271.45** Current Charges Due Date **March 18, 2016**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
65503159	1"	02/23/16	33	Actual	5555100	24,200	Gallons
		01/21/16		Actual	5530900		
Average Daily Usage = 733 Gallons		Total Days: 33		Total Usage:		24,200	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 197.65
Total Payments Received.....	197.65
Remaining Balance	0.00
Customer Charge.....	46.70
10,000 gallons @ \$0.01 per gallon.....	100.00
Next 14,200 gallons @ \$0.008785 per gallon.....	124.75
Total Water Charges	271.45
Amount Due.....	\$ 271.45

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Front

Account Number
001673330 0204655
 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, 2016** Total Amount Due **\$ 264.42** Current Charges Due Date **April 19, 2016**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
65503159	1"	03/24/16	30	Actual	5578500	23,400	Gallons
		02/23/16		Actual	5555100		
Average Daily Usage = 780 Gallons		Total Days: 30		Total Usage:		23,400	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 271.45
Total Payments Received.....	271.45
Remaining Balance	0.00
Customer Charge.....	46.70
10,000 gallons @ \$0.01 per gallon	100.00
Next 13,400 gallons @ \$0.008785 per gallon.....	117.72
Total Water Charges	264.42
Amount Due.....	\$ 264.42

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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 24, 2015** Total Amount Due **\$ 278.48** Current Charges Due Date **April 15, 2015**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
65503159	1"	03/20/15	28	Actual	5308500	25,000	Gallons
		02/20/15		Actual	5283500		
Average Daily Usage = 892 Gallons		Total Days: 28		Total Usage:		25,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 338.14
Total Payments Received.....	338.14
Remaining Balance	0.00
Customer Charge.....	46.70
10,000 gallons @ \$0.01 per gallon	100.00
Next 15,000 gallons @ \$0.008785 per gallon.....	131.78
Total Water Charges	278.48
Amount Due.....	\$ 278.48

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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 24, 2015

Total Amount Due
\$ 337.33

Current Charges Due Date
May 18, 2015

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
65503159	1"	04/22/15	33	Actual	5340200	31,700	Gallons
		03/20/15		Actual	5308500		
Average Daily Usage = 960 Gallons		Total Days: 33		Total Usage:		31,700	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 278.48
Total Payments Received	278.48
Remaining Balance	0.00
Customer Charge	46.70
10,000 gallons @ \$0.01 per gallon	100.00
Next 21,700 gallons @ \$0.008785 per gallon	190.63
Total Water Charges	337.33
Amount Due	\$ 337.33

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



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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 26, 2015

Total Amount Due
\$ 254.76

Current Charges Due Date
June 17, 2015

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
65503159	1"	05/21/15	29	Actual	5362500	22,300	Gallons
		04/22/15		Actual	5340200		
Average Daily Usage = 768 Gallons		Total Days: 29		Total Usage:		22,300	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 337.33
Total Payments Received	337.33
Remaining Balance	0.00
Customer Charge	46.70
10,000 gallons @ \$0.01 per gallon	100.00
Next 12,300 gallons @ \$0.008785 per gallon	108.06
Total Water Charges	254.76
Amount Due	\$ 254.76

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.
- 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.

Service To:



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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 24, 2015** Total Amount Due **\$ 532.02** Current Charges Due Date **July 16, 2015**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
65503159	1"	06/22/15	32	Actual	5387000	24,500	Gallons
		05/21/15		Actual	5362500		
Average Daily Usage = 765 Gallons		Total Days: 32		Total Usage:		24,500	Gallons

Billing Detail

Amount Owed from Last Bill \$ 254.76
 Total Payments Received 0.00
Remaining Balance 254.76
 Customer Charge 46.70
 10,000 gallons @ \$0.01 per gallon 100.00
 Next 14,500 gallons @ \$0.008785 per gallon 127.38
 Total Water Charges 274.08
 Late Charge 3.18
Amount Due \$ 532.02

Handwritten notes:
 15 1/2
 41.25
 425
 1312
 25

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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 24, 2015

Total Amount Due
\$ 231.04

Current Charges Due Date
August 17, 2015

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
65503159	1"	07/22/15	30	Actual	5406600	19,600	Gallons
		08/22/15		Actual	5387000		
Average Daily Usage = 653 Gallons		Total Days: 30		Total Usage:		19,600	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 532.02
Total Payments Received.....	532.02
Remaining Balance	0.00
Customer Charge.....	46.70
10,000 gallons @ \$0.01 per gallon	100.00
Next 9,600 gallons @ \$0.008785 per gallon	84.34
Total Water Charges	231.04
Amount Due	\$ 231.04

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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 24, 2015** Total Amount Due **\$ 207.32** Current Charges Due Date **September 15, 2015**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
65503159	1"	08/20/15	29	Actual	5423500	16,900	Gallons
		07/22/15		Actual	5406600		
Average Daily Usage = 582 Gallons		Total Days: 29		Total Usage:		16,900	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 231.04
Total Payments Received.....	231.04
Remaining Balance	0.00
Customer Charge.....	46.70
10,000 gallons @ \$0.01 per gallon	100.00
Next 6,900 gallons @ \$0.008785 per gallon	60.62
Total Water Charges	207.32
Amount Due.....	\$ 207.32

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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 **September 23, 2015** Total Amount Due **\$ 262.66** Current Charges Due Date **October 15, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	65503159	1"	09/21/15	32	Actual	5446700	23,200	Gallon
			08/20/15		Actual	5423500		
Average Daily Usage = 725 Gallons			Total Days: 32		Total Usage:		23,200	Gallon

Billing Detail

Amount Owed from Last Bill	\$ 207.32
Total Payments Received	207.32
Remaining Balance	0.00
Customer Charge	46.70
10,000 gallons @ \$0.01 per gallon	100.00
Next 13,200 gallons @ \$0.008785 per gallon	115.96
Total Water Charges	262.66
Amount Due	\$ 262.66

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



Service To:
WALKER FAMILY PROPERTIES
 0427 E LANCASTER AVE APT FRO
 ST DAVIDS, PA 19087

Account Number
001673330 0204655
 MAIN DIVISION
 1101010 EVASID # PA 16003

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 22, 2015** Total Amount Due: **\$ 243.34** Current Charges Due Date: **November 13, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	66503159	1"	10/20/15	29	Actual	5467700	21,00	Gallons
			09/21/15		Actual	5416700		
Average Daily Usage = 724 Gallons			Total Days: 29		Total Usage:		21,00	Gallons

Billing Detail

Amount Owed from Last Bill \$ 262.66
 Total Payments Received 262.66
Remaining Balance 0.00
 Customer Charge 46.70
 10,000 gallons @ \$0.01 per gallon 100.00
 Next 11,000 gallons @ \$0.008785 per gallon 96.34
 Total Water Charges 243.34
Amount Due \$ 243.34



Service To:
WALKER FAMILY PROPERTIES
 0427 E LANCASTER AVE APT REA
 ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 MAIN DIVISION
 1101010 EVASID # PA 16003

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 22, 2015** Total Amount Due: **\$ 233.83** Current Charges Due Date: **November 13, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	61617896	1-1/2"	10/20/15	29	Actual	443000	15,00	Gallons
			09/21/15		Actual	428000		
Average Daily Usage = 517 Gallons			Total Days: 29		Total Usage:		15,00	Gallons

Billing Detail

Amount Owed from Last Bill \$ 242.61
 Total Payments Received 242.61
Remaining Balance 0.00
 Customer Charge 89.90
 10,000 gallons @ \$0.01 per gallon 100.00
 Next 5,000 gallons @ \$0.008705 per gallon 43.93
 Total Water Charges 233.83
Amount Due \$ 233.83



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19017

Account Number
001673330 0204655
MAIN DIVISION
1101010 PW30 # PA1400073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3469

Toll Free: 877.987.2782
Fax: 800.780.8292
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
Bill Date: **November 24, 2015** Total Amount Due: **\$ 271.45**
Current Charge Due Date: **December 16, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	6503159	1"	11/20/15	31	Actual	5491900	21,000	Gallons
			10/20/15		Actual	5451700		
Average Daily Usage = 789 Gallons			Total Days = 31		Total Usage:		21,000	Gallons

Billing Detail

Amount Owed from Last Bill..... \$ 243.34
Total Payments Received..... 243.34
Remaining Balance..... 0.00
Customer Charge..... 46.70
10,000 gallons @ \$0.01 per gallon..... 100.00
Next 14,200 gallons @ \$0.008785 per gallon..... 124.75
Total Water Charges..... 271.45
Amount Due..... \$ 271.45

08/24/2016 WED 11:10 FAX

12/01/2015



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19017-4220

Account Number
001673330 0204656
MAIN DIVISION
1101010 PW30 # PA1400073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3469

Toll Free: 877.987.2782
Fax: 800.780.8292
www.aquaamerica.com

Questions about your water service?... Contact us before the due date.
Bill Date: **November 24, 2015** Total Amount Due: **\$ 207.47**
Current Charge Due Date: **December 16, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	61617096	1 1/2"	11/20/15	31	Estimated	459000	12,000	Gallons
			10/20/15		Actual	443000		
Average Daily Usage = 387 Gallons			Total Days = 31		Total Usage:		12,000	Gallons

Billing Detail

Amount Owed from Last Bill..... \$ 213.83
Total Payments Received..... 213.83
Remaining Balance..... 0.00
Customer Charge..... 89.90
10,000 gallons @ \$0.01 per gallon..... 100.00
Next 2,000 gallons @ \$0.008785 per gallon..... 17.57
Total Water Charges..... 207.47
Amount Due..... \$ 207.47

Parcel B - Radnor Family Practice and Wayne Dental Associations



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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 24, 2015** Total Amount Due **\$ 216.26** Current Charges Due Date **April 15, 2015**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
61617896	1 1/2"	03/20/15	28	Actual	344000	13,000	Gallons
		02/20/15		Actual	331000		
Average Daily Usage = 464 Gallons		Total Days: 28		Total Usage:		13,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 225.04
Total Payments Received.....	225.04
Remaining Balance	0.00
Customer Charge.....	89.90
10,000 gallons @ \$0.01 per gallon	100.00
Next 3,000 gallons @ \$0.008785 per gallon	26.36
Total Water Charges	216.26
Amount Due.....	\$ 216.26

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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 24, 2015** Total Amount Due **\$ 233.83** Current Charges Due Date **May 18, 2015**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
61617896	1 1/2"	04/22/15	33	Actual	359000	15,000	Gallons
		03/20/15		Actual	344000		
Average Daily Usage = 454 Gallons		Total Days: 33		Total Usage:		15,000	Gallons

Billing Detail

Amount Owed from Last Bill.....	\$ 216.26
Total Payments Received.....	216.26
Remaining Balance.....	0.00
Customer Charge.....	89.90
10,000 gallons @ \$0.01 per gallon.....	100.00
Next 5,000 gallons @ \$0.008785 per gallon.....	43.93
Total Water Charges.....	233.83
Amount Due.....	\$ 233.83

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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 26, 2015** Total Amount Due **\$ 225.04** Current Charges Due Date **June 17, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	61617896	1 1/2"	05/21/15	29	Actual	373000	14,000	Gallons
			04/22/15		Actual	359000		
Average Daily Usage = 482 Gallons			Total Days: 29		Total Usage:		14,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 233.83
Total Payments Received.....	233.83
Remaining Balance	0.00
Customer Charge.....	89.90
10,000 gallons @ \$0.01 per gallon	100.00
Next 4,000 gallons @ \$0.008785 per gallon	35.14
Total Water Charges	225.04
Amount Due.....	\$ 225.04

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.

Service To:



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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 24, 2015** Total Amount Due **\$ 461.68** Current Charges Due Date **July 16, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	61617896	1 1/2"	06/22/15	32	Actual	388000	15,000	Gallons
			05/21/15		Actual	373000		
Average Daily Usage = 468 Gallons			Total Days: 32		Total Usage:		15,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 225.04
Total Payments Received.....	0.00
Remaining Balance	225.04
Customer Charge.....	89.90
10,000 gallons @ \$0.01 per gallon	100.00
Next 5,000 gallons @ \$0.008785 per gallon	43.93
Total Water Charges	233.83
Late Charge	2.81
Amount Due.....	\$ 461.68

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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 24, 2015** Total Amount Due **\$ 207.47** Current Charges Due Date **August 17, 2015**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
61617896	1 1/2"	07/22/15	30	Actual	400000	12,000	Gallons
		06/22/15		Actual	388000		
Average Daily Usage = 400 Gallons		Total Days: 30		Total Usage:		12,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 461.68
Total Payments Received.....	461.68
Remaining Balance	0.00
Customer Charge.....	89.90
10,000 gallons @ \$0.01 per gallon.....	100.00
Next 2,000 gallons @ \$0.008785 per gallon.....	17.57
Total Water Charges	207.47
Amount Due.....	\$ 207.47

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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 24, 2015** Total Amount Due **\$ 207.47** Current Charges Due Date **September 15, 2015**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
61617896	1 1/2"	08/20/15	29	Actual	412000	12,000	Gallons
		07/22/15		Actual	400000		
Average Daily Usage = 413 Gallons		Total Days: 29		Total Usage:		12,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 207.47
Total Payments Received.....	207.47
Remaining Balance	0.00
Customer Charge.....	89.90
10,000 gallons @ \$0.01 per gallon	100.00
Next 2,000 gallons @ \$0.008785 per gallon	17.57
Total Water Charges	207.47
Amount Due.....	\$ 207.47

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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 **September 23, 2015** Total Amount Due **\$ 242.61** Current Charges Due Date **October 15, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	61617896	1 1/2"	09/21/15	32	Actual	428000	16,000	Gallons
			08/20/15		Actual	412000		
Average Daily Usage = 500 Gallons			Total Days: 32		Total Usage:		16,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 207.47
Total Payments Received	207.47
Remaining Balance	0.00
Customer Charge	89.90
10,000 gallons @ \$0.01 per gallon	100.00
Next 6,000 gallons @ \$0.008785 per gallon	52.71
Total Water Charges	242.61
Amount Due	\$ 242.61

Handwritten notes:
 14 - 33
 6 - 112 - add \$12 to share for Oct
 13 - 85
 - 75

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.

AQUA

Service To:
 WALKER FAMILY PROPERTIES
 0427 E LANCASTER AVE APT FRO
 ST DAVIDS, PA 19087

Account Number
001673330 0204655
 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.aquamerica.com

Questions about your water service? Contact us before the due date.
 Bill Date Total Amount Due Current Charges Due Date
September 23, 2015 \$ 262.66 October 15, 2015

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	66503159	1"	09/21/15	32	Actual	5446700	23,200	Gallon
			08/20/15		Actual	5423500		
Average Daily Usage = 726 Gallons			Total Days: 32		Total Usage:		23,200	Gallon

Billing Detail

Amount Owed from Last Bill \$ 207.32
 Total Payments Received 207.32
 Remaining Balance 0.00
 Customer Charge 46.70
 10,000 gallons @ \$0.01 per gallon 100.00
 Next 13,200 gallons @ \$0.008785 per gallon 115.96
 Total Water Charges 262.66
 Amount Due \$ 262.66

AQUA

Service To:
 WALKER FAMILY PROPERTIES
 0427 E LANCASTER AVE APT REA
 ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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.aquamerica.com

Questions about your water service? Contact us before the due date.
 Bill Date Total Amount Due Current Charges Due Date
September 23, 2015 \$ 242.61 October 15, 2015

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	61617896	1 1/2"	09/21/15	32	Actual	428000	16,000	Gallon
			08/20/15		Actual	412000		
Average Daily Usage = 500 Gallons			Total Days: 32		Total Usage:		16,000	Gallon

Billing Detail

Amount Owed from Last Bill \$ 207.47
 Total Payments Received 207.47
 Remaining Balance 0.00
 Customer Charge 89.80
 10,000 gallons @ \$0.01 per gallon 100.00
 Next 6,000 gallons @ \$0.008785 per gallon 52.74
 Total Water Charges 242.61
 Amount Due \$ 242.61

Handwritten notes:
 14 - 33
 6 - 112 - add 612
 to Henry
 for Oct



Service To:
WALKER FAMILY PROPERTIES
 6427 E LANCASTER AVE APT FRO
 ST DAVIDS, PA 19087

Account Number
001673330 0204655
 MAIN DIVISION
 1101010 PV2ND # PA 46003

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

Toll Free: **877.907.2782**
 Fax: **610.780.8282**
 www.aquamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date: **October 22, 2015** Total Amount Due: **\$ 243.34**
 Current Charge Due Date: **November 13, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	65503159	1"	10/20/15	29	Actual	5167700	217.00	Gallons
			09/21/15		Actual	5146700		
Average Daily Usage - 724 Gallons			Total Days: 29		Total Usage:		217.00	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 242.66
Total Payments Received	242.66
Remaining Balance	0.00
Customer Charge	46.70
10,000 gallons @ \$0.01 per gallon	100.00
Next 11,000 gallons @ \$0.008785 per gallon	96.64
Total Water Charges	243.34
Amount Due	\$ 243.34



Service To:
WALKER FAMILY PROPERTIES
 6427 E LANCASTER AVE APT REA
 ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 MAIN DIVISION
 1101010 PV2ND # PA 46003

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

Toll Free: **877.907.2782**
 Fax: **610.780.8282**
 www.aquamerica.com

Questions about your water service?... Contact us before the due date.
 Bill Date: **October 22, 2015** Total Amount Due: **\$ 233.83**
 Current Charge Due Date: **November 13, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	61617896	1.1/2"	10/20/15	29	Actual	413000	5.000	Gallons
			09/21/15		Actual	428000		
Average Daily Usage - 517 Gallons			Total Days: 29		Total Usage:		15.000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 242.61
Total Payments Received	242.61
Remaining Balance	0.00
Customer Charge	89.90
10,000 gallons @ \$0.01 per gallon	100.00
Next 5,000 gallons @ \$0.008785 per gallon	43.93
Total Water Charges	233.83
Amount Due	\$ 233.83



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT FRO
ST DAVIDS, PA 19087

Account Number:
001673330 0204655
MAIN DIVISION
1101010 FV/SID # PA 14600/3

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

Toll Free: **877.987.2782**
Fax: **866.788.8292**
www.aquamerica.com

Questions about your water service?... Contact us before the due date.
Bill Date: **November 24, 2015** Total Amount Due: **\$ 271.45**
Current Charge Due Date: **December 16, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	65503150	1"	11/20/15	31	Actual	5191900	24,700	Gallons
			10/20/15		Actual	5167700		
Average Daily Usage = 780 Gallons			Total Days: 31		Total Usage:		24,700	Gallons

Billing Detail

Amount Owed from Last Bill \$ 243.34
Total Payments Received 243.34
Remaining Balance 0.00
Customer Charge 46.70
10,000 gallons @ \$0.01 per gallon 100.00
Next 14,200 gallons @ \$0.000785 per gallon 124.75
Total Water Charges 271.45
Amount Due \$ 271.45

08/24/2016 WED 11:10 FAX

001/004



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number:
001673330 0204656
MAIN DIVISION
1101010 FV/SID # PA 14600/3

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

Toll Free: **877.987.2782**
Fax: **866.788.8292**
www.aquamerica.com

Questions about your water service?... Contact us before the due date.
Bill Date: **November 24, 2015** Total Amount Due: **\$ 207.47**
Current Charge Due Date: **December 16, 2015**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	61617896	1 1/2"	11/20/15	31	Estimated	456000	12,000	Gallons
			10/20/15		Actual	413000		
Average Daily Usage = 387 Gallons			Total Days: 31		Total Usage:		12,000	Gallons

Billing Detail

Amount Owed from Last Bill \$ 233.83
Total Payments Received 233.83
Remaining Balance 0.00
Customer Charge 89.90
10,000 gallons @ \$0.01 per gallon 100.00
Next 2,000 gallons @ \$0.000785 per gallon 17.57
Total Water Charges 207.47
Amount Due \$ 207.47



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

Account Number
001673330 0204656
 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 25, 2016** Total Amount Due **\$ 268.97** Current Charges Due Date **March 18, 2016**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
61617896	1 1/2"	02/23/16	33	Actual	506000	19,000	Gallons
		01/21/16		Estimated	487000		
Average Daily Usage = 575 Gallons		Total Days: 33		Total Usage:		19,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 207.47
Total Payments Received.....	207.47
Remaining Balance	0.00
Customer Charge.....	89.90
10,000 gallons @ \$0.01 per gallon	100.00
Next 9,000 gallons @ \$0.008785 per gallon	79.07
Total Water Charges	268.97
Amount Due.....	\$ 268.97

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.



Service To:
WALKER FAMILY PROPERTIES
0427 E LANCASTER AVE APT REA
ST DAVIDS, PA 19087-4220

262AN

Account Number
001673330 0204656
 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, 2016** Total Amount Due **\$ 251.40** Current Charges Due Date **April 19, 2016**

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
61617896	1 1/2"	03/24/16	30	Actual	523000	17,000	Gallons
		02/23/16		Actual	506000		
Average Daily Usage = 566 Gallons		Total Days: 30		Total Usage:		17,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 268.97
Total Payments Received.....	268.97
Remaining Balance	0.00
Customer Charge.....	89.90
10,000 gallons @ \$0.01 per gallon	100.00
Next 7,000 gallons @ \$0.008785 per gallon	61.50
Total Water Charges	251.40
Amount Due.....	\$ 251.40

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.

WATER SUPPLY COMMITMENT LETTER



March 21, 2016

Christopher C. Yohn, P.E.
Yohn Engineering, LLC
555 Second Avenue, Suite G-110
Collegeville, PA 19426-3674

Re: Water Availability
427 East Lancaster Avenue
Radnor Township, Delaware County, Pennsylvania

Dear Mr. Yohn:

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 blue ink that reads "Gary J. Horne".

Gary J. Horne
New Business Representative

PLANS (SITE PLAN, WASTEWATER CONVEYANCE PLAN)

Serial Number: 2016-011-1937

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



THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20160111937

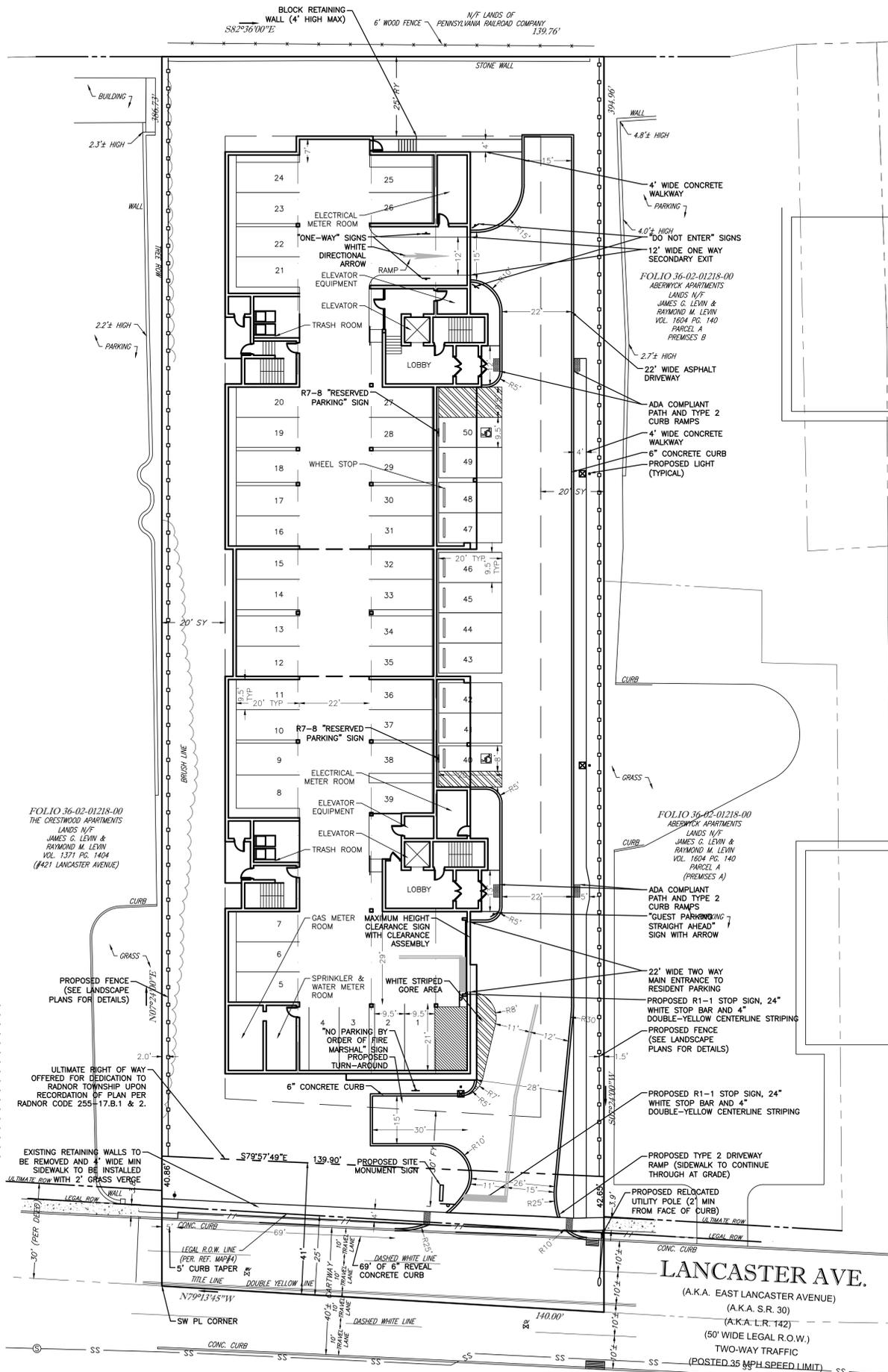
UTILITY COMPANY PHONE NUMBER table with entries for AT & T, PECO, ZAYO BANDWIDTH, AQUA PENNSYLVANIA, INC., VERIZON, COMCAST CABLE, and RADNOR TOWNSHIP.

LEGEND

Legend table listing symbols for existing contour, existing spot elevation, utility poles, signs, mail boxes, and various underground utilities like gas, water, and sewer lines.

(TRACT I)

Table listing sheet titles and dates, including 'ILLUSTRATIVE SITE PLAN', 'EXISTING CONDITIONS / DEMOLITION PLAN', 'GRADING AND UTILITY PLAN', etc.



ZONING DATA R-6 (RESIDENCE DISTRICT) table with columns for REQUIRED, EXISTING, and PROPOSED values for various metrics like lot size, coverage, and parking.

- NOTES: 1. * EXISTING NON-COMFORMITY 2. LOT AREA PER UNIT BASED ON CONSOLIDATED LOT AREA 3. IMPERVIOUS PERCENTAGES BASED ON CONSOLIDATED SITE AREA 4. FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

EXISTING LOT DATA table with columns for TAX FOLIO NUMBER, TAX MAP NUMBER, SITE AREA, and LOT AREA for various parcels.

CONSOLIDATED LOT DATA table with columns for SITE AREA and LOT AREA for consolidated parcels.

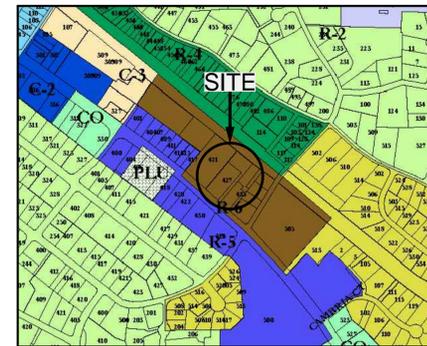
EXISTING IMPERVIOUS COVERAGE table with columns for BUILDINGS & PORCHES, WALKS, PATIOS, ASPHALT DRIVES, GRAVEL DRIVES, and OTHER.

PROPOSED IMPERVIOUS COVERAGE table with columns for BUILDINGS, WALKS, DRIVES, and OTHER.

- GENERAL NOTES: 1. THESE PLANS ARE BASED ON THE NOTED REFERENCES AND THE INTENT OF THESE PLANS IS TO ILLUSTRATE A 22 UNIT MULTI-FAMILY DEVELOPMENT AS PERMITTED BY THE RADNOR TOWNSHIP R-6 ZONING DISTRICT... 2. THE MAJORITY OF THE EXISTING FEATURES WILL BE REMOVED AS SHOWN ON THE DEMOLITION PLAN... 3. THIS PROJECT WILL BE DEVELOPED AS A CONDOMINIUM... 4. TRASH AND SNOW REMOVAL WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION... 5. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES WILL BE THE OBLIGATION OF THE HOME OWNERS ASSOCIATION... 6. THE PROPERTY SHALL BE GRADED SO THAT RUNOFF FROM THE MAJORITY OF THIS SURVEY WILL BE DIRECTED TO AND COLLECTED BY A SERIES OF INLETS AND PIPES AS SHOWN ON THE PLAN AND CONVEYED TO THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM WHICH WILL PROVIDE THE TOWNSHIP AND DEP REQUIRED RATE AND VOLUME CONTROLS... 7. THE DEVELOPMENT WILL BE SERVICED BY A NEW GRAVITY SEWER LATERAL WHICH WILL CONNECT TO THE EXISTING SEWER MAIN IN LANCASTER AVENUE... 8. UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY APPROXIMATE... 9. ALL PROPOSED UTILITY LINES SHALL BE UNDERGROUND WHERE FEASIBLE... 10. LIGHTING WILL BE PROVIDED FOR THE PROPOSED PARKING AND PEDESTRIAN WALKWAYS IN ACCORDANCE WITH TOWNSHIP CODES INCLUDING 280-105.E... 11. THE PROPOSED MONUMENT SIGN SHALL BE INSTALLED IN ACCORDANCE WITH TOWNSHIP CODES INCLUDING 280-121.C... 12. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE TOWNSHIP CODES... 13. TYPICAL EROSION AND SEDIMENTATION CONTROLS ARE PROPOSED FOR THE CONSTRUCTION OF THIS PROPERTY INCLUDING A STABILIZED CONSTRUCTION ENTRANCE, FILTER SOCKS, SILT FENCE, INLET PROTECTION, TOPSOIL STOCKPILES SURROUNDED BY SILT FENCE AND EROSION CONTROL MATTING... 14. THE PROJECT'S RECEIVING WATERCOURSE IS ITHAN CREEK WHICH IS PART OF THE DARBY CREEK WATERSHED AND THE CHAPTER 93 CLASSIFICATION IS CWF, MF... 15. A LOW VOLUME HIGHWAY OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FOR ANY WORK PROPOSED WITHIN THE STATE RIGHT OF WAY... 16. AS REQUIRED BY PENNDOT, DURING CONSTRUCTION, PEDESTRIAN ACCESSIBLE ROUTES MUST BE MAINTAINED OR TEMPORARY FACILITIES PROVIDED FOR ALL EXISTING PEDESTRIAN ROUTES ALONG LANCASTER AVENUE (SR 30)... 17. THE APPLICANT SHALL PAY A FEE IN LIEU OF PROVIDING PARK AND RECREATION LAND IN ACCORDANCE WITH 255-43.1... 18. PROPOSED WALKWAYS SLOPES SHALL NOT EXCEED 5%... 19. CONTRACTORS SHALL NOT PARK ON, LITTER OR USE THE DUMPSTERS ON ANY ADJOINING PROPERTY.

WARRANTS GRANTED DURING PRELIMINARY PLAN PROCESS: 1. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 255-20B(S)(0)[4] TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION VERSION 9 RATES.

WARRANTS GRANTED DURING FINAL PLAN PROCESS: 1. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 255-38B TO CONSTRUCT 3 STREET TREES INSTEAD OF THE 5 REQUIRED BY CODE DUE TO CONFLICTING ADJACENT UTILITIES. 2. GRADING, EXCAVATIONS AND FILLS ORDINANCE SECTION 175-15A TO PERMIT THE PROPOSED GRADING ALONG THE PROPERTY BOUNDARY.



LOCATION MAP SCALE 1" = 600'

- REFERENCE PLANS: 1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR RADNOR FAMILY PRACTICE BY CONTROL POINT ASSOCIATES, INC., CHALFONT, PA, DATED MAY 2, 2014 AND LAST REVISED MAY 14, 2014. FILE NO. CP14056 2. ZONING MAP OBTAINED ELECTRONICALLY FROM THE RADNOR TOWNSHIP WEBSITE 3. LIDAR TOPOGRAPHY AND OTHER GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASD.PSU.EDU 4. AERIAL PHOTOGRAPH "PA_X24_Y082" & "PA_X25_Y082" PROVIDED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION AND AERIAL PHOTOGRAPHY ACCESSED ELECTRONICALLY AT MAPS.GOOGLE.COM 5. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WWW.SOILSURVEY.SCS.EDGEV.USDA.GOV.)

- REFERENCE PLAN #1 NOTES: 1. PROPERTY KNOWN AS FOLIO 36-02-01219-00 & 36-02-01219-01, BLOCK 61 AS IDENTIFIED ON THE TAX MAPS OF DELAWARE COUNTY, RADNOR TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. 2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. 4. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. MAP NUMBER 42045C0017F AND 42045C0036F. MAP REVISED NOVEMBER 18, 2009 5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. 6. ELEVATIONS ARE BASED UPON PA DOT BENCHMARK F101 REPUTED TO BE NAVD 1988 ELEVATION 343.57 7. UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED INDEPENDENTLY AS TO THEIR LOCATION, SIZE AND TYPE AND SHOULD BE CONSIDERED BY THE CONTRACTOR OR DESIGN CONSULTANT PRIOR TO CONSTRUCTION. 8. THESE UNDERGROUND UTILITY COMPANIES DID NOT RESPOND TO PA ONE CALL REQUEST: ELECTRIC, GAS, AND TELEPHONE.

- REFERENCE PLAN #1 REFERENCES: 1. MAP #015 OF THE OFFICIAL TAX MAPS OF THE RADNOR TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA. 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PENNSYLVANIA, DELAWARE COUNTY, PANEL 36 OF 250", COMMUNITY-PANEL NUMBER 420428 0036 F, MAP REVISED: NOV 18, 2009. 3. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PENNSYLVANIA, DELAWARE COUNTY, PANEL 17 OF 250", COMMUNITY-PANEL NUMBER 420428 0017 F, MAP REVISED: NOV 18, 2009. 4. MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF HIGHWAYS, DRAWING FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE NO. 142 SECTION NO. 1 IN DELAWARE COUNTY, FROM STA. 2882+35 TO STA. 2891+10, LENGTH 875.0 FT @ 0.166 MI, SHEETS 1-3. MAP ENTITLED "AS BUILT SURVEY MADE FOR J. GORDON AND LOIS T. LONGENECKER, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA," PREPARED BY YERKS ASSOCIATES, INC., DATE MARCH 28, 2002. PLAN D-36-13 384.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF _____

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED PHIL RUSSO, MEMBER OF M3P PARTNERS, LLC, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT M3P PARTNERS, LLC IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN WAS MADE AT HIS DISCRETION AS SUCH MEMBER AND THAT HE ACKNOWLEDGES THE SAME TO BE THE ACT AND PLAN OF M3P PARTNERS, LLC AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

M3P PARTNERS, LLC BY: NAME: PHIL RUSSO TITLE: MEMBER

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

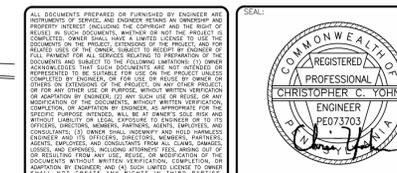
NOTARY SIGNATURE

MY COMMISSION EXPIRES:

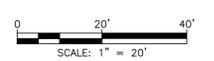
Table with project information: PROJECT: PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT, PROJECT ADDRESS: 427 EAST LANCASTER AVENUE, WAYNE, PA 19087, MUNICIPALITY: RADNOR TOWNSHIP, COUNTY: DELAWARE COUNTY, PLAN SET: FINAL PLANS (HOP APPLICATION 127163), SHEET NAME: RECORD PLAN (SHEET 1 OF 1 FOR RECORDING)

Table with owner information: OWNER/APPLICANT: M3P PARTNERS, LLC, C/O PHIL RUSSO, 12 PARKER ROAD, WELLESLEY, MA 02482, DATE: JANUARY 6, 2017, SCALE: 1" = 30', ONE CALL NUMBER: 2016-011-1937, DRAWN BY: CCY, PROJECT NUMBER: 15-031

Table with engineer information: PREPARED BY: YOHN ENGINEERING, LLC, 555 SECOND AVENUE, SUITE B-205, COLLEGEVILLE, PA 19426, 610-489-4580, WWW.YOHNENGINEERING.COM, SHEET: 2 of 14



LANCASTER AVE. (A.K.A. EAST LANCASTER AVENUE) (A.K.A. S.R. 30) (A.K.A. L.R. 142) (50' WIDE LEGAL R.O.W.) TWO-WAY TRAFFIC (POSTED 35 MPH SPEED LIMIT)



Serial Number: 2016-011-1937

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

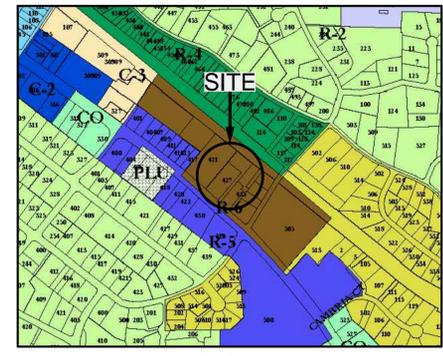
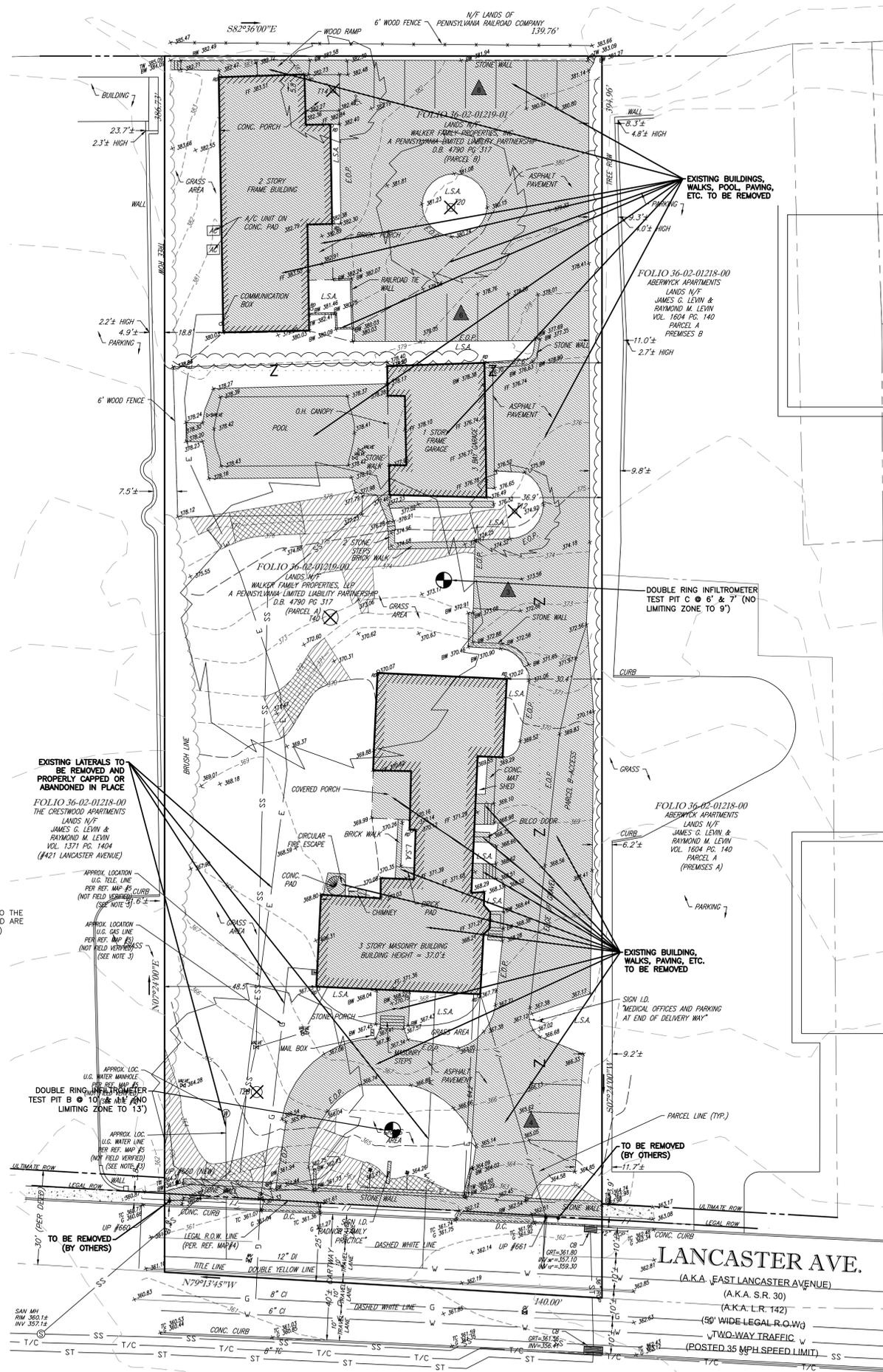


THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20160111937

Table with 2 columns: UTILITY COMPANY, PHONE NUMBER. Lists AT & T, PECO, ZAYO BANDWIDTH, AQUA PENNSYLVANIA, INC., VERIZON, COMCAST CABLE, MCI, RADNOR TOWNSHIP.

LEGEND

- Legend items: 125 EXISTING CONTOUR, 123.45 EXISTING SPOT ELEVATION, 10 123.45 EXIST. TOP OF CURB ELEVATION, etc.



LOCATION MAP SCALE 1" = 600'

- REFERENCE PLANS: 1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR RADNOR FAMILY PRACTICE BY CONTROL POINT ASSOCIATES, INC., CHALFONT, PA, DATED MAY 2, 2014 AND LAST REVISED MAY 14, 2014. FILE NO. CP14056

- REFERENCE PLAN #1 NOTES: 1. PROPERTY KNOWN AS FOLIO 36-02-01219-00 & 36-02-01219-01, BLOCK 61 AS IDENTIFIED ON THE TAX MAPS OF DELAWARE COUNTY, RADNOR TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.

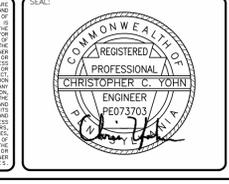
- REFERENCE PLAN #1 REFERENCES: 1. MAP #015 OF THE OFFICIAL TAX MAPS OF THE RADNOR TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

Table with 2 columns: EXISTING LOT DATA, TAX MAP NUMBER, SITE AREA, LOT AREA. Lists data for lots 36-02-01219-00, 36-13-384-000, 36-02-01219-01, 36-13-384-001, 36-13-384-002.

Table with 2 columns: EXISTING IMPERVIOUS COVERAGE, BUILDINGS & PORCHES, WALKS, PATIOS, ASPHALT DRIVES, GRAVEL DRIVES, OTHER, TOTAL.

Table with 3 columns: REV, DATE, COMMENTS. Shows revision history for the plan.

Table with 2 columns: PROJECT, PROJECT ADDRESS, MUNICIPALITY, COUNTY, PLAN SET, SHEET NAME. Contains project details.



OWNER/APPLICANT: MSP PARTNERS, LLC C/O PHIL RUSSO 12 PARKER ROAD WELLESLEY, MA 02482

DATE: JANUARY 6, 2017 SCALE: 1" = 20' ONE CALL NUMBER: 2016-011-1937 DRAWN BY: CCY PROJECT NUMBER: 15-031

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



ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND INSTRUMENTED SURVEYOR ARE HEREBY GUARANTEED TO BE CORRECT AND COMPLETE. ENGINEER AND INSTRUMENTED SURVEYOR SHALL HAVE A LIMITED LICENSE TO USE THE INFORMATION ON THIS PROJECT FOR THE PROJECT AND FOR THE PROJECT ONLY. ENGINEER AND INSTRUMENTED SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OTHER USE OF THIS INFORMATION FOR ANY OTHER PROJECT OR FOR ANY OTHER USE OF THIS INFORMATION FOR ANY OTHER PROJECT.



Serial Number: 2016-011-1937

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

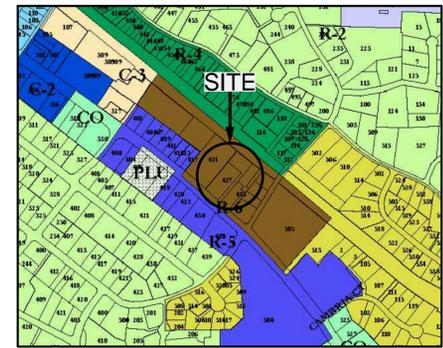
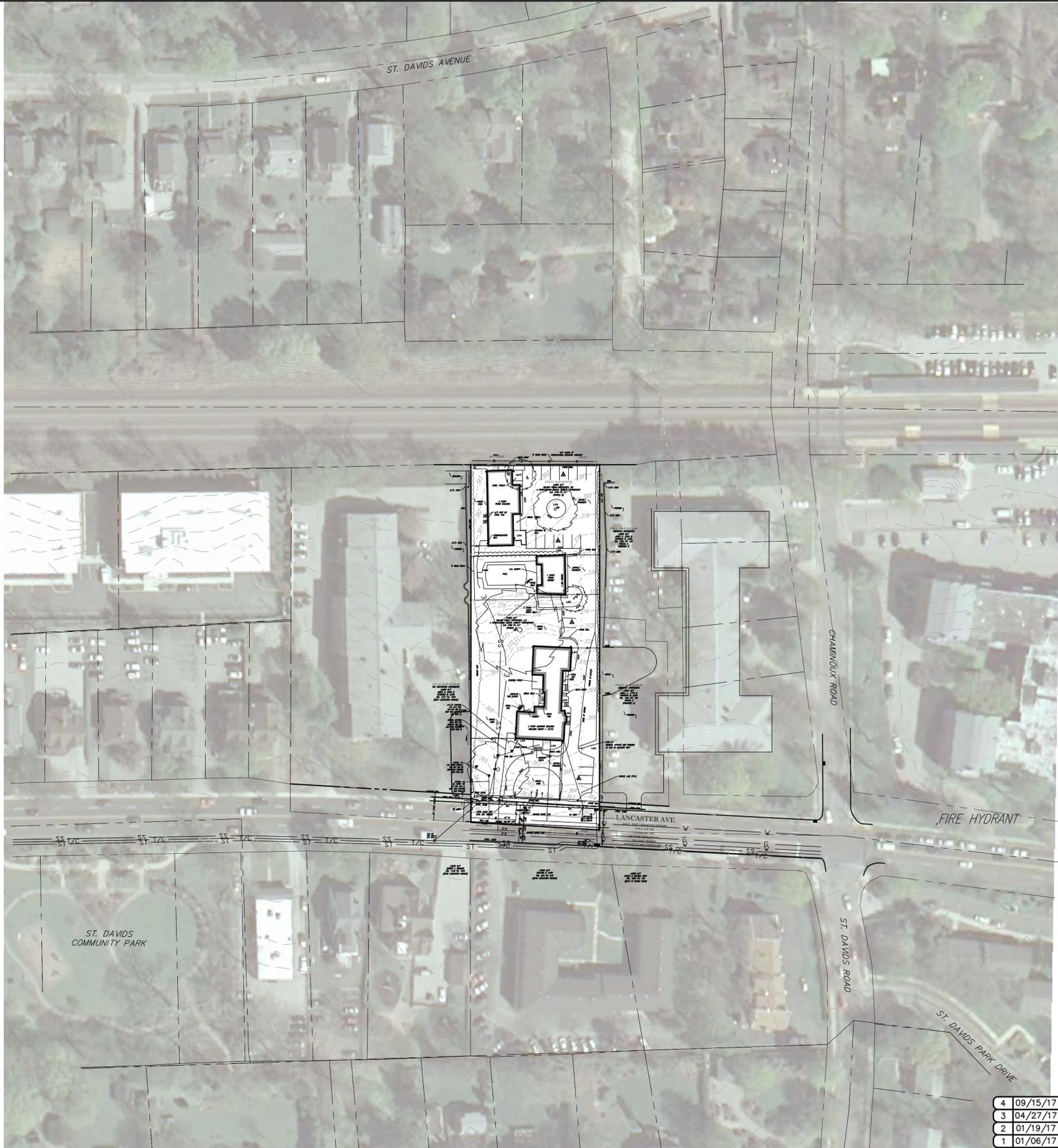


THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20160111937

UTILITY COMPANY	PHONE NUMBER
AT & T	215-233-3474
PECO	215 841-4000
ZAYO BANDWIDTH	1-800-390-6094
AQUA PENNSYLVANIA, INC.	610-525-1400
LEVEL 3	720-888-0165
VERIZON	215-571-7050
COMCAST CABLE	888 240-8321
MCI	610 265-4443
RADNOR TOWNSHIP	610 688-5600

LEGEND

- 125 --- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x G 123.45 EXIST. TOP OF CURB ELEVATION
- x G 123.95 EXIST. GUTTER ELEVATION
- x TW 123.45 EXIST. TOP OF WALL ELEVATION
- x BW 123.95 EXIST. BOTTOM OF WALL ELEVATION
- x FF 123.45 EXIST. FINISHED FLOOR ELEVATION
- W WATER VALVE
- U UNKNOWN VALVE
- G GAS VALVE
- M GAS METER
- //--- OVERHEAD WIRES
- G--- APPROX. LOC. UNDERGROUND GAS LINE
- T--- APPROX. LOC. UNDERGROUND TEL. LINE
- W--- APPROX. LOC. UNDERGROUND WATER LINE
- UP UTILITY POLE
- UP/LP UTILITY POLE/LIGHT POLE
- SIGN
- MB MAIL BOX
- A.G. ABOVE GROUND
- U.G. UNDER GROUND
- D.C. DEPRESSED CURB
- E.O.P. EDGE OF PAVEMENT
- L.S.A. LANDSCAPED AREA
- RR/T WALL RAILROAD TIE WALL
- (TYP.) TYPICAL
- WMH WATER MANHOLE
- CB CATCH BASIN OR INLET
- PS PARKING SPACE COUNT
- DEPRESSED CURB
- (TRACT I) DEED DESIGNATION
- 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- S.Y.L. SOLID YELLOW LINE
- D.Y.L. DOUBLE YELLOW LINE
- HT. HEIGHT
- D.A.W.L. DASHED WHITE LINE
- B.L.D.C. BUILDING
- EL. ELEVATION



- REFERENCE PLANS:
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR RADNOR FAMILY PRACTICE BY CONTROL POINT ASSOCIATES, INC., CHALFONT, PA, DATED MAY 2, 2014 AND LAST REVISED MAY 14, 2014. FILE NO. CP14056
 - ZONING MAP OBTAINED ELECTRONICALLY FROM THE RADNOR TOWNSHIP WEBSITE
 - LIDAR TOPOGRAPHY AND OTHER GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU
 - AERIAL PHOTOGRAPH "PA_X24_Y082" & "PA_X25_Y082" PROVIDED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION AND AERIAL PHOTOGRAPHY ACCESSED ELECTRONICALLY AT MAPS.GOOGLE.COM.
 - SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

- REFERENCE PLAN #1 NOTES:
- PROPERTY KNOWN AS FOLIO 36-02-01219-00 & 36-02-01219-01, BLOCK 61 AS IDENTIFIED ON THE TAX MAPS OF DELAWARE COUNTY, RADNOR TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. MAP NUMBER 42045C0017F AND 42045C0036F. MAP REVISED NOVEMBER 18, 2009
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS ARE BASED UPON PA DOT BENCHMARK F101 REPUTED TO BE NAVD 1988 ELEVATION 343.57
 - UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED INDEPENDENTLY AS TO THEIR LOCATION, SIZE AND TYPE AND SHOULD BE CONSIDERED BY THE CONTRACTOR OR DESIGN CONSULTANT PRIOR TO CONSTRUCTION.
 - THESE UNDERGROUND UTILITY COMPANIES DID NOT RESPOND TO PA ONE CALL REQUEST: ELECTRIC, GAS, AND TELEPHONE.

- REFERENCE PLAN #1 REFERENCES:
- MAP #015 OF THE OFFICIAL TAX MAPS OF THE RADNOR TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PENNSYLVANIA, DELAWARE COUNTY, PANEL 36 OF 250", COMMUNITY-PANEL NUMBER 420428 0036 F, MAP REVISED: NOV 18, 2009.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PENNSYLVANIA, DELAWARE COUNTY, PANEL 17 OF 250", COMMUNITY-PANEL NUMBER 420428 0017 F, MAP REVISED: NOV 18, 2009.
 - MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF HIGHWAYS, DRAWING FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE NO. 142 SECTION NO. 1 IN DELAWARE COUNTY; FROM STA. 2882+35 TO STA. 2891+10, LENGTH 875.0 FT 0.166 MI, SHEETS 1-3.
 - MAP ENTITLED "AS BUILT SURVEY MADE FOR J. GORDON AND LOIS T. LONGENECKER, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA," PREPARED BY YERKS ASSOCIATES, INC., DATE MARCH 28, 2002. PLAN D-36-13 384.

EXISTING LOT DATA:

TAX FOLIO NUMBER:	36-02-01219-00
TAX MAP NUMBER:	36-13-384-000
SITE AREA:	34,770 SF (0.7982 AC)
LOT AREA:	31,771 SF (0.7294 AC)
TAX FOLIO NUMBER:	36-02-01219-01
TAX MAP NUMBER:	36-13-384-001
SITE AREA:	19,852 SF (0.4557 AC)
LOT AREA:	19,352 SF (0.4443 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDINGS & PORCHES	7,915 SF (14.5%)
WALKS	1,255 SF
PATIOS	969 SF
ASPHALT DRIVES	14,196 SF
GRAVEL DRIVES	1,506 SF
OTHER	441 SF
TOTAL	26,282 SF (48.1%)

REV	DATE	COMMENTS
4	09/15/17	NPDES, HOP, GF
3	04/27/17	TWP ENG
2	01/19/17	NPDES & HOP
1	01/06/17	FINAL PLANS

PROJECT:	PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT	
PROJECT ADDRESS:	427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY:	RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PLAN SET:	FINAL PLANS (HOP APPLICATION 127163)	
SHEET NAME:	VICINITY PLAN	

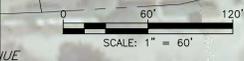
PREPARED FOR:	OWNER/APPLICANT MSP PARTNERS, LLC C/O PHIL RUSSO 12 PARKER ROAD WELLESLEY, MA 02482	DATE:	JANUARY 6, 2017
PREPARED BY:	YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE B-205 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM	SCALE:	1" = 60'
		ONE CALL NUMBER:	2016-011-1937
		DRAWN BY:	CCY
		PROJECT NUMBER:	15-031



ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND INSTRUMENTED BY SURVEYOR SHALL BE CONSIDERED AS REPRESENTING THE ENGINEER'S AND SURVEYOR'S INTEREST AND NOT THE INTEREST OF ANY OTHER PARTY. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

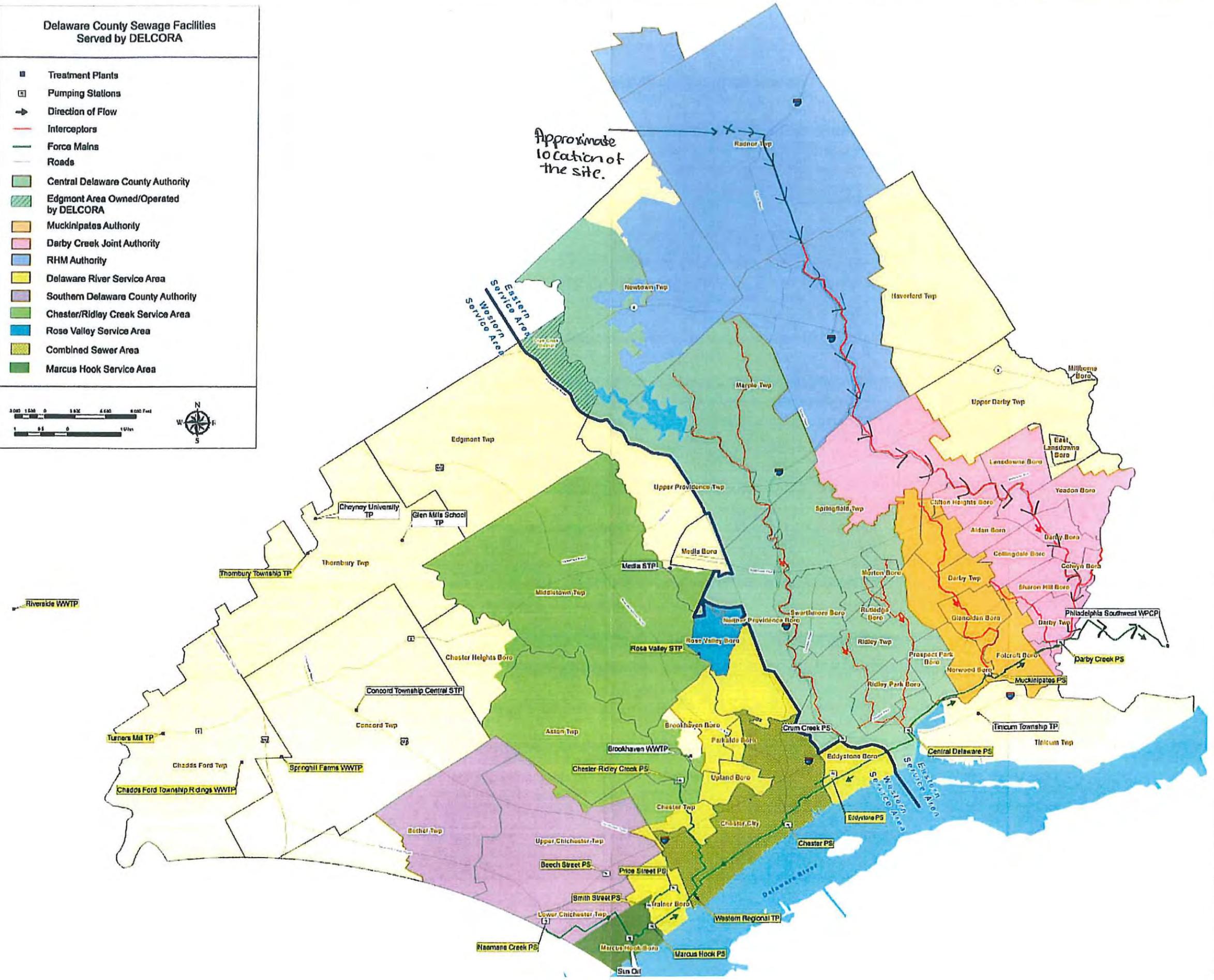
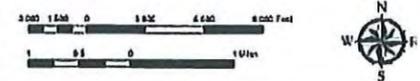
SOILS INFORMATION

SYMBOL	NAME	%SLOPE	ERODIBILITY INDEX	HYDROLOGIC GROUP	AGRICULTURAL CAPABILITY CLASS	DRAINAGE	LOAD BEARING CAPACITY	DEPTH TO SH WATER	DEPTH TO BEDROCK	GRAVEL SOURCE	SAND SOURCE	ROAD/FILL SOURCE	TOPSOIL SOURCE	LOCAL ROADS AND STREETS	POND RESERVOIR AREAS	EMBANKMENTS	IRRIGATION	RESIDENTIAL DEVELOPMENT	LIGHT INDUSTRIAL	SEWAGE LAGOONS	ON-SITE SEPTIC	LAWNS
Md	MADE LAND GABBRO AND DIABASE MATERIALS	NOT RATED	NOT RATED	C	6E	WELL DRAINED	NOT RATED	6.6+	6.6+	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED



Delaware County Sewage Facilities Served by DELCORA

- Treatment Plants
- Pumping Stations
- Direction of Flow
- Interceptors
- Force Mains
- Roads
- Central Delaware County Authority
- Edgmont Area Owned/Operated by DELCORA
- Muckinipates Authority
- Darby Creek Joint Authority
- RHM Authority
- Delaware River Service Area
- Southern Delaware County Authority
- Chester/Ridley Creek Service Area
- Rose Valley Service Area
- Combined Sewer Area
- Marcus Hook Service Area



→ = Sewer conveyance Route.

Radnor Township

PROPOSED LEGISLATION



DATE: August 1, 2018

TO: Board of Commissioners

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

LEGISLATION: A motion authorizing the Township Administration to seek proposals from qualified Certified Public Accounting firms to perform the Township's annual audit for the years 2018, 2019 and 2020.

LEGISLATIVE HISTORY: Chapter §7.13 of the Township's Charter (see below). As required by the Charter, these accounting services have been reviewed, by way of a public request for proposal process, in three-year increments dating back to [at least] 2011. See 2011, 2015 and now 2018.

PURPOSE AND EXPLANATION: Counter to information published in July 2018, the Township has reviewed the cost of accounting services in three-year increments as required by the Township Charter. The last review was conducted in 2015 at which time the Township adopted Resolution 2015-127 engaging Zelenkofske Axelrod LLC (ZA). That engagement included the years 2015, 2016 and 2017. Now that the 2017 audit has been completed, and we are at the end of the three-year engagement, it is time to solicit for proposals.

The Township's Charter §7.13 reads in part:

"The Board shall review the work of such auditor annually and, at intervals not to exceed three (3) years, shall obtain proposals for future audits from at least two (2) other qualified firms for comparison with the incumbent auditor's proposal."

IMPLEMENTATION SCHEDULE: Upon approval from the Board, proposals will be publicly advertised under the Township's PennBID account. After interviews are conducted, we anticipate having a recommendation to the Board by the end of October for adoption.

FISCAL IMPACT: This motion carries no direct fiscal impact.

RECOMMENDED ACTION: The Administration, as it has over the past decade, respectfully requests the Board to pass this motion, and grant permission to seek proposals.

**RESOLUTION 2018-80
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA AUTHORIZING THE TOWNSHIP MANAGER TO ENTER
INTO AN AGREEMENT WITH TYLER TECHNOLOGIES INC. FOR THE
PURCHASE AND IMPLEMENTATION OF SOCRATA OPEN FINANCE
("CITIZEN TRANSPARENCY") MODULE**

WHEREAS, The Board of Commissioners adopted Resolution 2013-129 on October 28, 2013 which allocated \$1,000,000 of an \$8,000,000 business tax settlement specifically towards the purchase and implementation of an ERP system; and

WHEREAS, The Board of Commissioners adopted Resolution 2015-118 on November 23, 2015 authorizing the administration to negotiate with Tyler Technologies for an ERP software system either through a cloud-based system or to be hosted on site; and

WHEREAS, The Board of Commissioners adopted Resolution 2016-42 on March 14, 2016 approving the purchase of updated IT networking and infrastructure which will provide the Township with the capabilities to host the ERP on-site which carries a significantly lower license and service cost; and

WHEREAS, the Board of Commissioners adopted Resolution 2016-60 on May 9, 2016 approving the purchase and implementation of Tyler Technologies ERP system; and

WHEREAS, Tyler Technologies has rolled out a new module called "Citizen Transparency" that provides real time financial data from the ERP system to an open, on-line program allowing Residents and other Radnor Township Stakeholders direct access to review, print, and share Township financial information; and

WHEREAS, Radnor Township has always sought means to provide financial information in a transparent manner including posting disbursement lists, wage and salary schedules, and all financial reports to the website; and

WHEREAS, Tyler Technologies Citizen Transparency module will further enhance the Township's financial transparency capabilities on an ongoing, real-time basis.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to execute an agreement with Tyler Technologies Inc. for the purchase and installation of Socrata Open Finance ("Citizen Transparency") module at an one-time implementation fee of \$3,200, plus an annual price of \$12,000 in year one, and then set to grow in future years as set forth in the ERP system agreed terms.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of August, A.D., 2018.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski
Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: August 8, 2018

TO: Board of Commissioners

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

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

LEGISLATION: Resolution 2018-80 authorizing the Township Manager to enter into an agreement with Tyler Technologies for the purchase and implementation of their Socrata Open Finance ("Citizen Transparency") program.

LEGISLATIVE HISTORY: There are four significant resolutions that provide the path to where we are today:

1. Resolution 2013-129 | October 28, 2013: Allocated \$1,000,000 from the Township's \$8.0M Business Tax Settlement to fund the upfront costs associated with the purchase and implementation of an ERP system
2. Resolution 2015-118 | November 23, 2015: Authorized the Administration to negotiate an ERP contract with Tyler Technologies
3. Resolution 2016-42 | March 14, 2016: Authorized the purchase of updated IT network and infrastructure to allow the Township to host the ERP data on-site (versus on the Cloud)
4. Resolution 2016-60 | May 9, 2016: Authorized the purchase and implementation of Tyler Technologies ERP system

PURPOSE AND EXPLANATION: Please see the attached presentation.

IMPLEMENTATION SCHEDULE: Upon adoption, the implementation is scheduled to kick-off immediately which would allow us to go-live in early November 2018.

FISCAL IMPACT: The annual price for this program is \$12,000 in year one (plus inflation in future years as set forth in the ERP Contract), as well as a one-time implementation cost of \$3,200. The annual price includes data hosting (from the Cloud), 24/7 software support, ongoing software upgrades and continued product training for users.

RECOMMENDED ACTION: The Administration respectfully requests the Board to approve this resolution at the August 13, 2018 meeting. Thank you.



Tyler Citizen Transparency

Empowering the public sector

PRESENTATION AGENDA

Product Overview

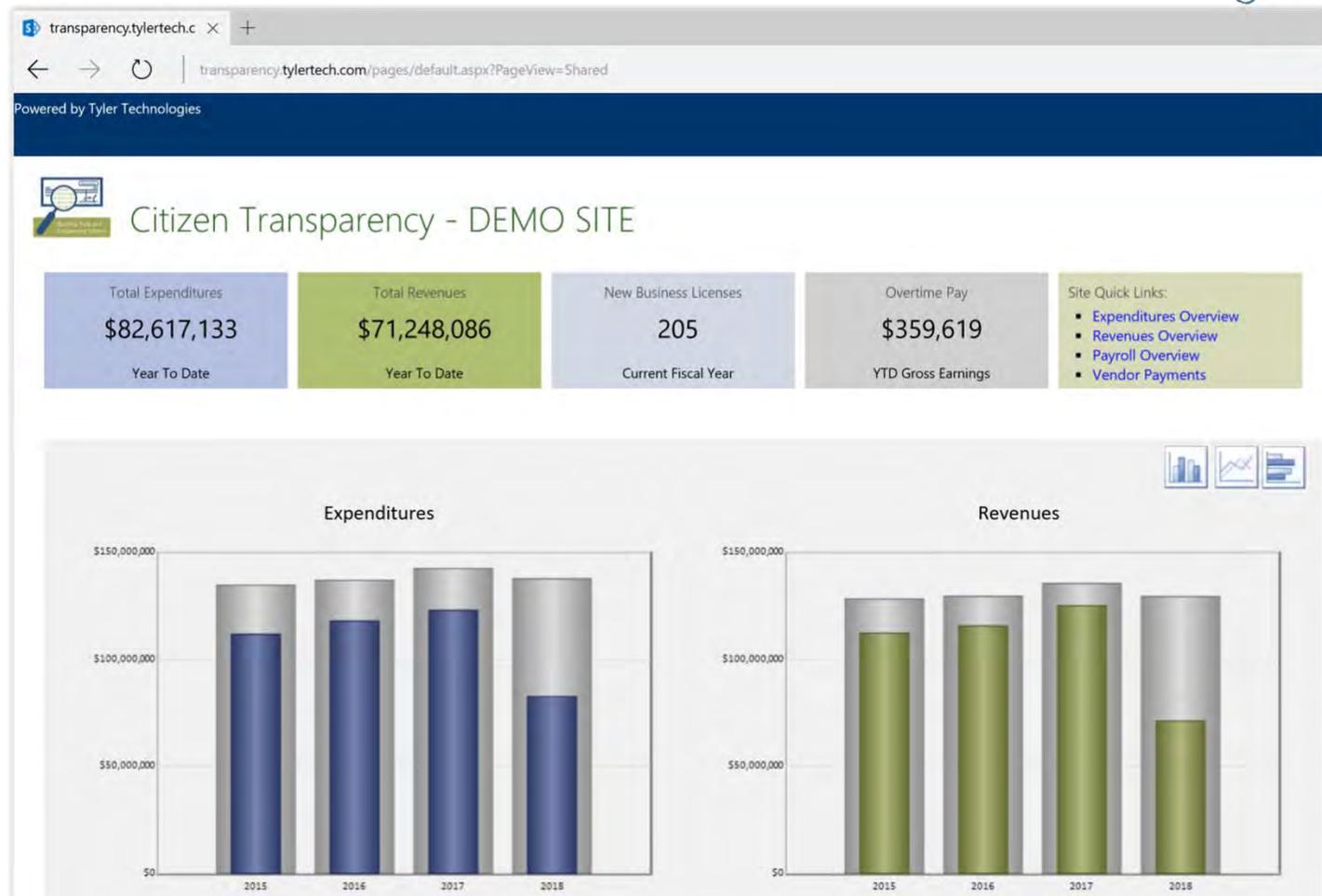
- Dashboard Format
- Public Menu
- FAQ Capability
- Budget Analysis
- Revenue Analysis
- Expenditure Analysis
- Payroll / HR Analysis
- Other Metrics / Non-Financial Data

Cost and Implementation

- Including Funding Plan

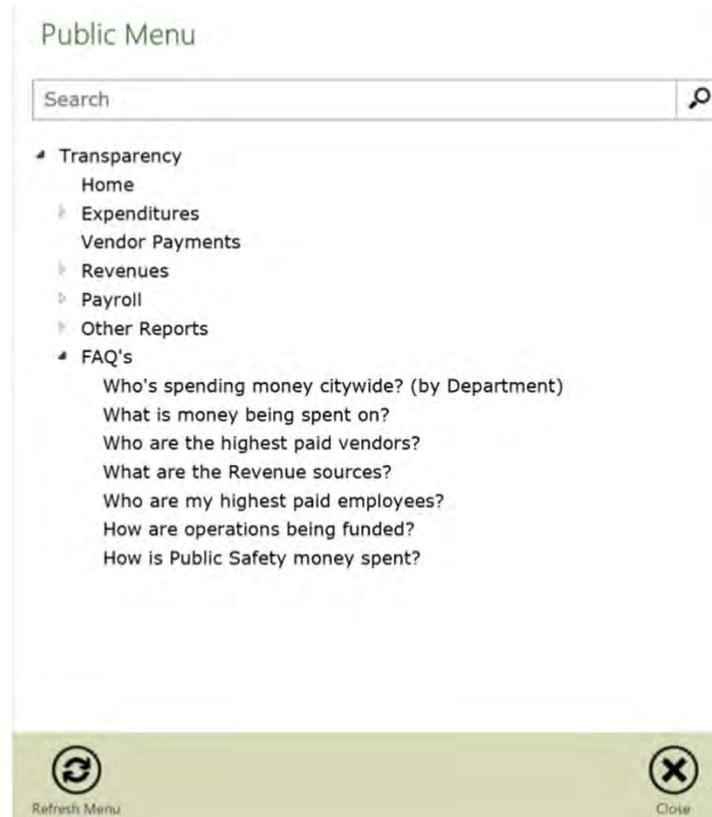
DASHBOARD

- Link from the Township's Website
- Transparency that educates, informs and engages the public
- Available on any device: Mobile Phone, Tablet, PC
- Dynamic search functionality
- Automatic updates to General Ledger = Real Time Insights
- Includes Historical Data (back to 2015; the last year of data converted to new system)
- Hosted by Tyler, on the Cloud (available from anywhere)



PUBLIC MENU

- Live, easy to navigate menu options
- Covers all elements of financial reporting
- Includes fully customizable Frequently Asked Questions
- Provides “bread crumb” navigation for easy forward and backward navigation
- Real-Time Data



FAQ'S

- Fully Customizable
- Table view or graphical view or both

transparency.tylertech.com FrequentlyAskedQuesti x +

transparency.tylertech.com/Pages/FrequentlyAskedQuestions.aspx?Report=Department&PageView=Shared

Powered by Tyler Technologies

Frequently Asked Questions

Frequently Asked Questions

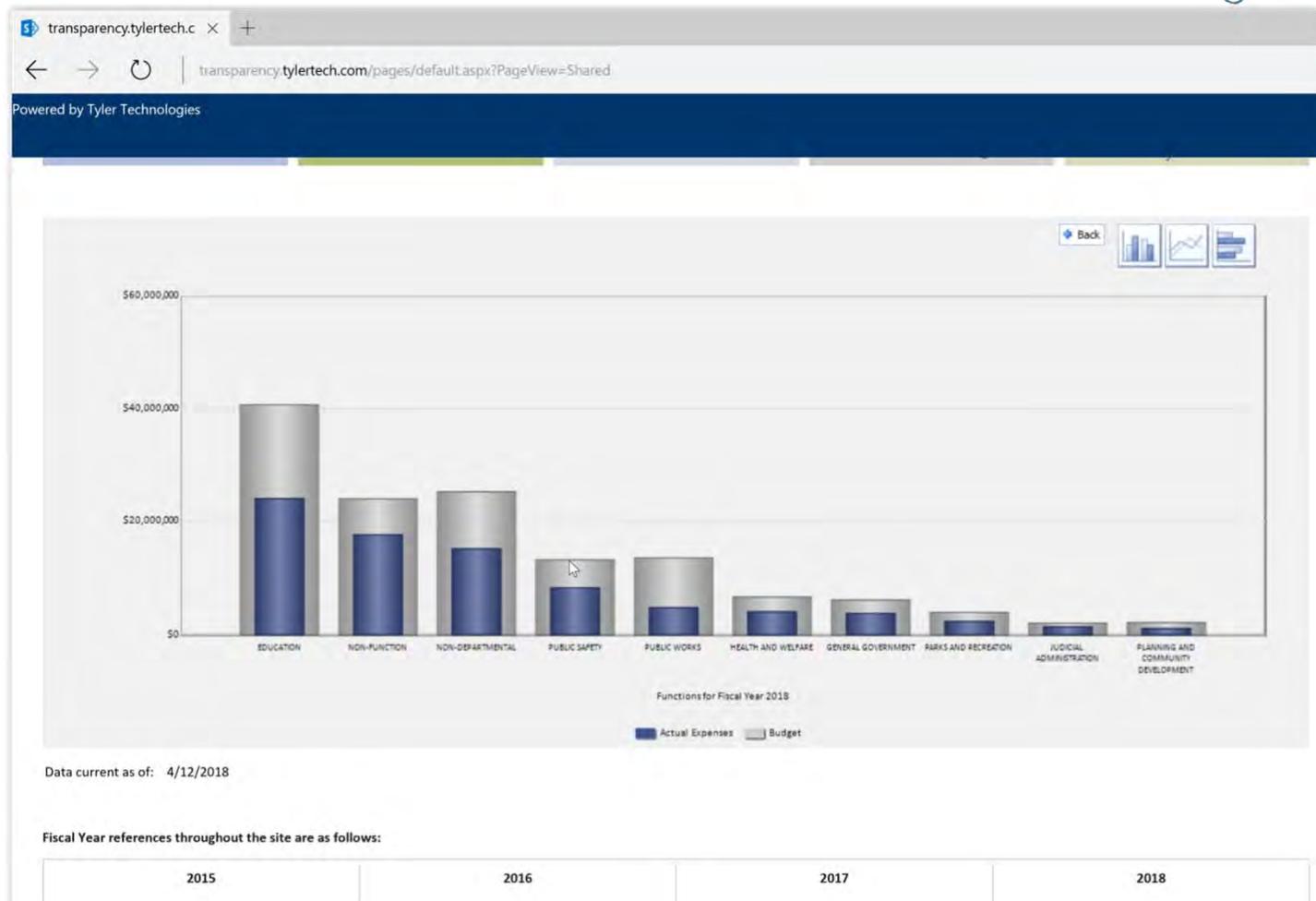
- [Who is spending money citywide?](#)
- [What is money being spent on?](#)
- [Who are the highest paid vendors?](#)
- [What are the revenue sources?](#)
- [Who are the highest paid employees?](#)
- [How are operations being funded?](#)
- [How is Public Safety money spent?](#)

Departments		CY Expenses	LY Expenses	% Growth	% Budget Utilized	Budget Remaining
2017		\$37,112,437	\$78,331,013	-52.62%	38.11%	\$60,281,137
2016		\$78,331,013	\$72,061,779	8.70%	78.73%	\$21,161,890
Non-Departmental		\$23,755,753	\$23,946,472	-0.80%	64.14%	\$13,281,082
Non-Function		\$15,782,037	\$12,286,715	28.45%	145.84%	(\$4,960,420)
Public Safety		\$10,987,849	\$10,995,906	-0.07%	89.51%	\$1,287,383
Public Works		\$8,192,065	\$6,301,165	30.01%	53.77%	\$7,043,890
Health And Welfare		\$5,953,835	\$6,418,179	-7.23%	89.58%	\$692,340
General Government		\$5,445,222	\$5,210,691	4.50%	85.66%	\$911,453
Parks And Recreation		\$4,429,553	\$3,454,165	28.24%	90.26%	\$478,237
Planning and Community Development		\$1,968,182	\$1,723,742	14.18%	65.75%	\$1,025,138
Judicial Administration		\$1,767,468	\$1,692,573	4.42%	94.50%	\$102,786
Education		\$49,048	\$32,170	52.47%	3.64%	\$1,300,002
2015		\$72,061,779	\$68,336,207	5.45%	73.96%	\$25,377,868
2014		\$68,336,207		N/A	72.10%	\$26,449,244

% Growth: No LY Expenses equals N/A
 % Budget Utilized: Item not budgeted equals N/A

BUDGET

- Drill into the Township's Budget
- Fully customizable reporting formats
- Easy to change chart type views by simply clicking the chart type in the upper right corner
- Drill into any of the data fields for more detail



BUDGET

- Full General Ledger Filter Functionality
- Provide insights with up-to-date flags on budget performance
- Includes history back to 2015 (the last year of data converted from the old system)
- All reports / graphs are sharable

Revenues and Budget Analysis

Click the Actions button to export or print.

Click the items listed in the filter to open the filter window. Use the search box to locate items in the filter or manually select items by using the check boxes.

Filter by Fund Group **ENTERPRISE FUNDS, GENERAL FUND**

Actions | 1 of 1 | FindNext

Function	2015		2016		2017		2018	
	Actual Revenues	Revenue Budget Collected						
EDUCATION	\$81,830	545.53%	\$87,670	584.47%	\$90,400	100.44%		N/A
GENERAL GOVERNMENT	\$234,616	101.87%	\$278,001	107.93%	\$280,453	102.02%	\$140,862	51.22%
HEALTH AND WELFARE	\$1,265,536	102.96%	\$3,808,615	84.67%	\$4,085,936	93.13%	\$2,401,082	55.80%
JUDICIAL ADMINISTRATION	\$1,229,389	107.95%	\$1,262,748	100.71%	\$1,277,437	96.66%	\$831,921	62.87%
NON-FUNCTION	\$52,513,280	80.39%	\$52,863,575	80.19%	\$57,977,331	86.22%	\$31,749,528	47.49%
PARKS AND RECREATION	\$531,534	90.93%	\$587,071	111.47%	\$617,095	112.34%	\$416,459	74.84%
PLANNING AND COMMUNITY DEVELOPMENT	\$25,619	134.84%	\$20,623	100.60%	\$34,795	143.48%	\$17,600	85.85%
PUBLIC SAFETY	\$1,095,969	109.98%	\$1,179,082	107.12%	\$1,013,360	82.88%	\$1,031,128	83.35%
PUBLIC WORKS	\$3,788,574	99.80%	\$3,904,408	99.19%	\$4,096,968	100.26%	\$2,066,244	50.23%
Total	\$63,786,347	83.64%	\$63,991,794	82.53%	\$69,473,775	87.72%	\$38,654,824	49.07%

● Revenues meet or exceed Budget

▲ Revenues between 85% and 99% of Budget

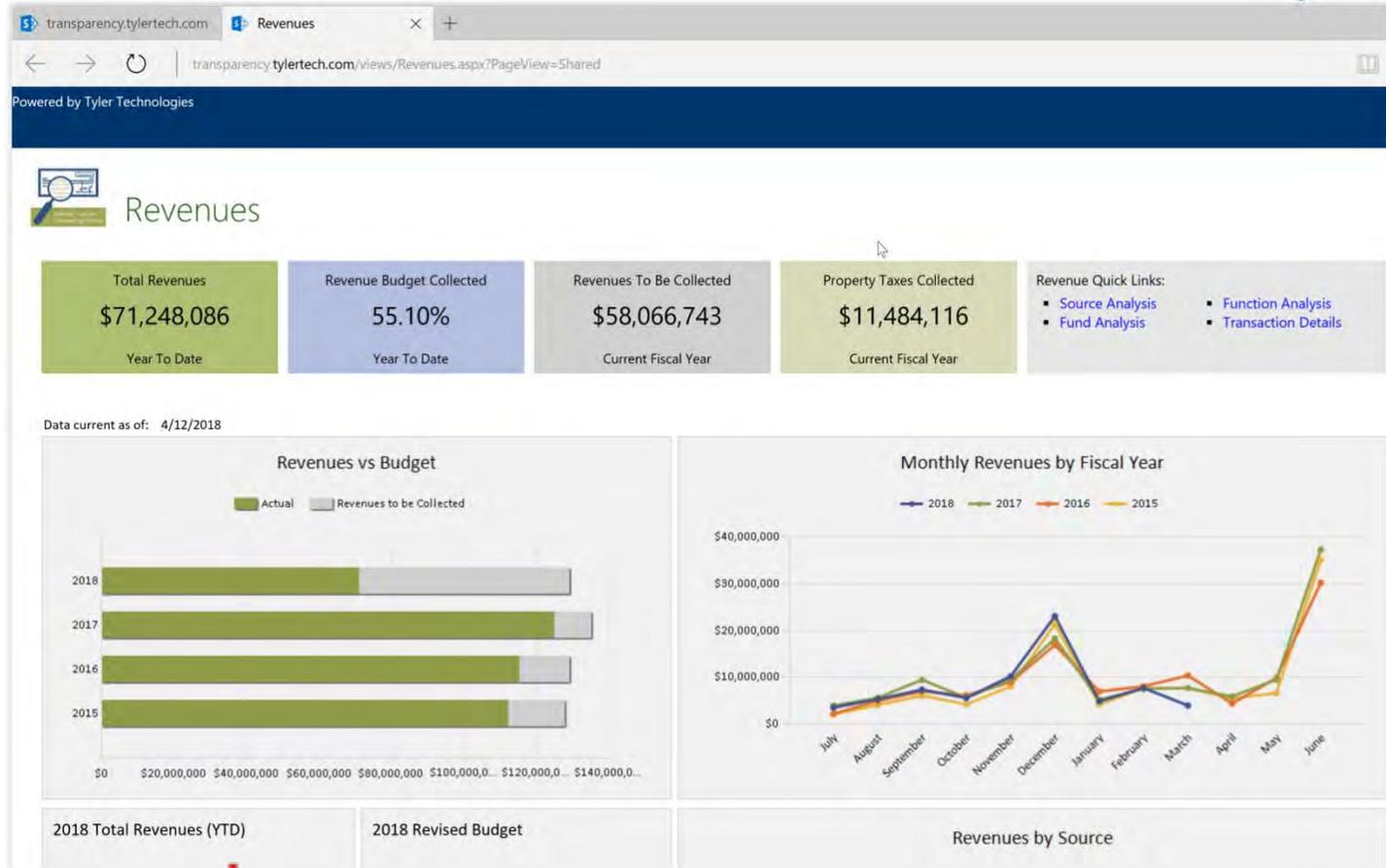
◆ Revenues less than 85% of Budget

Data current as of: 4/12/2018

Save to PDF

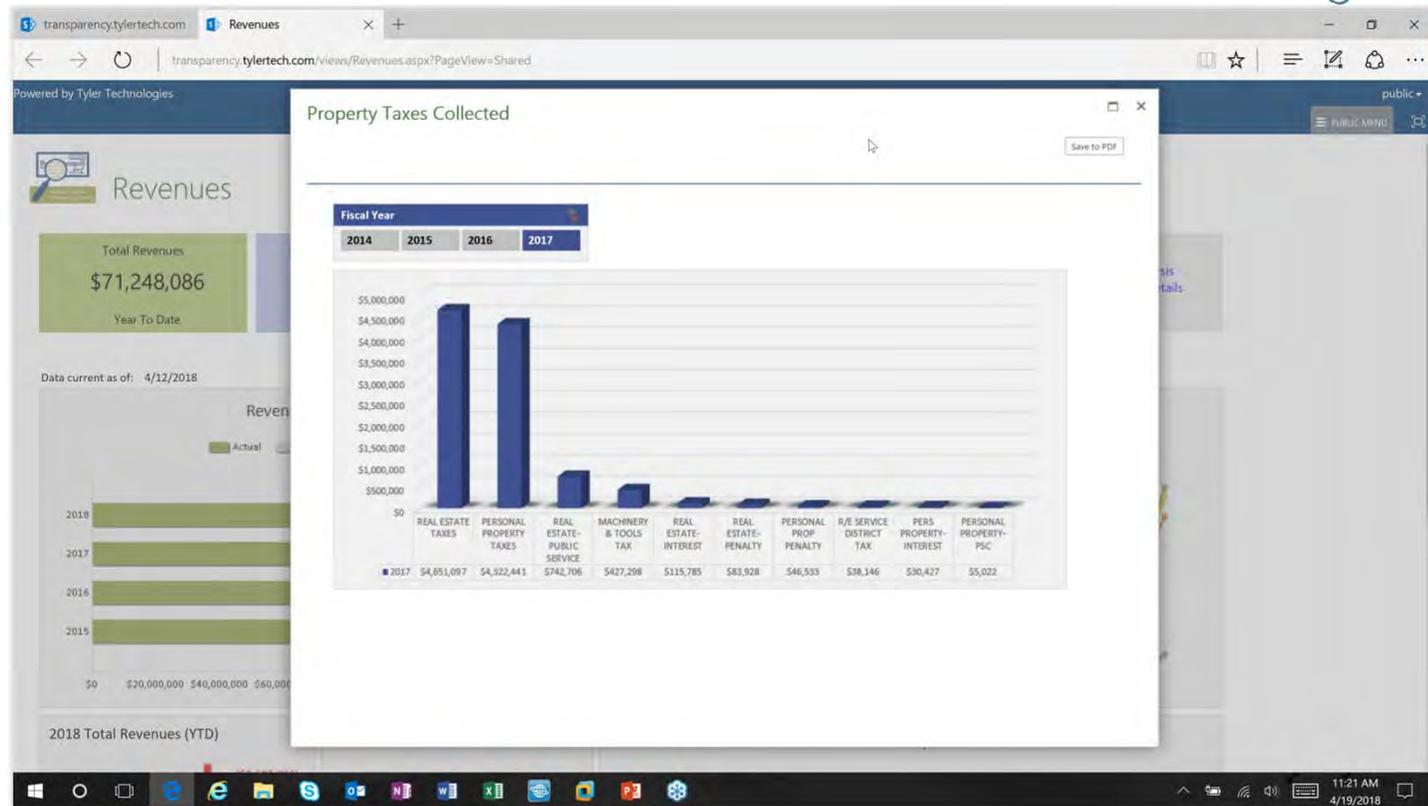
REVENUES

- Broad category dashboard summaries
- All elements of the dashboard are drillable to get into the detail
- All elements of the dashboard are customizable to Radnor Township and what our Resident's want to see
- Provides a "Quick Links" section for popular search items



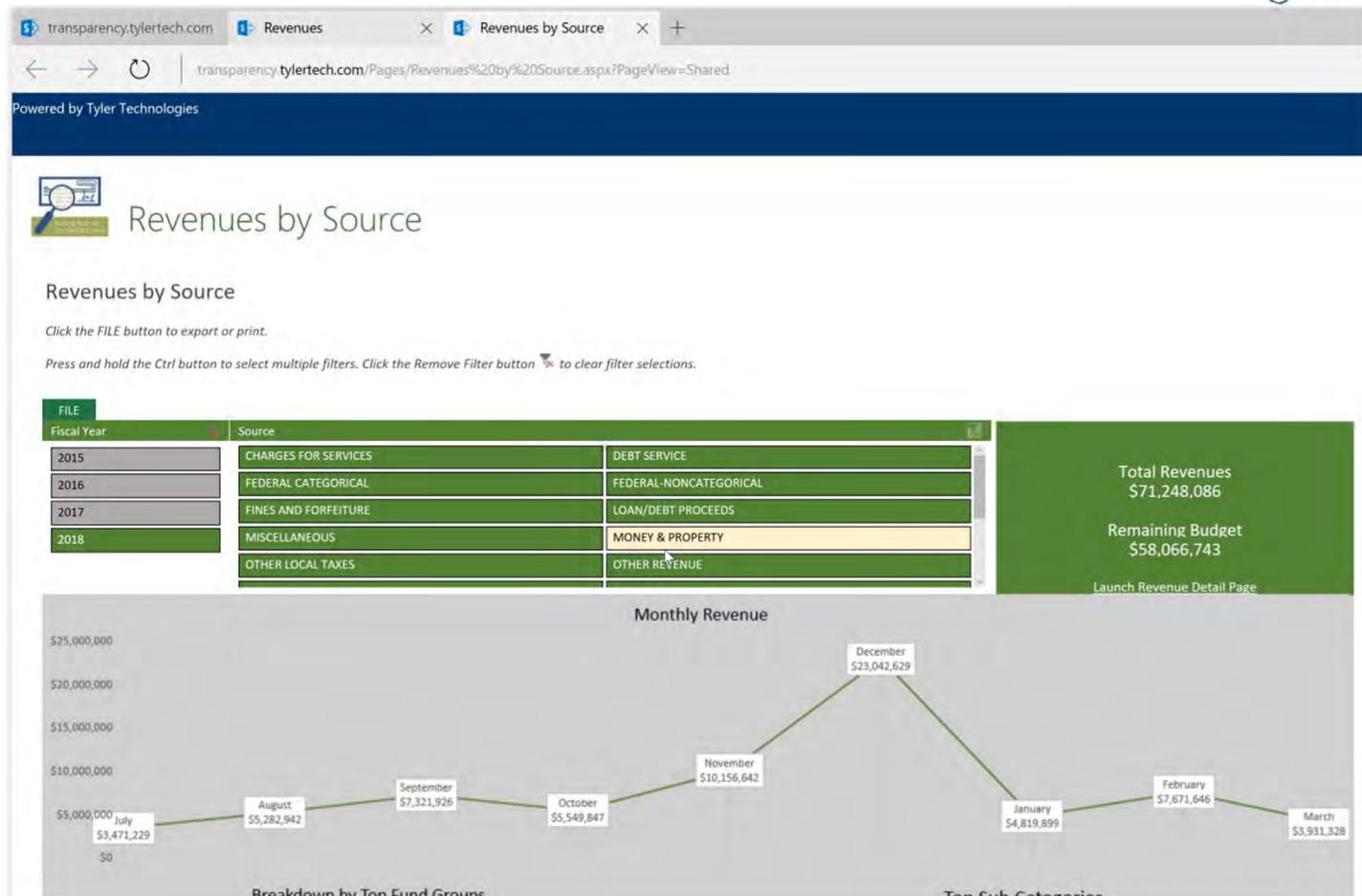
REVENUES

- Data is filtered to allow three-dimensional analysis (type, category, time)
- Data is organized and displayed in easy-to-read graphs
- Save to PDF / print capabilities



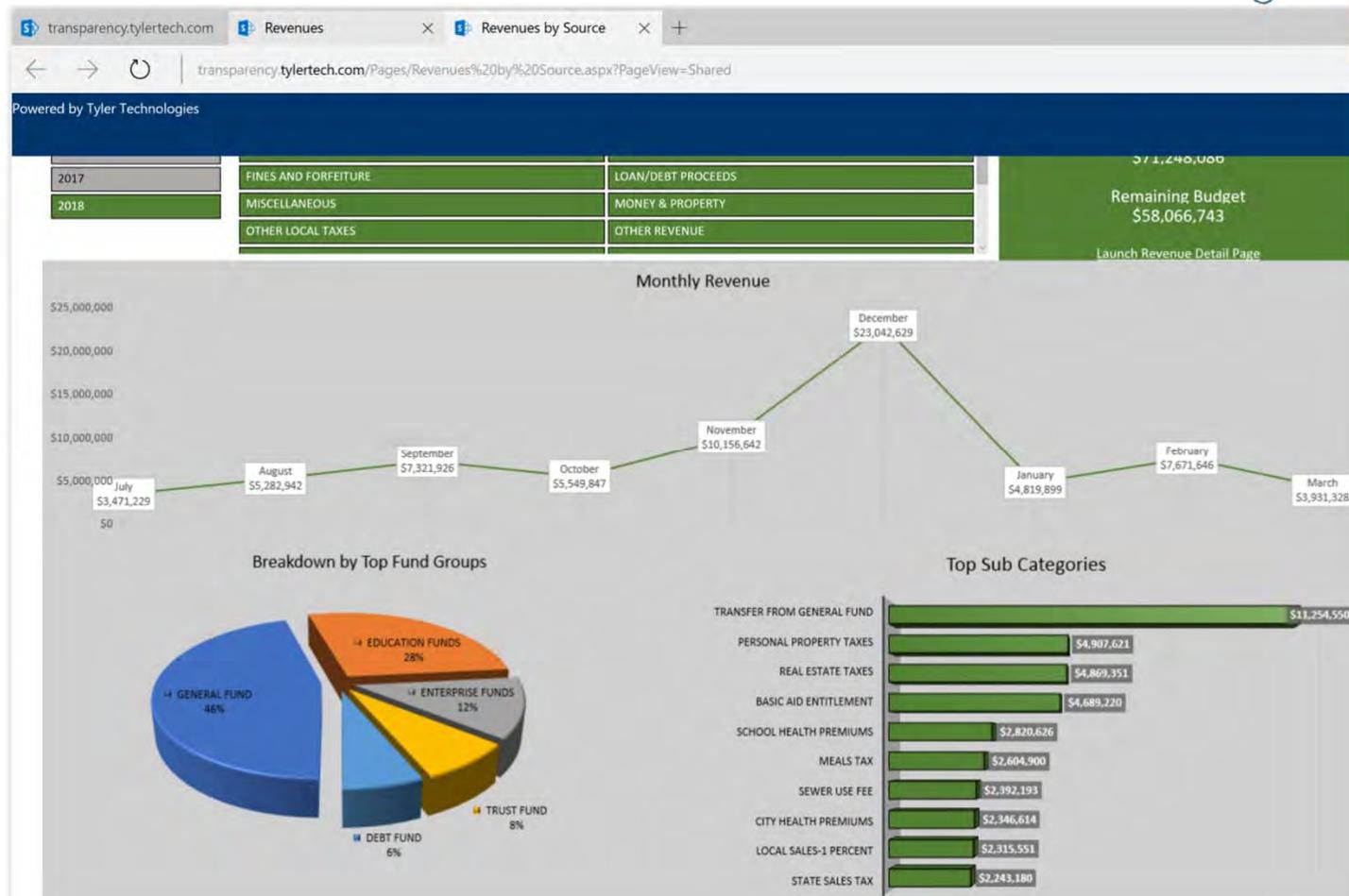
REVENUES

- Data can be displayed by year, source, and broken down into monthly trend analysis
- Data can be filtered in multiple ways at the same time
- Data is also summarized in total amounts
- Again, all pages are printable, savable, sharable
- [Next Slide shows bottom portion of the screen shown]



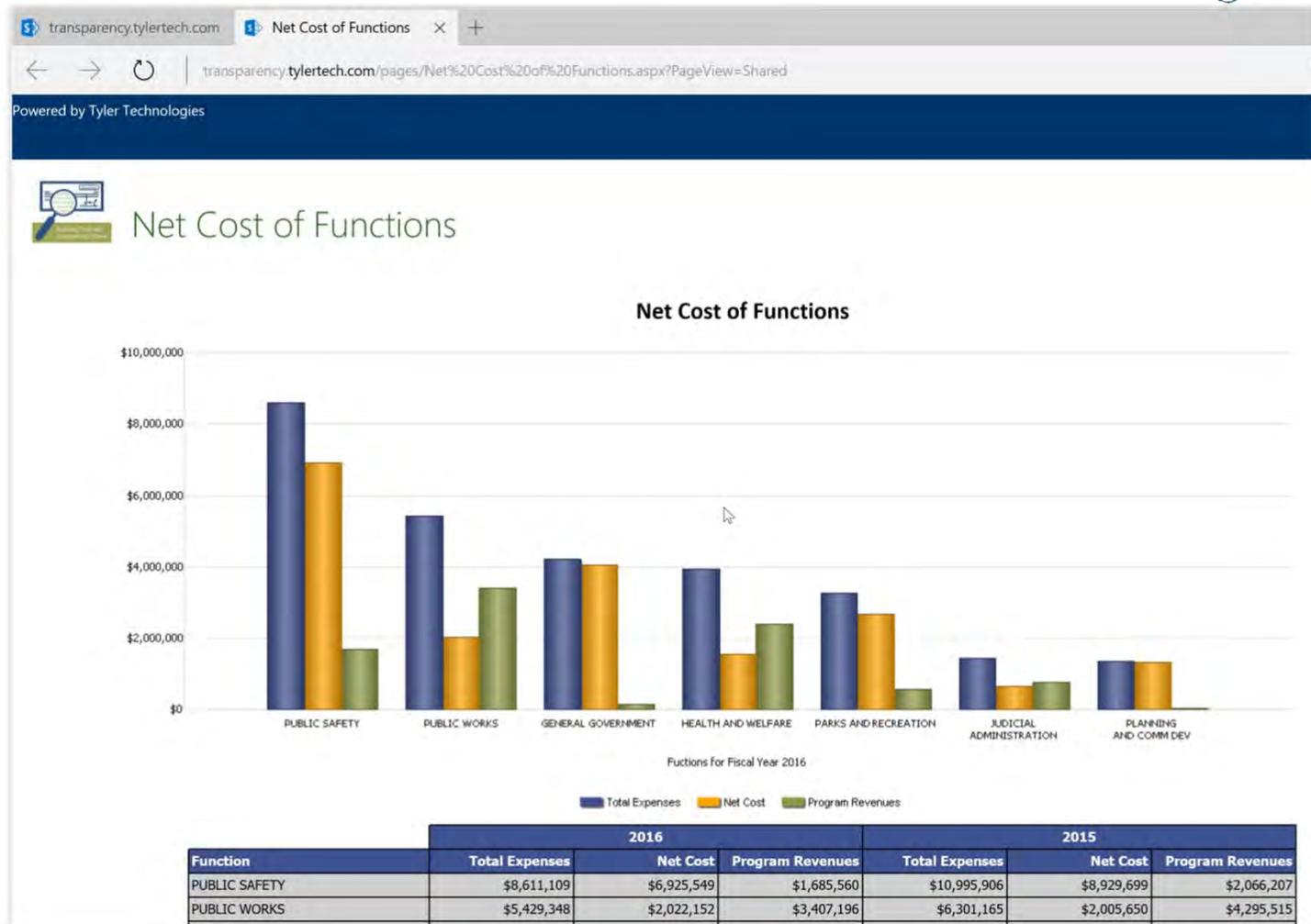
REVENUES

- [Continued from previous slide]
- Further examples of how data is summarized and displayed



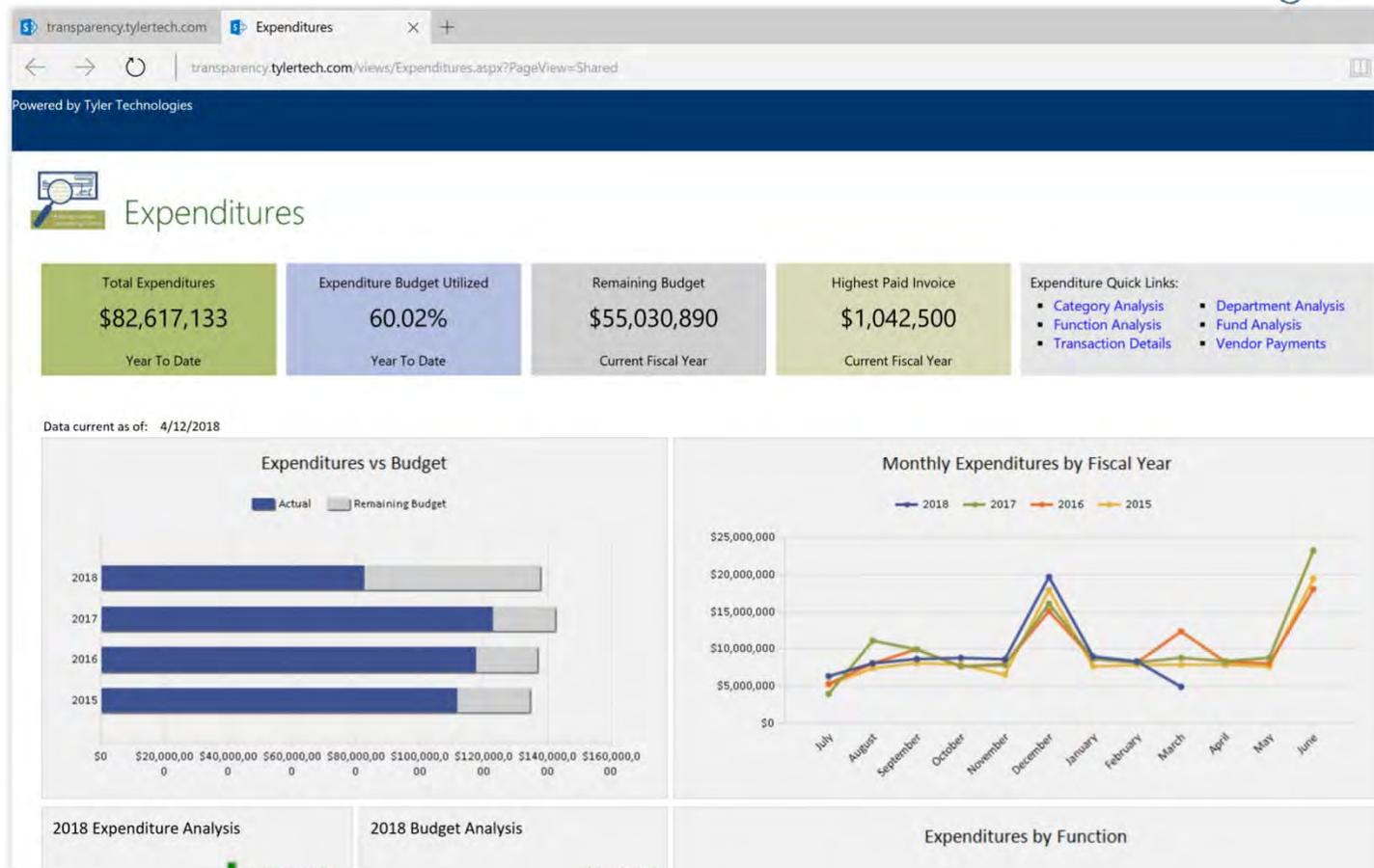
EXPENDITURES

- Public can easily and accurately know how their tax dollars are being spent
- Data provides gross revenue, gross expense, and net cost... A true calculation on the cost of public services... all at their fingertips
- Data is connected to the Township's General Ledger and is update continuously



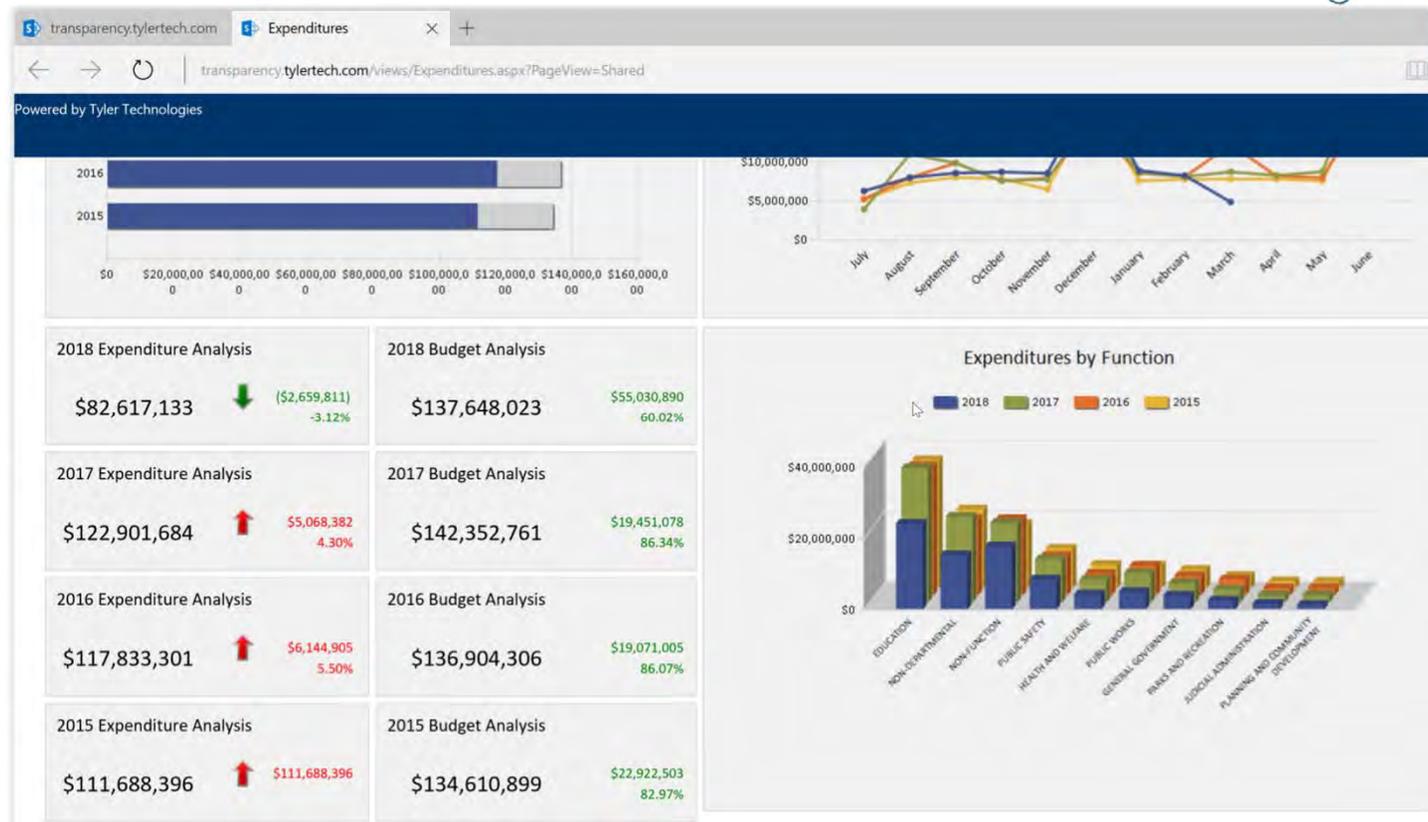
EXPENDITURES

- Dashboard summary for broad categories (similar to Revenue)
- Live budget vs actual insights
- Spending trends by year, by month
- Quick Links are provided for popular searches
- [Remainder of screen shot is shown on next slide]



EXPENDITURES

- [Continued from prior slide]
- Data is analyzed both in terms of budget vs. actual and vs. prior year
- Data is displayed in easy to read graphs
- Data is drillable to dive deeper into the transactional analysis



EXPENDITURES

- Data can be drilled into for greater detail
- Screenshot is drilling into “Highest Paid Invoice” from prior slide
- Public can easily see who the highest paid vendors and/ or payments are
- Data is filtered by year, department, etc.
- Data is sortable in table format
- Data is printable / sharable

transparency.tylertech.com Expenditures

transparency.tylertech.com/Views/Expenditures.aspx?PageView=Shared

Powered by Tyler Technology

Top 10 Highest Paid Invoices

Save to PDF

FILTERS:

Fiscal Year: 2015 2016 2017 2018

Department:

- ADMINISTRATION, ATTENDANCE &... CAFETERIA OPERATIONS
- EDUCATION GENERAL GOVERNMENT
- HEALTH & WELFARE INSTRUCTION
- JUDICIAL ADMINISTRATION NON-DEPARTMENTAL
- NON-FUNCTION OPERATIONS & MAINTENANCE

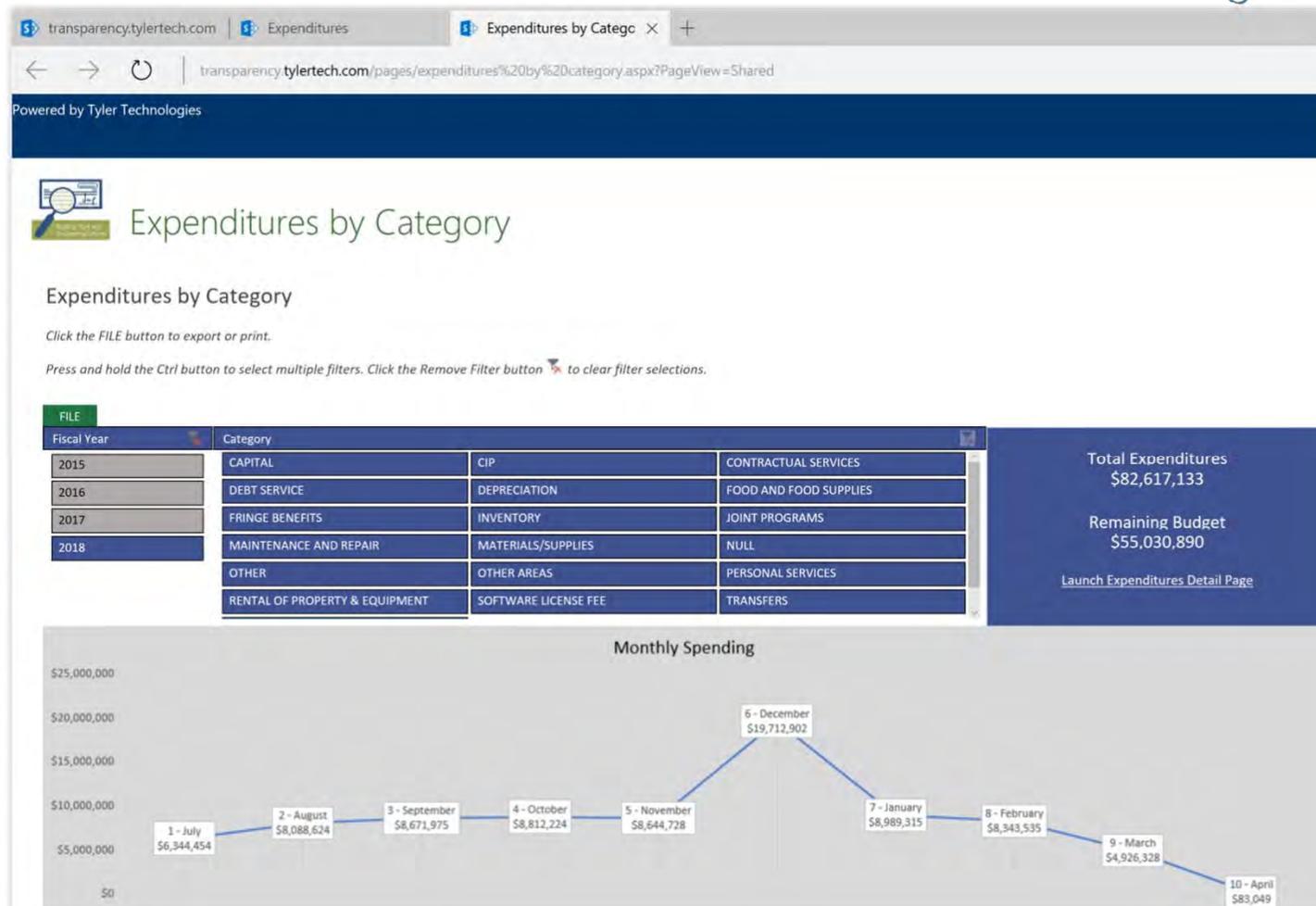
Invoice Number	Invoice Description	Department	Vendor Name	Date	Amount
237206	USED VEHICLE PURCHASE	OPERATIONS & MAINTENANCE	RT 11 VALLEY AUTO SALES LLC	07/21/2016	\$28,000
STMT030517	FY2017 LIABILITY/WC INS	OPERATIONS & MAINTENANCE	VML INSURANCE PROGRAMS	04/03/2017	\$16,015
040552	FY2017 LIABILITY/WC INS	OPERATIONS & MAINTENANCE	VML INSURANCE PROGRAMS	07/22/2016	\$16,015
040552.1	FY2017 LIABILITY/WC INS	OPERATIONS & MAINTENANCE	VML INSURANCE PROGRAMS	09/07/2016	\$16,015
246658	425	OPERATIONS & MAINTENANCE	VML INSURANCE PROGRAMS	12/14/2016	\$16,015
5183242501 050817	5183242501	OPERATIONS & MAINTENANCE	DOMINION VIRGINIA POWER	05/16/2017	\$14,204
5183242501 090616	5183242501	OPERATIONS & MAINTENANCE	DOMINION VIRGINIA POWER	09/15/2016	\$13,443
248367	5003210001 LEE	OPERATIONS & MAINTENANCE	DOMINION VIRGINIA POWER	01/18/2017	\$13,209
4863197507 050817	4863197507	OPERATIONS & MAINTENANCE	DOMINION VIRGINIA POWER	05/16/2017	\$12,753
9850	SMS GYM FLOOR REFINISHING	OPERATIONS & MAINTENANCE	SCOTT FLOOR CO INC	06/30/2017	\$12,700

2018 Expenditure Analysis 2018 Budget Analysis Expenditures by Function

11:14 AM 4/19/2018

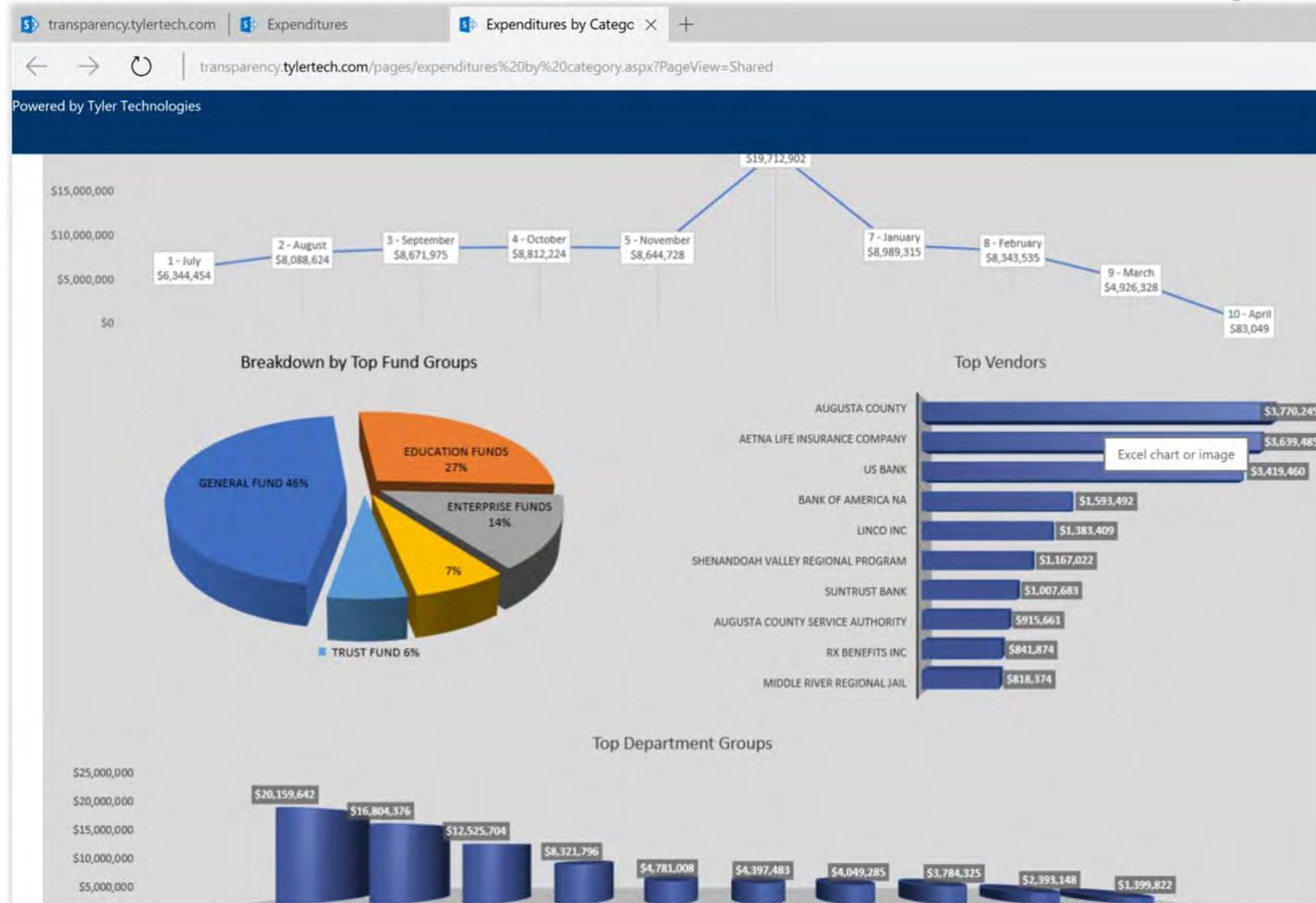
EXPENDITURES

- Expenditure Data can be filtered by multiple dimensions at the same time (similar to revenue)
- [Remainder of screen shot is on the next slide]



EXPENDITURES

- [Continued from prior slide]
- I envision this being a “Fund” level view (i.e. General Fund, Sewer Fund, Willows Fund, etc.)
- Data is drillable to get deeper into the transactional analysis [see following slide]



EXPENDITURES

- [Drilled into data from prior slide]
- Transactional detail = full Financial Transparency to the Public

transparency.tylertech.com Expenditures Expenditure Transaction

transparency.tylertech.com/Pages/Expenditure%20Transactions.aspx?PageView=Shared

Powered by Tyler Technologies public PUBLIC MENU

Expenditure Transactions

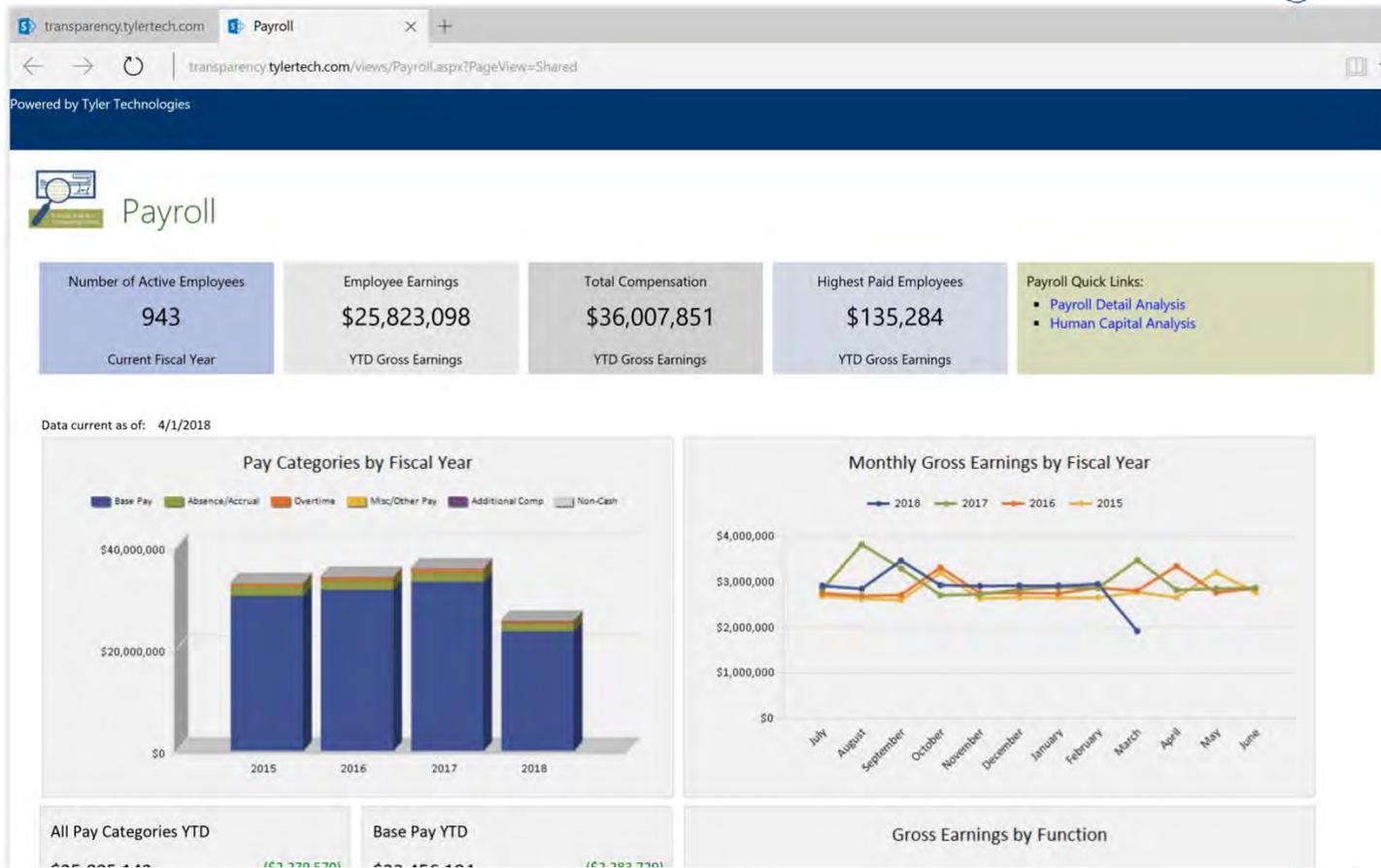
Fiscal Year	Function Group	Category	Department Group	Fund Group	Vendor Name
2015	EDUCATION	CAPITAL	"ADMINISTRATION, ATTENDANCE...	DEBT FUND	1A SMART START LLC
2016	GENERAL GOVERNMENT	CIP	CAFETERIA OPERATIONS	EDUCATION FUNDS	ABS TECHNOLOGY ARCHITECTS
2017	HEALTH AND WELFARE	CONTRACTUAL SERVICES	EDUCATION	ENTERPRISE FUNDS	ACT INC
2018	JUDICIAL ADMINISTRATION	DEBT SERVICE	GENERAL GOVERNMENT	GENERAL CAPITAL IMPROVEME...	ADECCO EMPLOYMENT SERVICES INC
	NON-DEPARTMENTAL	DEPRECIATION	HEALTH & WELFARE	GENERAL FUND	AFRICAN-AMER HERITAGE FESTIVAL FOUND INC
	NON-FUNCTION	FOOD AND FOOD SUPPL...	INSTRUCTION	OTHER GOVERNMENTAL FUNDS	AIRECO SUPPLY INC
	PARKS AND RECREATION	FRINGE BENEFITS	JUDICIAL ADMINISTRATION	TRUST FUND	ALERT ALL COMPANY
	PLANNING AND COMMUNITY DEVELO...	INVENTORY	NON-DEPARTMENTAL	(blank)	ALL RECREATION OF VIRGINIA INC
	PUBLIC SAFETY	JOINT PROGRAMS	NON-FUNCTION		ALLEN ENGINE SERVICE
	PUBLIC WORKS	MAINTENANCE AND REP...	OPERATIONS & MAINTENANCE		AM LEONARD INC
					AMANDA A FORBES-LOUDERMILK

Fiscal Year	Function Group	Category	SubCategory	Department Group	Department	Fund Group	Fund
2018	NON-DEPARTMENTAL	DEBT SERVICE	22 BQ SUNTRUST INTEREST	NON-DEPARTMENTAL	DEBT SERVICE	DEBT FUND	DEBT SERVICE FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	ASSESSOR	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	CITY ATTORNEY	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	CITY COUNCIL	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	CITY MANAGER	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	CLERK OF COUNCIL	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	COMMISSIONER OF REVENUE	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	COMMUNICATIONS MANAGER	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	FINANCE	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	INFORMATION TECHNOLOGY	GENERAL FUND	GENERAL FUND
2018	GENERAL GOVERNMENT	FRINGE BENEFITS	SOCIAL SECURITY-FICA	GENERAL GOVERNMENT	REGISTRAR	GENERAL FUND	GENERAL FUND

11:18 AM 4/19/2018

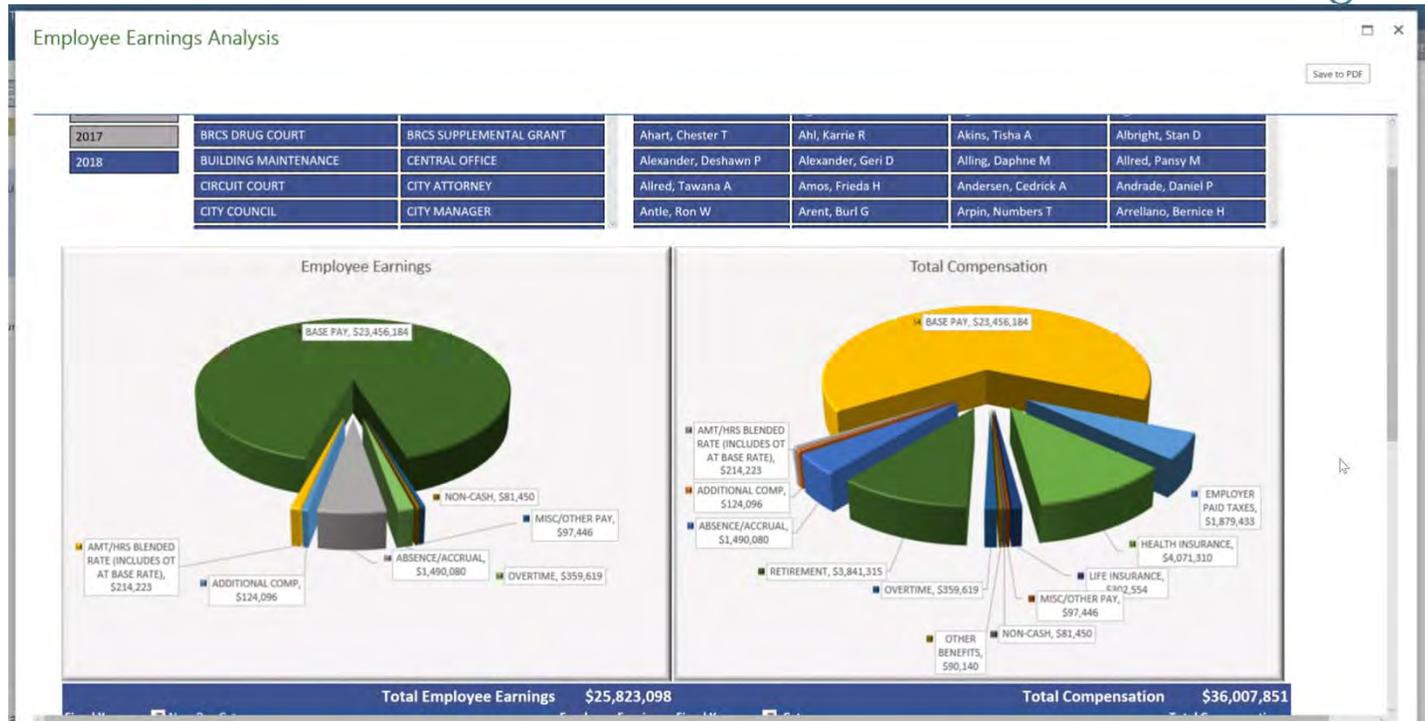
PAYROLL | HR

- Payroll data is available as well; for greater transparency on the Township's biggest expense category.
- Again, Quick Links are provided to help guide the user to the more popular searches
- Pay totals per category and by monthly trends (categories are customizable to Radnor)



PAYROLL | HR

- Similar to revenue and expenditure categories, Payroll data can be filtered multiple ways and is real-time.
- Users can see payroll totals by Fund, by Department, etc.
- Again, data is displayed in easy to read graphs and is all printable / sharable



PAYROLL | HR

- Non-financial data is available as well, with all the same filtering and sorting capabilities

Human Capital Analysis

Click the FILE button to export or print.

Press and hold the Ctrl button to select multiple filters. Click the Remove Filter button  to clear filter selections.



PAYROLL | HR

- Overtime pay categories can be drilled into for greater detail, comparison to budgets/ prior years, etc.

The screenshot displays a web application interface for 'Citizen Transparency'. A modal window titled 'Overtime Pay Analysis' is open, showing a table of pay categories and departments, and a 3D bar chart of gross earnings from 2015 to 2018.

Table Data:

Pay Category	Department	Personnel Status	
MISC/OTHER PAY	A.R. WARE ELEMENTARY	BESSIE WELKER ELEMENTARY	FULL TIME
NON-CASH	CENTRAL OFFICE	DIXON EDUCATIONAL CENTER	FULL TIME PERMANENT
OTHER	FIRE DEPARTMENT	GENESIS ALTERNATIVE SCHOOL	PART TIME WITH BENEFITS
OVERTIME	MAINTENANCE DEPARTMENT	POLICE DEPARTMENT	RETIREE WITH HEALTH INSURAN...
RETIREMENT	ROBERT E LEE HIGH SCHOOL	SCH RETIREE W/HLTH INSUR	TEMPORARY
TAX	SHELburne MIDDLE SCHOOL	SHERIFF	
UNKNOWN	SUBSTITUTE AND TEMPORARY	T.C. MCSWAIN ELEMENTARY SCHOOL	

3D Bar Chart Data (Gross Earnings):

Year	Gross Earnings
2015	\$4,400,000
2016	\$4,400,000
2017	\$4,600,000
2018	\$4,100,000

MISC DATA

- In addition to General Ledger / financial data, Tyler Transparency also can report on non-financial data
- Business License data is shown here as an example. Radnor's capability is available to anything transacted within the Tyler ERP (Finance, Permitting, Recreation, etc.)

The screenshot displays the Tyler Transparency web application interface. A modal window titled "New Business Licenses" is open, showing a bar chart and a table of license data. The bar chart shows the number of licenses issued per year: 133 in 2015, 170 in 2016, 211 in 2017, and 205 in 2018. The table below lists various businesses with their names, locations, and start dates.

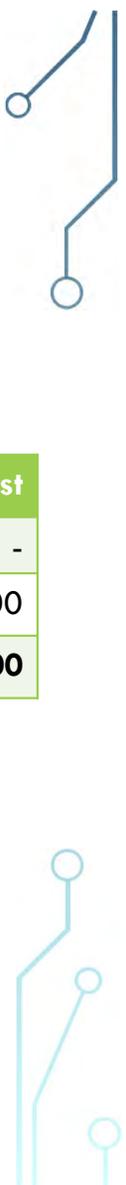
Business Name	Business Location	Business Start Date
1&1 LIFESAVER OF VIRGINIA, INC.	1840 CHURCHVILLE AVE	4/19/18
1ST CHOICE REAL ESTATE	413 N COALTER ST	4/28/15
1ST CHOICE REAL ESTATE	2282 N AUGUSTA ST	4/23/17
1ST CHOICE REAL ESTATE	2282 N AUGUSTA ST	4/24/16
1ST CHOICE REAL ESTATE	2282 N AUGUSTA ST	4/24/18
1ST CHOICE REAL ESTATE	2282 N AUGUSTA ST	4/28/15
1ST CHOICE REAL ESTATE	2282 N AUGUSTA ST	4/28/14
1ST CHOICE REAL ESTATE	2282 N AUGUSTA ST	4/29/16
7 SISTERS	11 PARK BLVD	4/25/11
AACME	765 MIDDLEBROOK AVE	4/28/16
ABSOLUTE STONE CORPORATION		4/25/12
AC POWER, LLC	2306 PARK HILL RD	4/24/20
ACOUSTIC TAP HOUSE LLC, THE	18 W JOHNSON ST	4/29/19
ADVANCED HEARING TECHNOLOGIES, INC.	109 MACTANLY PL	4/23/18
AES MECHANICAL SERVICES GROUP INC.		4/23/14
ALDI INC	113 GEORGE COCHRAN PKWY	4/31/17
ALI & CO	110 E BEVERLEY ST	4/17/13
ALI & CO	934 N AUGUSTA ST	4/29/19
ALUZZI CONSTRUCTION		4/31/05
ALL DOLL'D UP THRIFT BOUTIQUE	1910 W BEVERLEY ST	4/28/24
ALLEGHENY WOOD CRAFTING	724 SELMA BLVD	4/21/07
ALLEN, SANDRA K	541 BUTTERMILK SPRING	4/23/15
ALMARODE, KELLY E	576 C ST	4/20/03
ALPHA OMEGA INVESTMENT ADVISORS	1410 C'MMERCE RD	4/27/14



COST AND IMPLEMENTATION

- Funding Plan:
 - Year 1 Cost would be paid from the \$8.0M Settlement Fund
 - Year 2 and future years would be paid from the General Fund/ Finance Department

- Implementation Time Table:
 - Upon approval, the contract will be submitted to Tyler
 - Implementation would begin in the fall 2018
 - Go-Live is anticipated to occur in winter 2019



Description	Annual Fee	Impl. Cost
Socrata Open Finance Citizen Transparency	\$12,000	-
Implementation (one-time cost)	-	\$3,200
Totals	\$12,000	\$3,200

Annual Fee includes hosting of data, regular program updates/ improvements, and customer support



THANK YOU

Community Recognitions

Appointments to Various Boards and Commissions

Public Participation

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

LAW OFFICES
GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION
SUCCESSOR TO
GRIM & GRIM AND BIEHN & THATCHER
ESTABLISHED 1895 AND 1956,
RESPECTIVELY
123RD ANNIVERSARY 1895-2018

www.grimlaw.com

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

JOHN FREDERIC GRIM, OF COUNSEL

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

July 16, 2018

SENT VIA ELECTRONIC CORRESPONDENCE

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

Re: Radnor Township - Ordinance Amendment (Time Limit Parking) Moore Avenue

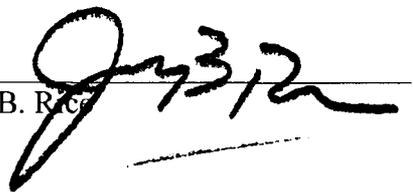
Dear Legal Department:

Enclosed please find for advertisement one (1) time in the Friday, July 27, 2018, edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on August 13, 2018. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection.

If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: 
John B. Rice

JBR/hlp

Enclosures

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

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending Chapter 270 of the Radnor Township Code, Vehicles and Traffic, Section 270-30, Time Limit Parking on 741-747 Moore Avenue.

The Board of Commissioners will hold a public hearing on August 13, 2018, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

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

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on August 13, 2018.

A handwritten signature in black ink, appearing to read "JBR", written over a horizontal line.

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

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

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

LAW OFFICES
GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION
SUCCESSOR TO
GRIM & GRIM AND BIEHN & THATCHER
ESTABLISHED 1895 AND 1956,
RESPECTIVELY
123RD ANNIVERSARY 1895-2018

www.grimlaw.com

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

JOHN FREDERIC GRIM, OF COUNSEL

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

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

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

July 16, 2018

SENT VIA ELECTRONIC CORRESPONDENCE

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

Re: Radnor Township - Special Purpose Parking (Handicapped Parking) on Aberdeen Avenue

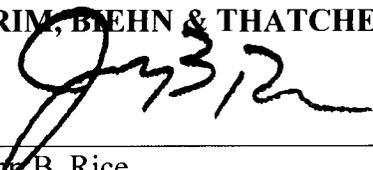
Dear Legal Department:

Enclosed please find for advertisement one (1) time in the Friday, July 27, 2018, edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on August 13, 2018. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection.

If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: 
John B. Rice

JBR/hlp

Enclosures

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

LEGAL NOTICE

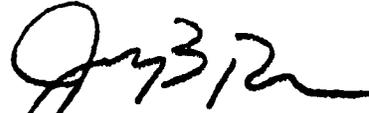
Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending Chapter 270 of the Radnor Township Code, Vehicles and Traffic, Section 270-31, Special Purpose Parking Zones on Aberdeen Avenue.

The Board of Commissioners will hold a public hearing on August 13, 2018, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

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

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on August 13, 2018.

A handwritten signature in black ink, appearing to read "John B. Rice", written over a horizontal line.

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

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 250 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

Motion authorizing the Administration to pursue the Potential Sale of the Township Sanitary Sewer Utility Assets with Aqua PA under §7.11.E.4 and the Administrative Code §5-52

**RESOLUTION 2018-81
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA. ENGAGING GANNETT FLEMMING VALUATION AND
RATE CONSULTANS LLC (“GFVRC”) TO PROVIDE ENGINEERING
SERVICES AND A FAIR MARKET VALUE APPRIASAL OF THE
TOWNSHIP’S SEWAGE COLLECTION ASSETS (“WASTEWATER SYSTEM”)
CONSISTENT WITH ACT 12 OF 2016**

WHEREAS, the August 13, 2018 Board of Commissioner Agenda includes a motion authorizing the Administration to pursue the potential sale of the Township sanitary sewer system and assets with Aqua, PA as permitted under §7.11.E.4 of the Township Charter and §5-52 under the Township Administrative Code; and

WHEREAS, the Pennsylvania State Legislature passed Act 12 of 2016 which, among other things, provides an updated framework for valuing wastewater systems to allow for the voluntary use of a “fair market” appraisal which incorporates cost, market, and income approaches, provided that the wastewater system is owned by a municipal corporation who is considering selling to another entity that is regulated by the Pennsylvania Public Utility Commission; and

WHEREAS, Gannett Fleming has provided engineering related services to the Township for years and has delivered work of the highest standards; and

WHEREAS, Gannett Fleming has been provided similar engineering services in various other successful wastewater sales in Pennsylvania, representing both the seller(s) and purchaser(s); and

WHEREAS, if the motion to pursue the potential sale is passed by the Board of Commissioners, a full valuation engineering study is necessary to fully understand the value of Radnor Township’s wastewater system.

NOW, THEREFORE, it is hereby *RESOLVED* that the Board of Commissioners of Radnor Township hereby engages Gannett Fleming Valuation and Rate Consultants LLC to provide Section 1329 Engineer’s Assessment Services and Utility Valuation Expert Services in an amount not to exceed \$75,000.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of August, A.D., 2018.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

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

Radnor Township

PROPOSED LEGISLATION



DATE: August 7, 2018

TO: Board of Commissioners

FROM: Robert A. Zienkowski, Township Manager

LEGISLATION: A Resolution engaging Gannett Fleming Valuation and Rate Consultants LLC to perform engineering services to determine the fair market value of the Township's wastewater system pursuant to Act 12 of 2016.

LEGISLATIVE HISTORY: This valuation will be necessary only if the Board passes the motion on the August 13, 2018 agenda authorizing the Administration to pursue the potential sale of the wastewater system.

PURPOSE AND EXPLANATION: Act 12 of 2016 amended Chapter 13 of the Pennsylvania Public Utility Code ("PUC") to allow for the voluntary use of a fair market valuation in determining a potential sale price of a municipality owned wastewater system [to another entity regulated by the PUC]. The Act has very specific requirements in which the fair market value is calculated, and Gannett Fleming is one of only a few engineering firms that has successfully prepared this type of valuation.

Further, the Township has a running history of successful work with Gannett Fleming and feel comfortable with their quality of work.

FISCAL IMPACT: The valuation study is estimated to cost (not-to-exceed) \$75,000 for both the Section 1329 Engineer's Assessment Services and the Section 1329 Utility Valuation Expert Services. The cost of the engineering study will be paid from the Sanitary Sewer Fund.

RECOMMENDED ACTION: The Administration respectfully requests the Board to approve this resolution at the August 13, 2018 meeting. Thank you.

Board Discussion setting
the Finance Subcommittee
of the Board of
Commissioners Public
Meeting Dates to discuss
the potential sale of the
Township Sanitary Sewer
Utility Assets

**RESOLUTION NO. 2018-83
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF THE EMERSON GROUP FOR PROPERTY
LOCATED AT 409, 411 & 413 E. LANCASTER AVENUE**

WHEREAS, the Emerson Group (“Applicant”) submitted a proposed Land Development Plan prepared by Momenee, Inc. dated April 28, 2017, last revised June 14, 2018; and

WHEREAS, the Plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Land Development Plan for the Emerson Group, subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plan for the Emerson Group, prepared by Momenee, Inc., consisting of twelve (12) sheets, dated April 28, 2017, last revised June 14, 2018 (“Plan”), subject to the following conditions:

1. The Applicant shall comply with the following paragraphs of the July 9, 2018 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*:
 - a. Zoning, paragraph 4 as to Section 280-105(D).
 - b. Subdivision and land development comments, paragraphs 1, 5, and 7 and paragraphs 4 and 6 in accordance with the Shade Tree Commission approval.
 - c. Stormwater comments, paragraphs 1 & 2.
 - d. General comments regarding sanitary sewer, paragraphs 1 & 2.

2. The Applicant shall comply with the following paragraphs of the July 5, 2018 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*:
 - a. Subdivision and land development comments, paragraph 1, as to a PennDOT HOP.
 - b. General comments, paragraphs 1, 2 & 3. Applicant shall provide executed copies of all driveway easement agreements between itself and record owners of the 415 E. Lancaster property prior to final plan recordation.

3. The Applicant shall comply with all other applicable ordinances with respect to sanitary sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.

4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor and prepare a record plan incorporating all approval conditions.
5. Compliance with the decision and order of the Radnor Township Zoning Hearing Board dated March 16, 2017 as corrected on November 1, 2017.
6. In consideration of the waivers set forth below, the Applicant shall construct new sidewalk from its existing property to Ironworks Way including a new handicap ramp. The new sidewalk shall replace the existing sidewalk in the same location and shall be four feet in width around existing poles and guywires.

In addition to the Preliminary/Final Plan approval conditions, the following SALDO waivers are approved:

- a. Section 255-29.A (8) – to permit the parking lot to exceed 3% in grade.

Approved Denied

- b. Section 255-29.A(14) – to permit less than a five-foot radius of curvature for all curb lines within parking areas.

Approved Denied

- c. Sections 255-12. and 255-15. D. – to permit the preliminary plan to be approved as a final plan of land development.

Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of August, 2018.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____

July 30, 2018

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

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

Re: 409, 411 and 413 E. Lancaster Avenue, 2016-SD-07
Our Ref: 5813.001

C. Suzanne Buechner
Of Counsel

Dear Mr. Norcini:

*LLM in Taxation
†Also admitted in New Jersey

We look forward to the subdivision and land development application for the property at 409, 411, and 413 E. Lancaster Avenue being placed on the agenda of the Board of Commissioners for action on Monday, August 13, 2018.

As you know, the pending application for approval of the Preliminary Subdivision and Land Development Plan ("Plan") in this matter was filed over a year ago in May 2017, following a decision by the Zoning Hearing Board that granted the required zoning relief. Since then the Plan has undergone multiple reviews by both the Planning Commission and Board of Commissioners as well as by Township Staff and Township's consultants. Numerous modifications of the Plan have been made by our client, Scott Emerson ("Applicant"), to address various concerns and comments that have been received from time to time throughout this process. As a result, the Preliminary Plan has been refined to the point where, for practical purposes, it constitutes the Final Plan contemplated by the Code.

For these reasons, Applicant hereby requests that the Preliminary Plan be treated and approved also as a Final Plan. In this regard, we respectfully request a waiver from the provisions of Code §§ 255.12 and 255.15D (except subsection 14 thereof) relating to the process otherwise required in connection with the approval of a Final Plan. Indeed, all of the purposes intended by a Final Plan review process have already been achieved by the many reviews and resulting plan modifications made during the last year.

Thank you for your continued cooperation in processing this Plan and this waiver request. Should you have any questions or require any further information, please advise.

Sincerely,



FRED B. FROMHOLD

cc: John Rice, Esquire
Mr. Scott Emerson

N:\Documents\5813\001\Ltr-RT-conditions.docx

RECEIVED
JUL 30 2018
RADNOR TOWNSHIP
ENGINEERING DEPARTMENT



*Excellence Delivered **As Promised***

Date: July 9, 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

RE: 409-411-413 Lancaster Avenue Preliminary Plan
Scott Emerson – Applicant

Date Accepted: May 1, 2017

90 Day Review: July 30, 2017 extended to July 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

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.



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 06/14/2018

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. §280-104(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.
4. §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.

5. §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.
6. §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 utility crossings shown on the stormwater system profile Outlet Control Structure to Discharge Point are not consistent with the location shown on the plan. Based on the plan, the order of proposed utility crossings starting with the utility closest to the outlet control structure are as follows: electric, water, gas, storm, sanitary lateral. This inconsistency must be revised.
2. 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 lateral connections to the sanitary sewer for 405 E. Lancaster and 407 E. Lancaster are shown on the utility plan, but the connection to the buildings are not shown. This must be revised to show the connections or removed if laterals for 405 and 407 are not being provided.

The applicant appeared before the Planning Commission on September 5, 2018. The Planning Commission recommended denying the plan.

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

Very truly yours,

GANNETT FLEMING, INC.



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



MEMORANDUM

Date: July 5, 2018

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

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: John Rice, Esq., Grim Biehn & Thatcher
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: 409, 411 & 413 E. Lancaster Avenue
Final Land Development Review 3
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 June 14, 2018.
2. Response letter prepared by Momenee, Inc., dated June 14, 2018.

C. ZONING ORDINANCE COMMENTS

BUILDING ON A FOUNDATION OF EXCELLENCE

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

www.gilmore-assoc.com

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. We note the Applicant is eliminating two (2) full accesses in favor of shared accesses with the adjacent parcels. Although the Applicant acknowledges in the accompanying submission letter this is a pre-existing condition and the two separate driveways are preferred over the current three full access driveways; a variance may be necessary. We defer to the Township Zoning Officer and the Solicitor.

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 0288) on the permit application within the PennDOT ePermitting System.

The Applicant continues to acknowledge this requirement, however; the comment will remain until this item has been adequately addressed.

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 mountable curbs for emergency vehicles. The Applicant is requesting 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. As previously stated, although the plan appears to indicate the driveway between 413 & 415 E. Lancaster Avenue is intended to be a shared access 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. The following signs should be provided to the rear of lots 407 and 409 to prevent vehicles from turning down the one-way drive aisle:
 - i) R3-1 NO RIGHT TURN sign, size 24"x24", facing west.
 - ii) R3-2 NO LEFT TURN sign, size 24"x24", facing east.

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

June 15, 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

Re: 409, 411, and 413 E Lancaster Avenue – 2016-SD-07
Our Ref: 5813.001

*LLM in Taxation
†Also admitted in New Jersey

Dear Mr. Norcini:

We are herewith submitting additional materials in response to questions and comments received from you and Commissioners at the Board of Commissioners' caucus meeting this past Monday evening. These additional materials include the following:

- Final Subdivision/Land Development Plans prepared by Momenee, Inc. dated April 28, 2018, last revised June 14, 2018
- 405/407 E Lancaster Avenue Striping Plan Exhibit
- Architectural Perspective of Lancaster Avenue elevation of proposed building
- Photographs of existing buildings
- Momenee, Inc.'s letters dated June 14, 2018 responding to Township consultants' review
- Hydrological Study

Please advise if you require anything further or have any questions regarding these materials or the application. We believe that the proposed development plan has been benefitted from the modifications and adjustments made in response to the professional reviews and comments we have received throughout this process. We hope your review of these materials can be completed in time to allow this application to be presented for approval by the Board of Commissioners at its meeting on Monday, June 25th (or as soon as possible).

Thank you for your careful consideration and processing of this matter.

Sincerely,



FRED B. FROMHOLD

Enclosures

Mr. Stephen Norcini
June 15, 2018
Page Two

cc: The Emerson Group
Bloomfield Architecture
Momenee, Inc.

June 14, 2018

Mr. Stephen Norcini, PE
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 409, 411 and 413 E. Lancaster Avenue
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 May 31, 2018 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 63.88% impervious which is less than the 68.96% of existing impervious. The applicant intends to continue this nonconformity. We note the proposed building is approximately 2,580 SF, but the impervious coverage tables show the building as 2,226 SF. All impervious coverages must be consistent on the plans and in the table. This must be verified and revised.*

The proposed building coverage is 2,586 SF and revised in the impervious coverage table. The total impervious coverage to be added has been revised to reflect this change and calculated as 7,984 SF. We checked the impervious table and verified the numbers.

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.*

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. §255-27.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.

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.*

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 beyond the project limits 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 in all areas due to the previously mentioned site constraints beyond our project limits.

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 not applicable since the zoning hearing board has determined an off-street loading facility is not required.*

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).

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.*

We agree.

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. 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 their 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.

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 and 9 existing mature deciduous trees. The applicant appeared before the Shade Tree Commission on July 26, 2017 and obtained approval.

We agree.

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.*

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 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.*

PCSM System #1 has been revised in the detail and section views to show the correct pipe diameter and material as 36" CMP.

2. *The 2-year recharge calculations list 405 CF of runoff for the uncontrolled 2-year storm; however, the uncontrolled 2-year hydrograph shows 305 CF of runoff volume. This discrepancy must be revised.*

The 2-year recharge calculations have been revised to show the correct runoff volume of 305 CF.

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.*

Inlet #4 invert and the stormwater system profile have been corrected and match.

- b. *There is a proposed electrical line crossing shown on the plan which is not included in the stormwater system profile.*

The missing electrical line was added to the plan. Note, all existing utilities will be removed to avoid conflicts and separation requirements with the proposed stormwater and sanitary infrastructure. The proposed building will be served by new utilities entering 409 E. Lancaster Avenue. Further, as required by Radnor Township Public Works, each former building (411, and 413) will have its own 6" sanitary sewer lateral with vented trap. Since these laterals are not needed for operation of the new building, the pipes will be capped at the right of way line.

- 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.*

A minimum of 18" of vertical clearance is provided from the bottom of stormwater pipe and water and sewer pipes.

The stormwater calculations have been revised.

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.*

The existing gas line has been added between the outlet control and proposed manhole.

- b. *The inverts for the proposed manhole are not consistent between the plan and the profile.*

The inverts for the proposed manhole have been revised on the plan and profile.

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. *All proposed commercial sanitary sewer laterals must be a minimum of 6" diameter.*

The sanitary sewer laterals have been revised to 6" diameter.

3. *There shall be no sanitary sewer laterals connecting directly to the manholes. The proposed lateral to 405 E. Lancaster Avenue is connecting directly to a manhole and must be revised.*

The sanitary sewer lateral to 405 E. Lancaster Avenue has been revised to not connect to the manhole.

4. *The minimum coverage for sanitary sewer is 5 feet. The sanitary sewer profile on Sheet 12 shows the proposed sanitary sewer with less than 5 feet of cover.*

We have discussed this issue in detail with Mr. Steve Norcini, Township Engineer, and concluded that the township and the project will be best served to reduce the overall sanitary sewer main slope from 2% to 1%. Making this change will provide approximately four (4) feet of cover over sewer main pipe at the manhole located in front of 413 E. Lancaster Avenue.

5. *There must be a minimum of 18" vertical clearance between the water and the sewer lines. The sanitary sewer profile indicates less than 18" vertical clearance between the proposed sanitary sewer and the existing water service line and existing electrical service line.*

The proposed water and sewer lines have been adjusted to provide the minimum 18" of vertical separation.

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.*

The proposed sanitary sewer lateral has been relocated and provided with the minimum five (5) feet horizontal separation.

7. *The demolition plan indicates an 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.*

The existing EP Henry wall along the front of the 405, 407, 409, 411 and 413 E. Lancaster will be removed to accommodate the proposed Radnor Township East Lancaster Avenue Sidewalk Project. The existing EP Henry wall along the rear of 409, 411 and 413 E. Lancaster is to remain and has been revised on the demolition plan. The existing wall height elevations have been added to the grading plans. The wall height will be less than four (4) feet in all cases.

8. *The Radnor Township tree protection detail must be shown on the plans.*

The Radnor Township tree protection detail has been added to the plans.

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 6-14-18.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.

June 14, 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 May 31, 2018 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 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.*

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.*

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.

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 beyond the project limits 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 in all areas 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. 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 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.*

We re-evaluated our front parking layout and made some minor changes but for the most part we cannot achieve the minimum five (5) foot radius of curvature for the parking lot curb lines. As suggested the Applicant will request a waiver.

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.*

Access easements will be filed for 407/409 and 413/415 E. Lancaster Avenue properties.

2. *Although the plan appears to indicate the driveway between 413 & 415 E. Lancaster Avenue is intended to be shared access driveway and the Applicant's May 21, 2018 letter regarding the G&A transportation comments indicates the driveway easement has been obtained for the shared use of the driveway; the easement noted on the plans still does not extend to include the full limits of the portions of the driveway on 415 E. Lancaster Avenue to the benefit of 413 E. Lancaster Avenue. If the shared driveway is to be 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.*

Driveway and maintenance easements have been obtained for the shared use of the driveway between 413/415 E. Lancaster Avenue and shown on the plans.

3. *Revise Sheet 2 (Record Plan) to include the proposed signage.*

Sheet 2 has been revised to include the signage.

4. *Sheets 9 and 10 of 12:*
 - a. *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.*

We revised the driveway ramp detail indicating the required PennDOT standards per their latest design manual.

- b. *Identify the color of the pavement marking arrow legends on Sheet 9.*

The color of the pavement marking arrows is noted on Sheet 9. The color is white.

- c. *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.*

We revised the ADA ramp detail shown on Sheet 10. We discussed this detail with the traffic engineer and propose a PennDOT Type 2 Driveway Apron. Any additional ADA requirements from PennDOT in particular District 6-0 will be addressed at the time of driveway application to them.

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 the 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 be clearly convey the future onsite circulation for 405 and 407 E. Lancaster Avenue to ensure adequate circulation is available.

We prepared a new exhibit titled "405/407 Parking Lot Striping Exhibit" dated June 8, 2018 showing the proposed restriping on 405 and 407 E. Lancaster Avenue properties and the feasibility of traffic circulation.

- 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.*

The right-turn only legend has been revised to indicate left and right turning movements are acceptable.

- 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.*

We removed the DO NOT ENTER sign at the rear of 407 E. Lancaster Avenue.

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 6-14-18.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.



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: 6/14/18	Job No: 15369
To:	Mr. Steve Norcini, PE Radnor Township Engineer 301 Iven Avenue Wayne, PA 19087	Attention: Mr. Steve Norcini, PE	Phone: 610-688-5600 Re: Emerson Group - 409, 411 and 413 E. Lancaster Avenue

We are sending you the attached:

- Plans Computer Disk Specifications Calculations
 Copy of Letter Change Order Shop Drawings Other

Copies	Date	No.	Description
2	6/14/18	4	Engineering Response Letter to Township Traffic Engineer Comments
2	6/14/18	6	Engineering Response Letter to Township Engineer Comments
2	6/14/18	Book	Hydrological Study for Emerson Group 409-413 E. Lancaster Avenue
12	6/14/18	17	Civil and Landscape Plans
1	6/14/18	-	USB drive containing all information listed on this transmittal
12	6/14/18	1	405/407 Parking Striping Plan Exhibit
12		1	Architectural Perspective of Front Parking Area and Front Elevation from Lancaster Avenue
12		15	Existing Conditions Pictures

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: Please find the above listed information for our Board of Commissioners re-submission for the next meeting. If you have any questions, please contact me.

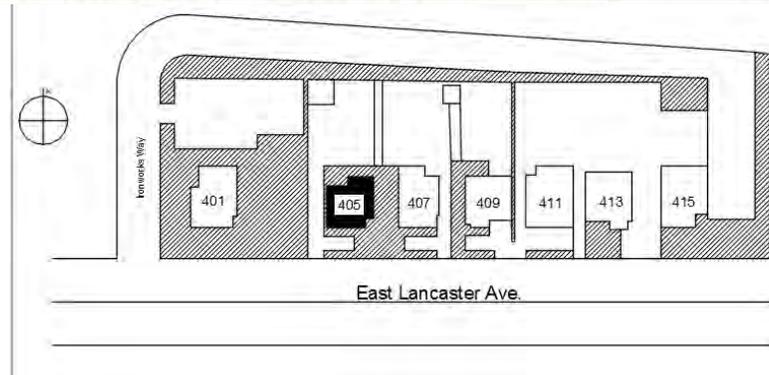
Copy To:	Fred Fromhold, Fromhold, Jaffe & Adams Patrick Gibbons, Emerson Group	Signed:	Joseph C. Mongeluzi, Jr., PE
----------	--	---------	------------------------------



405 Front



405 Rear



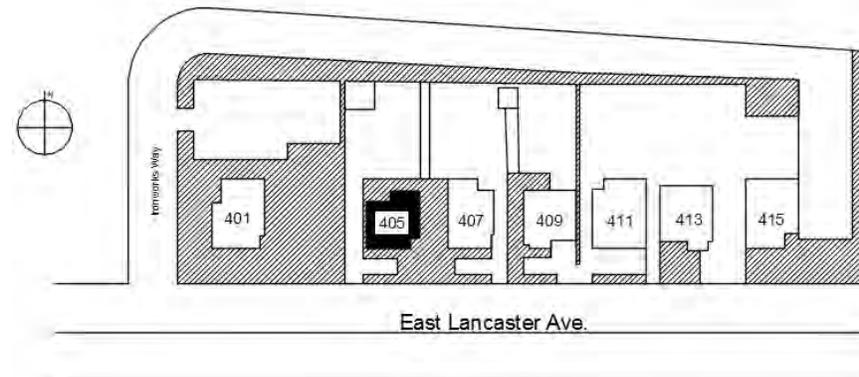
405 E. Lancaster Ave.



407 Front



07 Rear



407 E. Lancaster Ave.



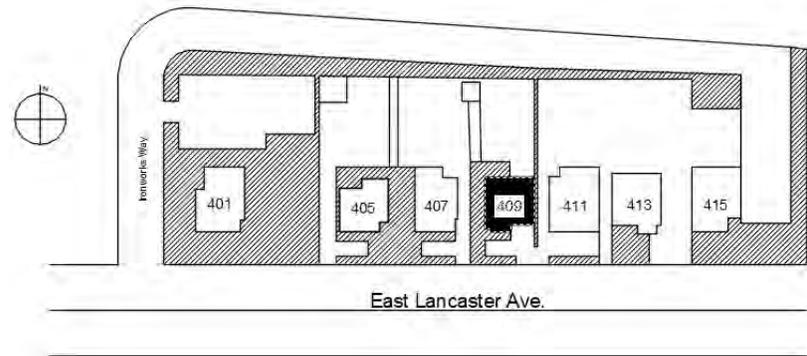
409 Front



409 Rear



409 E. Lancaster Ave.

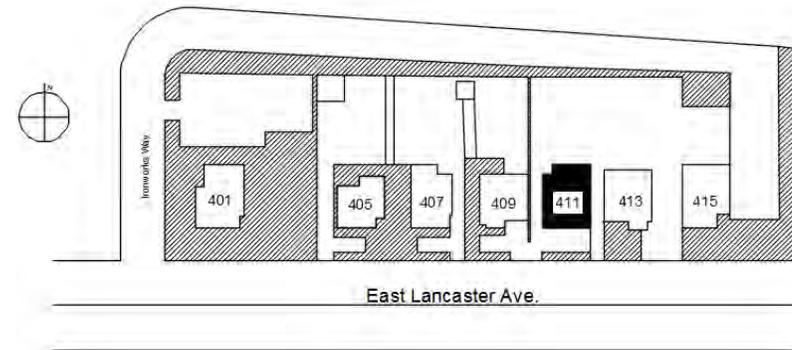




411 Front



411 Rear



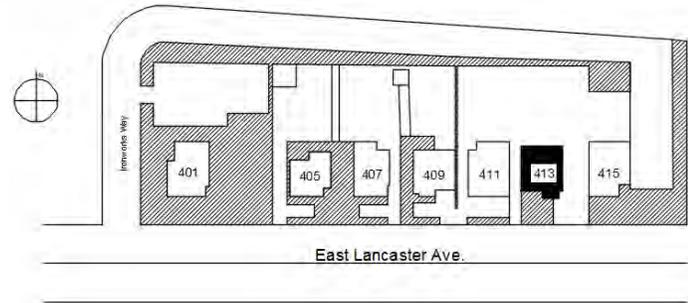
411 E. Lancaster Ave.



413 Front



413 Rear



413 E. Lancaster Ave.



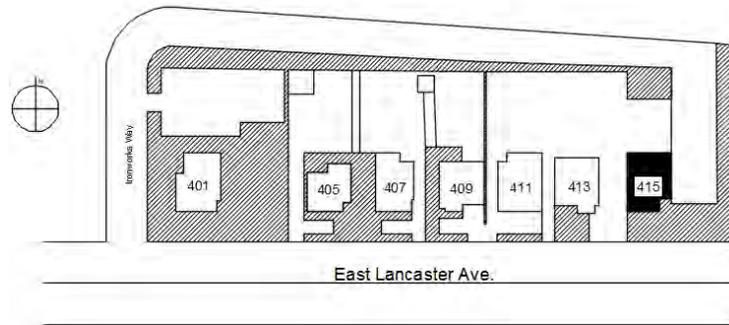
415 Front



415 Rear



415 E. Lancaster Ave.





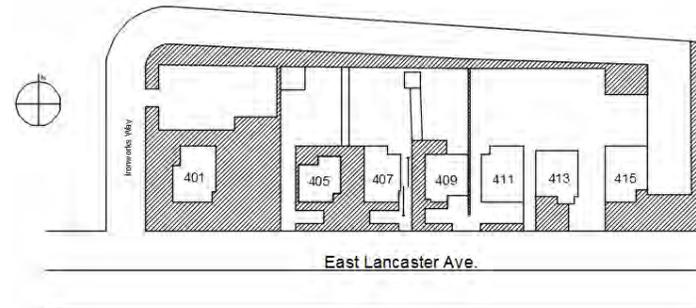
Looking to Rear



Looking to Street



Driveway Between 407-409





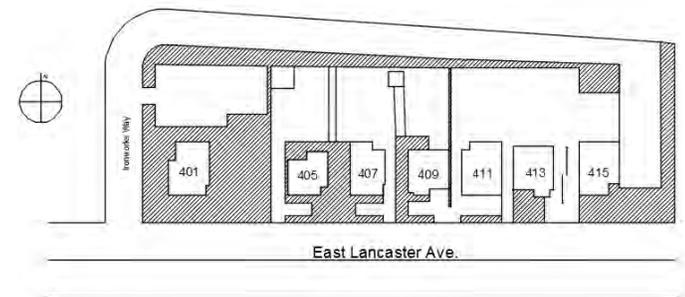
Looking to Rear



Looking to Street



Driveway Between 413-415





411 E. Lancaster Ave.



411 E. Lancaster Ave.



Existing Parking Conditions



409 Rear Parking Lot Facing East



413 Rear Parking Lot Facing West



Existing Parking Conditions



From 411 Facing East



From 413 Facing East



E. Lancaster Ave. Looking East

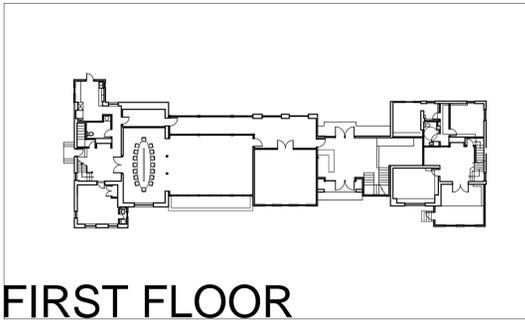






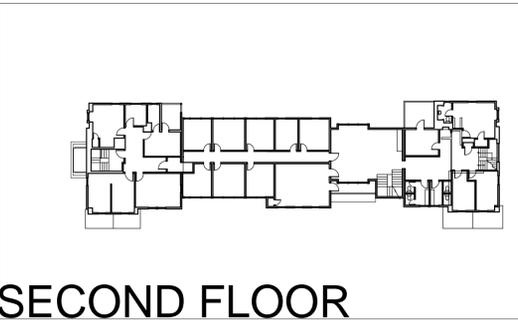


REAR ELEVATION



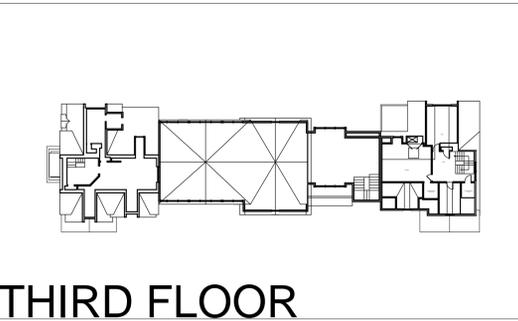
FIRST FLOOR

SCALE: 1/32"=1'-0"



SECOND FLOOR

SCALE: 1/32"=1'-0"



THIRD FLOOR

SCALE: 1/32"=1'-0"



FRONT ELEVATION

B
 BLOOMFIELD ARCHITECTS
 p 484.380.3400
 f 888.430.6617
 BloomfieldArchitecture.com



FRONT PERSPECTIVE-WEST



FRONT PERSPECTIVE-EAST



REAR PERSPECTIVE

EMERSON GROUP EXPANSION

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

June 20, 2018

Mr. Stephen F. Norcini, PE
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
409, 411 & 413 E Lancaster Avenue
Our Ref: 5813.001

Dear Mr. Norcini:

On behalf of Mr. Scott Emerson, we hereby grant the Township an extension of time through July 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

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

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



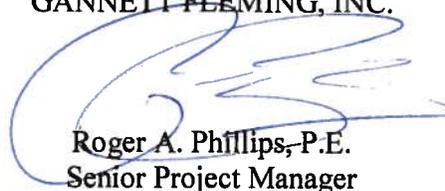
from the new sanitary manhole hole at 405 to the existing sanitary manhole on the south side of E. Lancaster Ave.

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

BUILDING ON A FOUNDATION OF EXCELLENCE

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

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.

n:\documents\5813\001\ltr. to s. norcini [revised plan submission].docx

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.

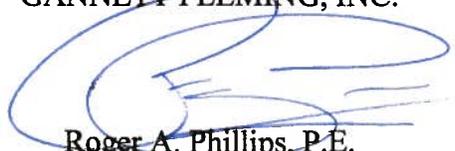
General

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.

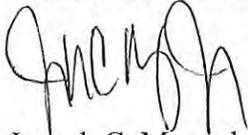
Transportation Impact Assessment Comments:

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.

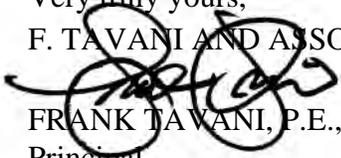
5) **Potentially confusing yielding.** If someone would turn right and find that there was no parking, they would need to turn left and travel on the Dentist's site (as previously described), but more importantly would also be yielding not only to other Emerson site traffic which is leaving, but would 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,

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 existng 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.

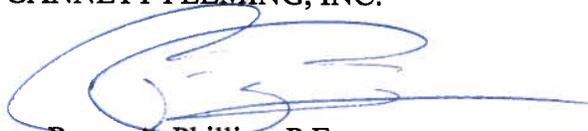


Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

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, Proposed, Environmental Characteristics. Includes checkboxes for Zoning Change, Land Development, Subdivision, PRD, Sketch, Preliminary, Final, Tentative, Public/Private Sewerage, Public/Private Water, Wetlands, Floodplain, Steep Slopes.

Zoning District R5

TAX MAP 36/13/378
TAX FOLIO 36/02/01213/00 409 E. LANCASTER
Tax Map # 36 / 13 / 378
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:

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Plans | <input checked="" type="checkbox"/> Computer Disk | <input type="checkbox"/> Specifications | <input checked="" type="checkbox"/> Calculations |
| <input checked="" type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> 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:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit _____ Copies for Approval |
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Approved as Noted | <input type="checkbox"/> Submit _____ Copies for Distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return _____ Corrected Prints |
| <input type="checkbox"/> For Review and Comment: | _____ | |
| <input type="checkbox"/> For Bids Due: | <input type="checkbox"/> Prints Returned After Loan to Us | |

Remarks: 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, BETHLEHEM, 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?

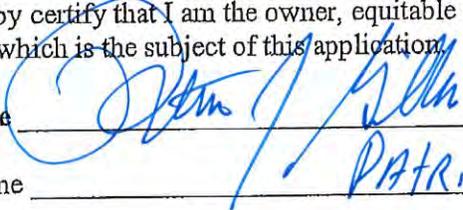
SEE ATTACHMENT

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.

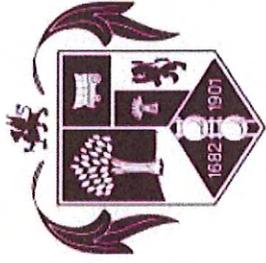
**Attachment to Subdivision / Land Development Application
Infringements of Chapter 255 (SALDO)
for
Emerson Group
409, 411, and 413 E. Lancaster Avenue**

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:
 $\$1,100 + 350 + (\text{ACRE} \times \$100/\text{ACRE}) = \$1,550.$

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

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 36/13/380, 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.

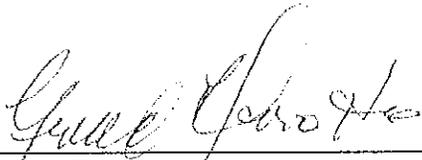
TO HAVE AND TO HOLD the said lots or pieces of ground above described, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and 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:

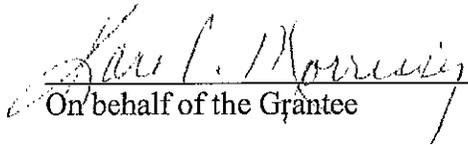


Gerald F. Parrotto

The address of the above-named Grantee is:

409 East Lancaster Avenue

Wayne, PA 19087



On behalf of the Grantee

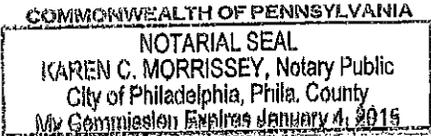
COMMONWEALTH OF PENNSYLVANIA :

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

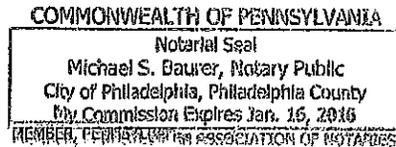


EXHIBIT "A"

·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

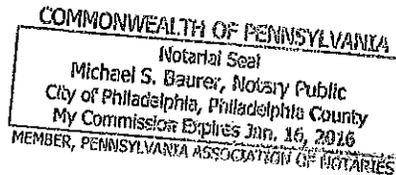


EXHIBIT "A"

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.

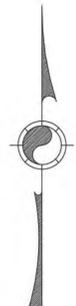
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

LINE TYPE LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	EXISTING 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
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED WALK
---	PROPOSED COBBLESTONE

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



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.

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

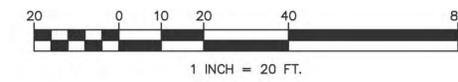
ADDRESS	RESIDENCE	ASPHALT	CONCRETE	PAVERS	CURB	WALLS	BILCO DOOR	TOTAL
409 E. LANCASTER AVENUE	1,701 SF	5,459 SF	485 SF	399 SF	138 SF	48 SF	29 SF	8,259 SF (65.55%)
411 E. LANCASTER AVENUE	1,451 SF	6,137 SF	123 SF	94 SF	52 SF	41 SF	11 SF	9,422 SF (74.78%)
413 E. LANCASTER AVENUE	1,630 SF	6,425 SF	246 SF	72 SF	53 SF	53 SF	8,426 SF (66.56%)	

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.



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

NOTICE: MOMENEE, INC. CONSULTING ENGINEERS EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER
PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS,
SPECIFICATIONS AND NOTES HEREON 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 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.



405/407 PARKING LOT STRIPING EXHIBIT		FILE NO.:	15369
MI MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 810 - 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:		SHEET:	1 OF 1
		DATE:	JUNE 8, 2018
		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.

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

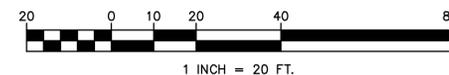


SHEET INDEX:

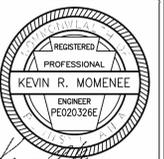
- SHEET 01 - ILLUSTRATIVE SITE PLAN
- SHEET 02 - RECORD PLAN
- SHEET 03 - SOIL, VEGETATION, & WATER RESOURCES MAP
- SHEET 04 - EXISTING CONDITIONS/DEMOLITION PLAN
- SHEET 05 - GRADING & UTILITY PLAN
- SHEET 06 - EROSION AND SEDIMENT CONTROL PLAN
- SHEET 07 - EROSION AND SEDIMENT CONTROL NOTES/DETAILS
- 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

Copyrighted, MOMENEE, INC. CONSULTING ENGINEERS, EXPRESSLY
RESERVED ITS COMMON LAW COPYRIGHT AND ALL OTHER
PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS,
SPECIFICATIONS AND NOTES THEREOF ARE TO REMAIN THE
PROPERTY OF MOMENEE, 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 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 LEGAL EXPOSURE TO
MOMENEE, INC. THE USER SHALL FURTHER INDEMNIFY AND
HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREFROM, INCLUDING REASONABLE
ATTORNEY'S FEES AND COSTS OF DEFENSE.



ILLUSTRATIVE SITE 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	
DRAWN BY: CHD	EMERSON GROUP	
CHECKED BY: JCM	407 LANCASTER AVE WAYNE, PA 19087	
SHEET 1 OF 12	DATE: APRIL 28, 2017	SCALE: 1" = 20'

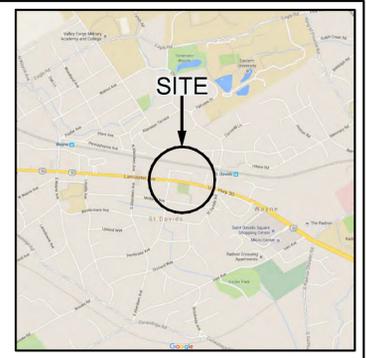
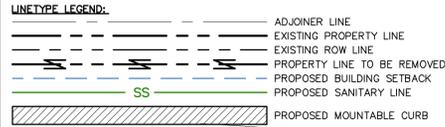


6/14/18	BOC REVISION	
6/17/18	BOC SUBMISSION	
8/13/17	DRIVEWAY REVISIONS	
2	DESIGN TEAM CHANGES	
1	PRELIM TWP COMMENTS	
	REV. DATE	COMMENTS

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.



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:

- 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:

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%)

EXISTING IMPERVIOUS COVERAGE 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%)

EXISTING IMPERVIOUS COVERAGE 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
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	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	2,586 SF
ASPHALT	4,056 SF
WALK	579 SF
WALL	172 SF
CURB	591 SF
TOTAL	7,984 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

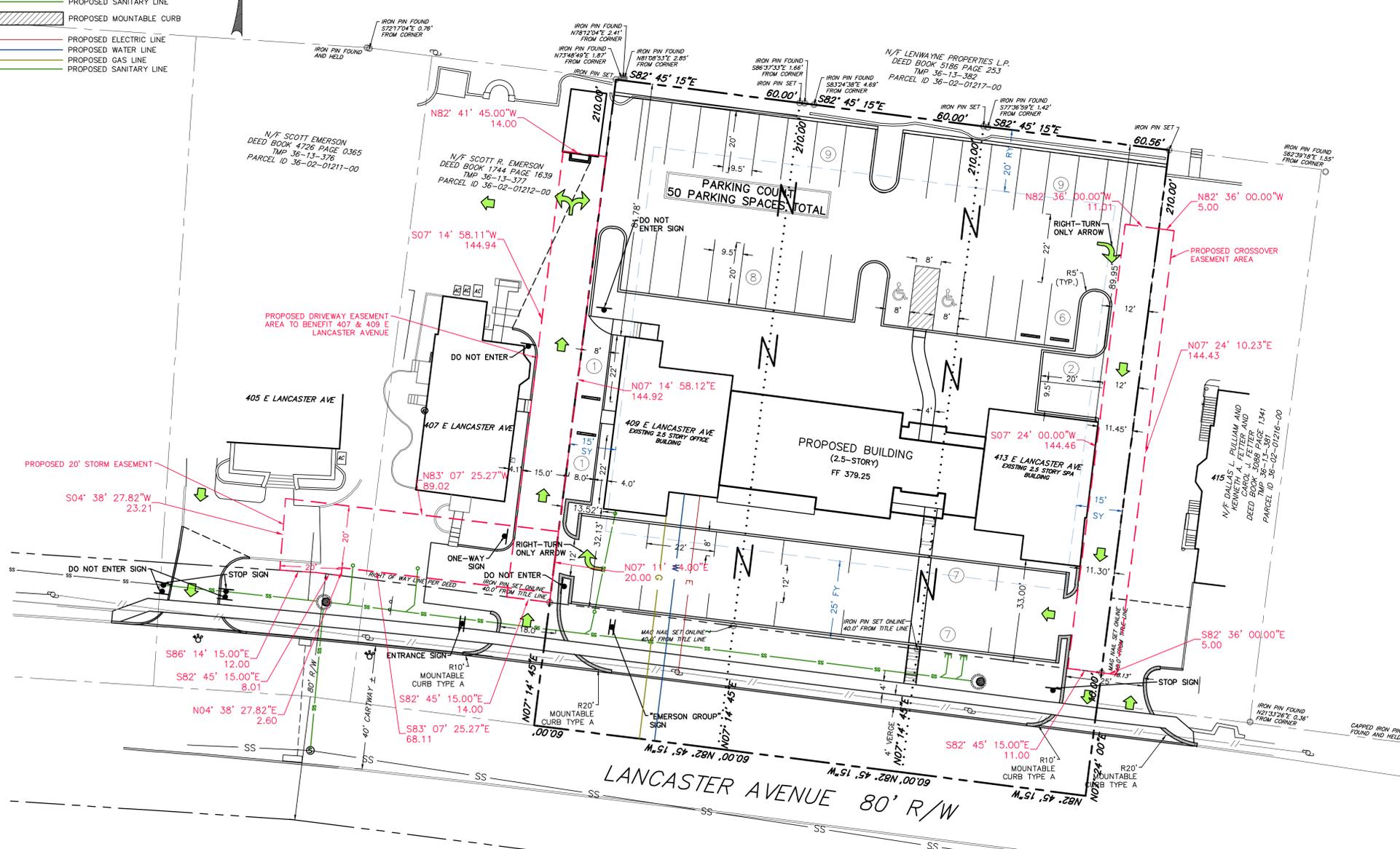
ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY

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' (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

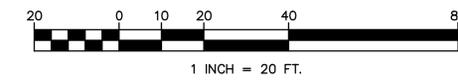
PROPOSED SIDEWALK IN ANTICIPATION FOR LANCASTER AVENUE PEDESTRIAN IMPROVEMENTS - PER RADNOR TOWNSHIP



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

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
§ 255-29.A(14) - TO HAVE LESS THAN A FIVE-FOOT RADIUS OF CURVATURE FOR ALL CURBLINES WITHIN PARKING AREAS.



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	PROJECT:	407 LANCASTER AVE
CHECKED BY:	JCM	LOCATION:	WAYNE, PA 19087

SHEET 2 OF 12
DATE: APRIL 28, 2017
SCALE: 1" = 20'

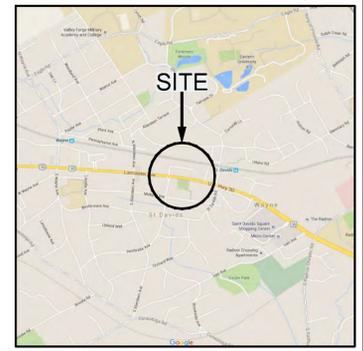
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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.

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)
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
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
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
ASPHALT	6,425 SF
DECK & BILCO DOOR	246 SF
CONCRETE	72 SF
WALLS	53 SF
TOTAL	8,426 SF (66.56%)

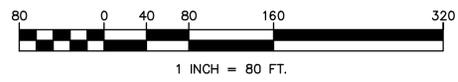
REFERENCE PLAN:
BOUNDARY AND IMPERVIOUS SURVEY OF 409, 411, AND 413 E. LANCASTER AVENUE, FOR BLOOMFIELD ARCHITECTURE, PERFORMED BY MOMENEE, INC., DATED NOVEMBER 19, 2015, LAST REVISED 3-22-16, FILE NO: 15-369.

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 ENGINEERS, EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER
PROPRIETARY RIGHTS IN THESE PLANS. ALL CONTRACTORS,
SUBCONTRACTORS AND OTHERS WHOSE WORK SHALL BE IN THE
PROPERTY OF MOMENEE, INC. ARE TO BE USED ONLY WITH
PROJECT TO WHICH THEY ARE ASSIGNED. ANY REUSE OF ANY
OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE WRITTEN
PERMISSION OF MOMENEE, INC. IS PROHIBITED. MOMENEE, INC.
AND CONSULTANTS, ENGINEERS OR ARCHITECTS IN PENNSYLVANIA
AND OUTSIDE PENNSYLVANIA, SHALL 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 HARMLESS MOMENEE, 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
 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: DRAWN BY: CHD CHECKED BY: JCM	APPLICANT: EMERSON GROUP 407 LANCASTER AVE WAYNE, PA 19087	 SHEET 3 OF 12 DATE: APRIL 28, 2017 SCALE: 1" = 80'

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/TYPED LEGEND:

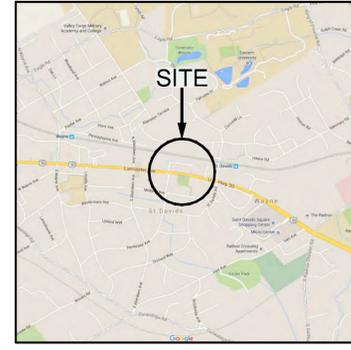
---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	EXISTING BUILDING SETBACK
X	EXISTING FENCE LINE
E	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING 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
PROPERTY RIGHTS IN THESE PLANS. ALL CONTRACTORS
SPECIFICATIONS AND CONDITIONS HEREIN SHALL REMAIN THE
PROPERTY OF MOMENEE, INC. THEY ARE TO BE USED ONLY WITH
RESPECT TO THE PROJECT AND SITE IDENTIFIED HEREIN. ANY
OTHER PROJECT, NOW AND THEY TO BE ASSIGNED TO ANY THIRD
PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN
PERMISSION, WRITTEN CONSENT 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 RECOVERY AND
HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREOUT OR 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 PECC, 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. (2,400 S.F.) = 10,259 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.

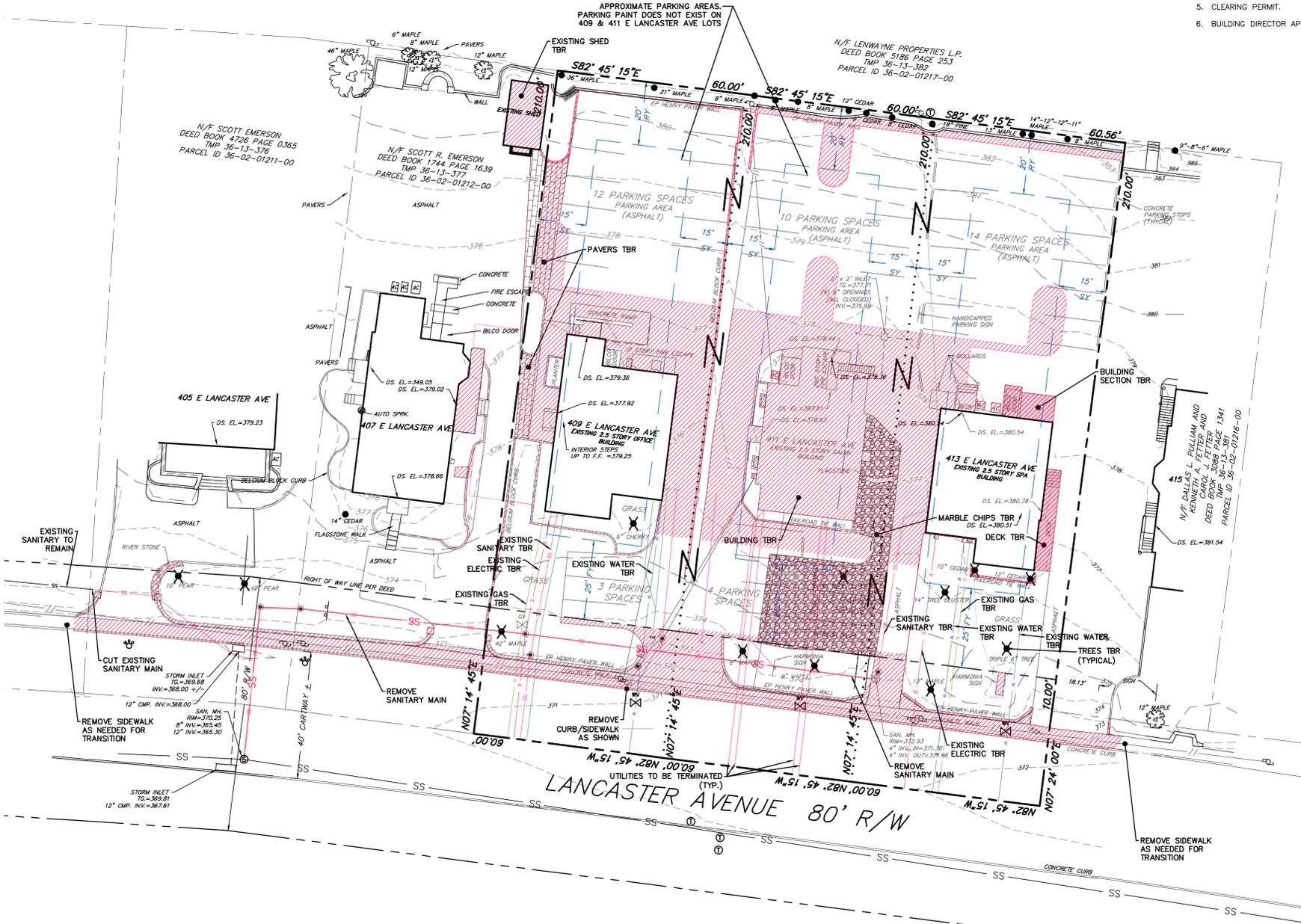
EXISTING IMPERVIOUS COVERAGE

409 E. LANCASTER AVENUE	411 E. LANCASTER AVENUE	413 E. LANCASTER AVENUE
RESIDENCE	1,701 SF	1,630 SF
ASPHALT	5,459 SF	6,425 SF
CONCRETE	485 SF	246 SF
PAVERS	399 SF	72 SF
CURB	138 SF	53 SF
WALLS	48 SF	53 SF
BILCO DOOR	29 SF	
TOTAL	8,259 SF (65.55%)	8,428 SF (66.56%)

SYMBOL LEGEND:

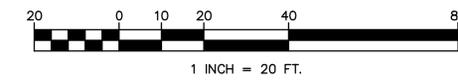
○	SURVEY MONUMENT
○	SURVEY MARKER
⊙	LIGHT
○	UTILITY POLE
●	EXISTING TREE
✖	TREE TO BE REMOVED
▲	TREE TO BE IMPACTED
⊗	PERC TEST
WV	EXISTING WATER VALVE
GV	EXISTING GAS VALVE
⊙	EXISTING CLEANOUT

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.



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



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	
CHECKED BY: JCM	407 LANCASTER AVE WAYNE, PA 19087	
DATE:	DATE:	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.

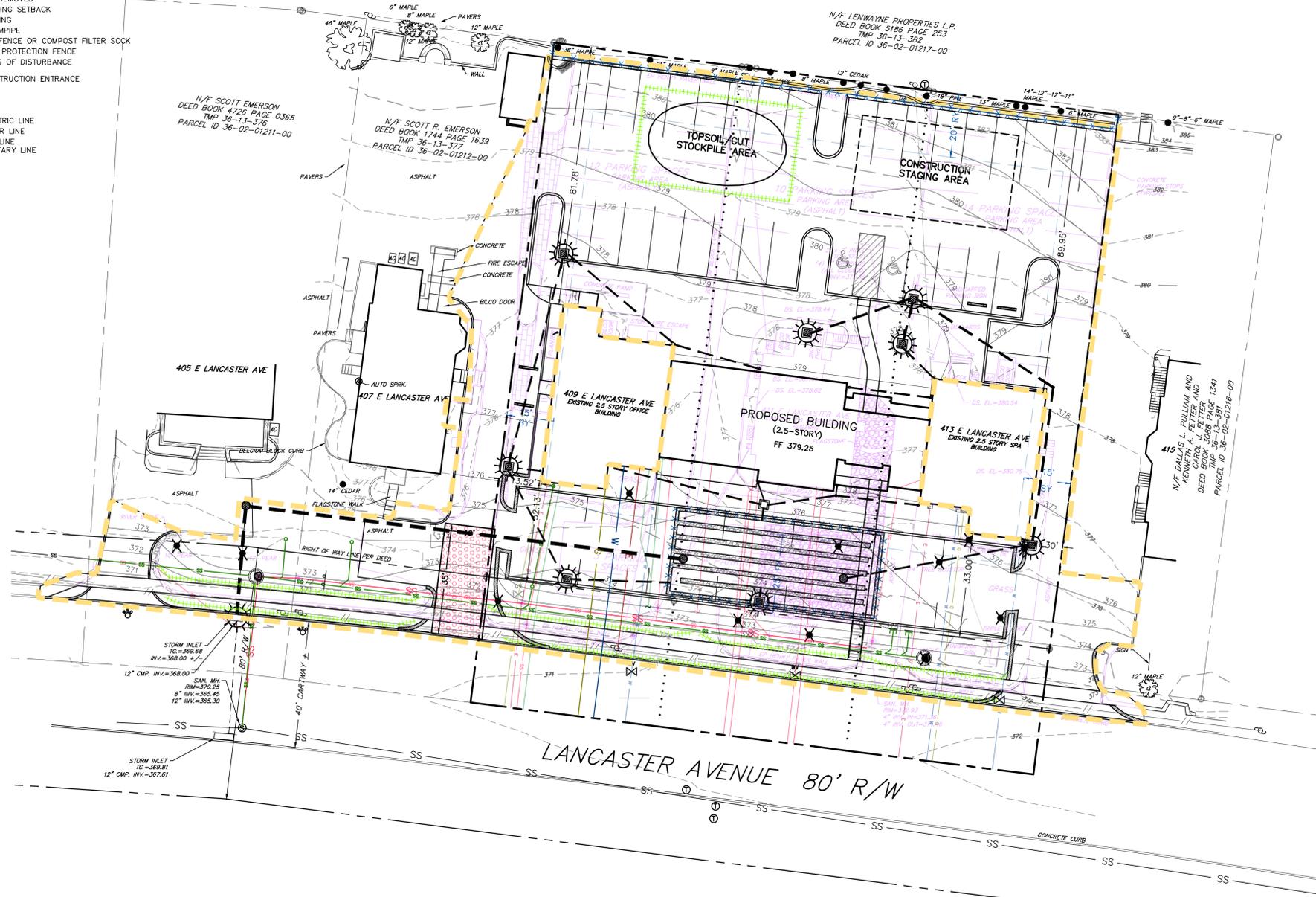
LINE TYPE LEGEND:

---	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

---	TO BE REMOVED
---	PROPOSED ELECTRIC LINE
---	PROPOSED WATER LINE
---	PROPOSED GAS LINE
---	PROPOSED SANITARY LINE

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.

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	1,701 SF
RESIDENCE	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
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
ASPHALT	6,425 SF
DECK & BILCO DOOR	246 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 BLOOMFIELD ARCHITECTURE, PERFORMED BY MOMENEE, INC., DATED NOVEMBER 19, 2015, LAST REVISED 3-22-16, FILE NO: 15-369.

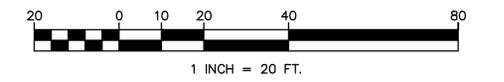
Serial Number:
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

NOTICE: MOMENEE, 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 BE
PERFORMED UNDER THESE PLANS ARE TO BE USED ONLY WITH
RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY
OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE
WRITTEN CONSENT OF MOMENEE, INC. ANY REUSE WITHOUT WRITTEN
CONSENT 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, INCLUDING REASONABLE
ATTORNEY'S FEES AND COSTS OF DEFENSE.

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.



TREE PROTECTION NOTES:
1. ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE (25) FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIP LINES. THE FINAL LOCATION MUST BE APPROVED BY THE TOWNSHIP ARBORIST PRIOR TO THE ISSUANCE OF PERMITS. THE LOCATION OF THE DRIP LINES AND FENCING SHALL BE FIELD ADJUSTED IN ORDER TO MINIMIZE IMPACT TO EXISTING TREES.
2. NO IMPERVIOUS COVER SHALL BE PERMITTED WITHIN THE DRIP LINES OF TREES TO REMAIN. THE TOWNSHIP ARBORIST MUST APPROVE THE LOCATION AND EXTENT OF THE PAVING IF TREES ARE TO REMAIN.
3. GRADE CHANGES AROUND THE DRIP LINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED. THE TOWNSHIP ARBORIST MUST APPROVE THE PROCEDURE.
4. IF TRENCHES FOR UTILITIES ARE PROPOSED WITHIN THE DRIP LINES OF TREES, ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
5. ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE CROWN AND DEEP ROOTING FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING PRIOR TO THE ISSUANCE OF AN EROSION CONTROL OR MINOR GRADING PERMIT. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPERSABLE @ 15 LBS. PER 100 GALLON OR EQUAL. THE TOWNSHIP ARBORIST SHALL APPROVE THE PROCEDURE.
6. SDIL WITHIN THE DRIP LINE OF TREES DISTURBED BY CONSTRUCTION SHALL BE AERATED AT THE END OF CONSTRUCTION ACTIVITIES.
7. ALL TREES IN THE RIGHT-OF-WAY SHALL BE TRIMMED. IF DEAD OR DISEASED, TREES SHALL BE REMOVED AND REPLACED. NEW STREET TREES SHALL BE PLANTED AS REQUIRED BY THE TOWNSHIP.
8. SHOULD ANY TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED BY IRREPARABLE DAMAGE DURING CONSTRUCTION ACTIVITIES AND DIE WITHIN EIGHTEEN (18) MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES WILL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 101-9A(2).

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'	

REV.	DATE	DESCRIPTION	COMMENTS
1	07/17/16	PRELIM. TWP. COMMENTS	
2	08/03/17	DESIGN TEAM CHANGES	
3	10/13/17	DRIVEWAY REVISIONS	
4	06/27/18	BOC STRIPPER	
5	07/17/18	BOC DESIGNER	

CONSTRUCTION TIMING AND SEQUENCE

NOTE: THE TOWNSHIP ENGINEER & ARBORIST SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF THE SEEPAGE BED AND PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES.

01. NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE. ANTICIPATED DATE: JANUARY 2019.

02. THE EXISTING DRIVE AT 407/409 SHALL BE USED FOR CONSTRUCTION ACCESS. PROVIDE A HOSE TO CLEAN TRUCKS TO PREVENT SEDIMENT FROM BEING TRACKED OFF SITE INTO PUBLIC ROADWAYS. ALL CONSTRUCTION VEHICLES EXITING THE SITE MUST USE THIS ENTRANCE.

03. INSTALL TREE PROTECTION BARRIER FENCING AS INDICATED ON THE PLAN.

04. INSTALL SILT FENCE/COMPOST FILTER SOCK AS SHOWN ON THE PLAN AND ON THE DOWNHILL SLOPE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE.

05. PRIOR TO EARTH DISTURBANCE, NOTIFY THE TOWNSHIP ENGINEER THAT CONSTRUCTION IS GOING TO BEGIN.

06. ONCE THE EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND FUNCTIONING, BEGIN TO DEMOLISH AND REMOVE THE EXISTING BUILDING, MILL OFF THE TOP LAYER OF THE EXISTING DRIVE WHILE KEEPING THE BASE COURSE, AND DEMOLISH OTHER IMPERVIOUS FEATURES DESIGNATED FOR REMOVAL. PROPERLY DISPOSE OF DEMOLITION MATERIALS OFF SITE.

07. CLEAR AND GRUB THE AREAS AS NECESSARY WITHIN THE LIMITS OF DISTURBANCE. INSTALL EXISTING VEGETATION TOPSOIL FROM AREAS OF CONSTRUCTION AND STOCKPILE SUITABLE MATERIAL FOR FUTURE USE. UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SURROUND TOPSOIL WITH SILT FENCE/SILT SOCK AND SEED TO ESTABLISH TEMPORARY VEGETATIVE COVER.

08. RENOVATE 413 E. LANCASTER AVE. AND PREPARE FOR ADDITION.

09. EXCAVATE FOR AND BEGIN TO CONSTRUCT THE FOUNDATIONS FOR THE NEW BUILDING. UPON COMPLETION OF FOUNDATION WALLS, BACKFILL FOUNDATIONS AND ROUGH GRADE AROUND THE BUILDINGS. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY.

10. ROUGH GRADE THE SITE AND INSTALL SITE UTILITIES AS NECESSARY. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY.

11. INSTALL PROPOSED SANITARY SEWER MAIN & LATERALS.

12. INSTALL THE ROOF RAINWATER COLLECTION SYSTEM, INLETS, AND ASSOCIATED CONVEYANCE PIPING. INSTALL INLET PROTECTION ON ALL INLETS. CAP ALL PIPES LEADING TO THE STORMWATER SYSTEM.

13. INSTALL PROPOSED STORMWATER DISCHARGE PIPE & CAP AT PROPOSED UNDERGROUND STORMWATER MANAGEMENT SYSTEM.

14. INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.

15. REMOVE OR ADD STONE TO DESIGNATED DRIVE AREAS TO REFINE GRADES. INSTALL SIDEWALKS. COMPLETE CONSTRUCTION OF NEW SITE IMPROVEMENTS.

16. UPON FINAL STABILIZATION OF THE CONTRIBUTORY AREA, INSTALL THE PERMANENT STORMWATER MANAGEMENT SYSTEM, CONNECTION TO EXISTING INLET AND THE ASSOCIATED CONVEYANCE PIPING. THE STORMWATER MANAGEMENT SYSTEM SHALL NOT RECEIVE ANY RUNOFF UNTIL THE ENTIRE CONTRIBUTORY AREA TO THE SYSTEM IS STABILIZED AND UPON APPROVAL OF THE TOWNSHIP ENGINEER.

17. INSTALL FINAL HARDSCAPE FEATURES INCLUDING WEARING COURSE OF DRIVES, ETC.

18. FINAL GRADE DENUDED AREAS, SPREAD STOCKPILED TOPSOIL AND SEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH SOD OR EROSION CONTROL NETTING AND MULCH.

19. INSTALL FINAL LANDSCAPE FEATURES, AND COMPLETE CONSTRUCTION.

20. UPON PERMANENT STABILIZATION, REMOVE THE SEDIMENT BARRIERS. IMMEDIATELY SEED ANY DENUDED AREAS DUE TO THEIR REMOVAL.

21. CONSTRUCTION COMPLETED. ANTICIPATED DATE: DECEMBER 2021.

EROSION AND SEDIMENT CONTROL NOTES:

01. ALL SLOPES 3:1 OR STEEPER WILL UTILIZE EOB (NORTH AMERICAN GREEN OR EQUAL).

02. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

03. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY. EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

04. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION ON SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS
B. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE REOCCURENCE OF THE NON-COMPLIANCE.
C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

05. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.

06. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL SUBMIT THE PROPOSED EROSION AND SEDIMENT CONTROL PLAN TO THE DISTRICT AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

07. ALL PUMPING OF SEDIMENT LAIDEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NONDISTURBED AREAS.

08. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64 EROSION CONTROL RULES AND REGULATIONS, TITLE 25 PA CODE 2601 ET SEQ., 2711 ET SEQ., AND 2871 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

09. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE MAINTAINED AND MONITORED THROUGHOUT THE CONSTRUCTION PERIOD, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.

10. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ., 2711 ET SEQ., AND 2871 ET SEQ.

11. NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25%) OR GREATER SHALL BE IMMEDIATELY SODDED OR STABILIZED WITH EROSION CONTROL NETTING.

12. UPON COMPLETION OR TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY PHASE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

13. SHOULD UNEXPECTED EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOODCHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH PROBLEMS OF EROSION.

14. THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.

15. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY DURING NON-GERMINATING PERIODS. MULCH SHALL BE APPLIED AT A RECOMMENDED RATE OF 3.0 TONS PER ACRE. DISTURBED AREAS WHICH ARE NOT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED IMMEDIATELY.

16. A ROUTINE "END-OF-DAY-CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN EROSION CONTROL MEASURES SHALL BE TRAINED IN THE USE OF THESE MEASURES. ANY MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION, THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS A RESULT OF STORMWATER RUNOFF.

17. TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.

18. ALL PERSONS ENTERING ACTIVE TANKS, MANHOLES, INLETS, ETC. MUST COMPLY WITH OSHA REQUIREMENTS FOR ENTRY INTO CONFINED SPACES.

19. WHERE DRAINAGE SWALES ARE WITHIN 20' OF A BASEMENT, WATERPROOFING SHALL BE APPLIED TO THE BASEMENT.

20. ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING.

21. THE PERMITTEE MUST DEVELOP, AND HAVE APPROVED BY THE DISTRICT, A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SPOIL, BORROW, OR OTHER WORK AREA NOT DETAILED IN THE PERMITTED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE OF THE PERMITTED CONSTRUCTION LIMITS.

22. GRADING EQUIPMENT SHALL NOT BE ALLOWED TO CROSS PERMANENT OR INTERMITTENT STREAMS PRIOR TO OBTAINING THE APPROPRIATE PERMITS.

23. NO EXCAVATIONS OR FILLS THAT ENROACH ON NATURAL WATERCOURSES, FLOOD HAZARD AREAS, CONSTRUCTED CHANNELS, OR WETLANDS SHALL OCCUR WITHOUT THE NECESSARY STATE AND/OR FEDERAL PERMITS.

24. STORMWATER MANAGEMENT RECHARGE FACILITIES SHALL BE FENCED OFF DURING CONSTRUCTION.

25. CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

26. TO PROTECT ADJACENT PROPERTIES, ALL AREAS REQUIRING INTERIM STABILIZATION MUST BE ADDRESSED IMMEDIATELY FOLLOWING COMPLETION OF DISTURBANCE.

27. FORING OF LIVE OR INTERMITTENT STREAMS OR TRAILS IN THEIR BEDS BY MECHANIZED EQUIPMENT IS NOT PERMITTED; BRIDGES OR CULVERTS SHALL BE USED WHEN CROSSING STREAMS IS NECESSARY.

28. ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FT. OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIPLINES. THE FINAL LOCATION MUST BE APPROVED BY THE TOWNSHIP ARBORIST PRIOR TO THE ISSUANCE OF PERMITS. THE LOCATION OF THE DRIPLINES AND FENCING SHALL BE FIELD ADJUSTED IN CONFORMANCE WITH THE TOWNSHIP ARBORIST'S RECOMMENDATIONS.

29. SHOULD ANY TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED BE PREPARABLY DAMAGED DURING CONSTRUCTION AND DIE WITHIN (60) MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES WILL BE REQUIRED TO BE REPLACED.

30. IF THE CONTRACTOR CAN NOT BALANCE THE CUT AND FILL SOIL VOLUMES THAN AN ADDITIONAL PLAN FOR EACH SPOIL AREA WILL BE SUBMITTED TO THE CHESTER COUNTY CONSERVATION DISTRICT FOR APPROVAL.

31. TEMPORARILY SEED ALL STOCKPILED TOPSOIL. IMMEDIATELY TEMPORARILY SEED ALL TEMPORARY E & S CONTROL AREAS.

32. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION SHALL BE DOCUMENTED. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

33. EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

34. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL EROSION IS ESTABLISHED.

35. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MUST IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PERMITS, THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL AT A RATE OF 3 TONS PER ACRE.

36. PERMANENT VEGETATION TO BE SEEDING ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED. MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

37. ALL WORK WILL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE COUNTY, AND THE TOWNSHIP.

38. THE DRIVEWAY/PARKING AREA SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO PREVENT SUBGRADE EROSION, AND TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.

39. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A PERMANENT SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT, AT A RATE OF 3 TONS PER ACRE.

40. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).

41. A STABILIZED CONSTRUCTION ENTRANCE PAD OF 15" TO 2" SIZE CLEAN STONE WILL BE PLACED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE. DIMENSIONS: LENGTH - NOT LESS THAN 50 FT. EXCEPT ON SINGLE RESIDENCE LOTS WHERE 30 FT. MINIMUM WOULD APPLY. WIDTH - 10 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF THE ENTRANCE OR EXIT DRIVEWAY. DEPTH - NOT LESS THAN 6". FILTER CLOTH IS REQUIRED PRIOR TO STONE PLACEMENT EXCEPT ON SINGLE RESIDENCE LOTS.

42. ANY CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR REVIEW. THE REVISED PLANS MUST MEET ALL CURRENT STATE EROSION AND SEDIMENT POLLUTION CONTROL REQUIREMENTS, AS WELL AS ALL DISTRICT REQUIREMENTS.

43. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED IMMEDIATELY. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1-YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

44. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

45. IN CONJUNCTION WITH EARTHMOVING ACTIVITY, INSTALL THE DESIGNED CONSERVATION MEASURES IN ACCORDANCE WITH SUBMITTED PLANS AND SPECIFICATIONS.

46. INSTALL SEDIMENT BARRIERS AS CLOSE TO CONTOURS AS POSSIBLE. BARRIERS WILL BE CHECKED PERIODICALLY. DAMAGED BARRIERS ARE TO BE REPLACED AND SEDIMENT WHICH IS COLLECTED BY THE BARRIER WILL BE REMOVED AND SPREAD AND STABILIZED WITH VEGETATION OR MULCH ON THE SITE.

47. SEDIMENT SHALL NOT BE ALLOWED TO ACCUMULATE HIGHER THAN ONE FOOT ABOVE EXISTING GRADE. SEE DETAILS FOR SEDIMENT BARRIER TYPE AND INSTALLATION PROCEDURES.

48. DURING CONSTRUCTION ALL SEDIMENT TRAPPED AT BARRIERS SHALL BE CLEANED OUT AFTER EACH EROSION PRODUING STORM.

49. ON-SITE GRADING DURING CONSTRUCTION SHALL BE LIMITED AND RESTRICTED TO ONLY THAT IMMEDIATE AREA REQUIRED FOR THE CONSTRUCTION PURPOSES.

50. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDED WITH VEGETATIVE COVER AND STOCKPILED FOR RE-USE IN FINISH GRADING.

51. GRADED AREAS ARE TO BE TEMPORARILY SEEDED AND MULCHED FOLLOWING EARTHMOVING PROCEDURES.

52. INSPECT SEDIMENT CONTROLS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT CONTROLS AS NECESSARY.

53. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING, I.E. WAYS.

GENERAL NOTES -- MAINTENANCE DURING CONSTRUCTION:

1. AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS INSPECTIONS ARE CONDUCTED WEEKLY AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMP'S AND PCSM BMP'S ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

1. THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.
2. SEVERE AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEDED. A SHEEPSFOOT OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
3. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH STABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THROUGHOUT THE CONSTRUCTION PERIOD, THE SITE IS PERMANENTLY STABILIZED.
4. AFTER SLOPES AND SWALES ARE ESTABLISHED, WEEKLY INSPECTIONS SHALL BE MADE TO DETERMINE THE DURABILITY OF THE STABILIZATION MEASURES. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAIN.

STABILIZATION NOTES:

1. THE PERMITTEE(S) SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS UNTIL THE SITE IS PERMANENTLY STABILIZED.

2. STORMWATER RUNOFF FROM UNSTABILIZED AREAS DURING THE CONSTRUCTION PROCESS IS TO BE RESTRICTED FROM ENTERING THE INFILTRATION BED IN ACCORDANCE WITH MEASURES OUTLINED THROUGHOUT THE NOTES SHOWN ON THE PLANS.

UTILITY LINE TRENCH EXCAVATION NOTES:

- A. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- C. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
- D. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- E. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING AND DISPOSED AT AN APPROPRIATE LOCATION AND/OR BACKFILLING TO ACHIEVE OPTIMUM MOISTURE. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
- F. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

CLEAN FILL REQUIREMENTS:

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 APPLICANT.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK. GLOUSE OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE PERMITTEE(S) SIGNATORY REQUIREMENTS ARE MET. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMP'S IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. TRANSACTIONS FROM THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

ENVIRONMENTAL DUE DILIGENCE: 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 HISTORIES, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTIONS 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 SUBJECT 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 "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 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.

MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL: A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL BE TRAINED IN ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS A RESULT OF STORMWATER RUNOFF.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.

1. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

2. SILT FENCE: SILT FENCE SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN IT REACHES 1/2 THE FENCE HEIGHT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER. SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED WILL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.

3. ROCK FILTER OUTLETS: ROCK FILTER OUTLETS SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM BEHIND ROCK FILTER OUTLET AFTER EACH STORM EVENT. WHEN STONE BECOMES CLOGGED WITH SEDIMENT, THE ROCK FILTER OUTLET SHALL BE REPLACED WITH CLEAN STONE.

4. INLET PROTECTION: INLET PROTECTION SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.

5. SWALES: ALL SWALES MUST BE TEMPORARILY LINED WITH CURLEX TO ALLOW VEGETATION TO ESTABLISH. IF VEGETATION CAN NOT GROW THEN THAT AREA MUST BE SODDED.

6. SEDIMENT DISPOSAL: SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND DRAINAGE SWALES.

7. DUST CONTROL: DUST AND OTHER PARTICLES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NEEDED OR AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT. USE OF CALCIUM CHLORIDE OR OTHER SIMILAR APPROVED AGENTS SHALL BE LIMITED TO ONLY THOSE PARTICULAR SITUATIONS IN WHICH PERIODIC CLEANING AND/OR WETTING IS NOT FEASIBLE DUE TO CONDITIONS CAUSED BY WEATHER, TRAFFIC, ETC.

8. AIR POLLUTION: BURNING OF TREES, STUMPS, CUTTINGS, AND OTHER PERISHABLE MATERIALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY ALLOWED BY THE MUNICIPALITY. THE PROVISIONS OF THE PENNSYLVANIA AIR POLLUTION CONTROL ACT, JANUARY 8, 1990, AS AMENDED TO DATE, WILL GOVERN AND AREA A PART OF THIS PLAN BY REFERENCE.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

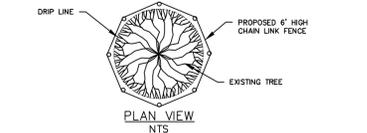
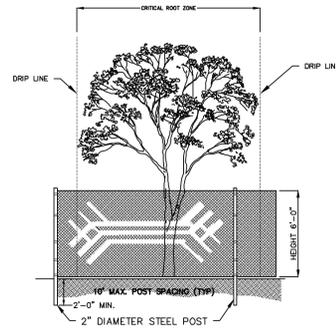
MONITORING, INSPECTION, AND REPORTING REQUIREMENTS: VISUAL INSPECTIONS. THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMP'S AND PCSM BMP'S ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

- (1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
- (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING WHERE E&S, PCSM OR PPC BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

- (1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
- (2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
- (3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT REOCCURENCE OF THE NONCOMPLIANCE; AND
- (4) THE DATE BY WHICH THE NONCOMPLIANCE, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS. REDUCTION, LOSS, OR FAILURE OF THE BMP'S UPON REDUCTION, LOSS, OR FAILURE OF THE BMP'S, THE PERMITTEE AND CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMP'S OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMP'S OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMP'S.

TERMINATION OF COVERAGE NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH THE PROJECT, THE PERMITTEE(S) SHALL BE REQUIRED TO OBTAIN A PERMIT AND WHEN BMP'S IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE OF THE FACILITY MUST SUBMIT A NOT FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.1.C, SIGNATORY REQUIREMENTS. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMP'S IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. TRANSACTIONS FROM THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS



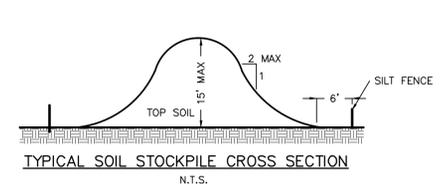
TREE PROTECTION SPECIFICATIONS

- 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' FROM THE TRUNK OF ANY TREE. FENCE POSTS SHALL BE 2.0" IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).
- MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREES THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.
- WHERE THE CONSULTING ARBORIST HAS DETERMINED THAT TREE PROTECTION 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:

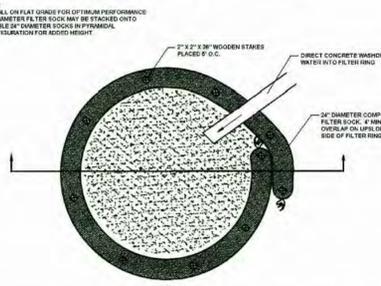
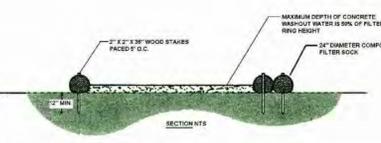
- ALLOW RUNOFF OF SPILLAGE DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
- STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TREE PROTECTION ZONE.
- CUT, BREAK SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
- 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



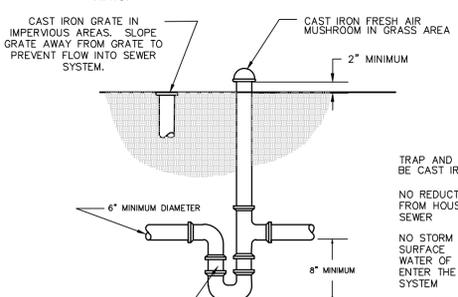
NOTE: SILT FENCE OR COMPOST FILTER SOCK MUST COMPLETELY ENCIROLE STOCKPILES

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.



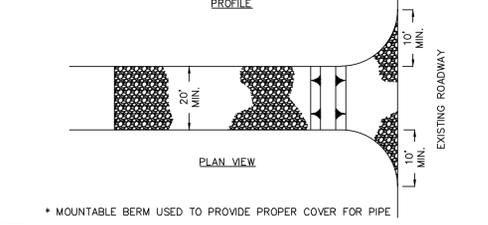
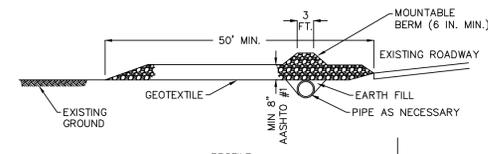
A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtrex

CONCRETE WASHOUT DETAIL



SANITARY SEWER LATERAL TRAP

N.T.S.

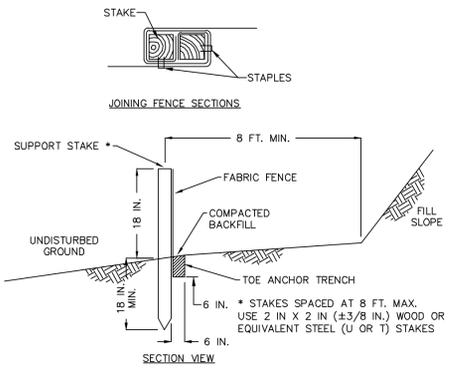


NOTES:

- 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

NOT TO SCALE

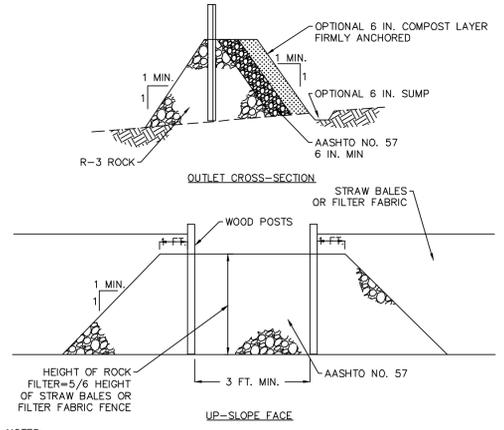


NOTES:

- 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)

NOT TO SCALE

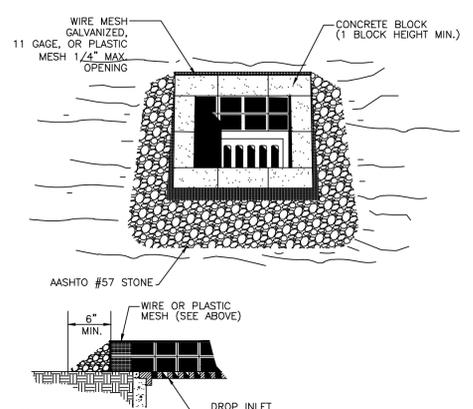


NOTES:

- 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

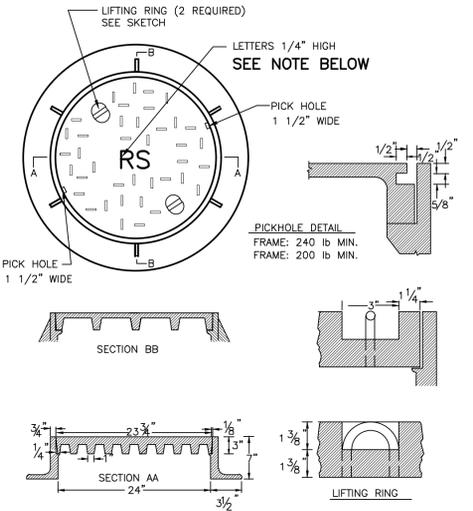
NOT TO SCALE



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.

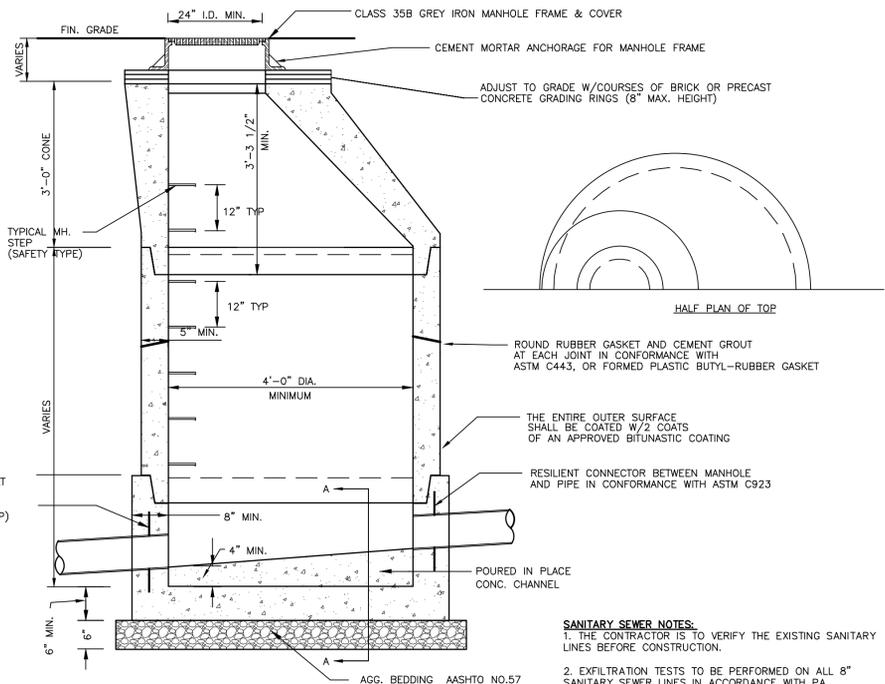
CHANNEL STONE & CONCRETE BLOCK INLET PROTECTION



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



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)

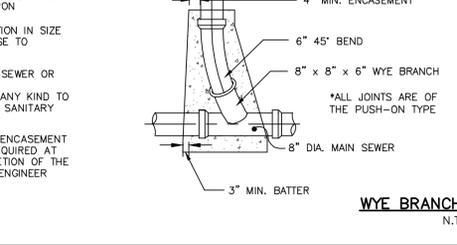
N.T.S.

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.

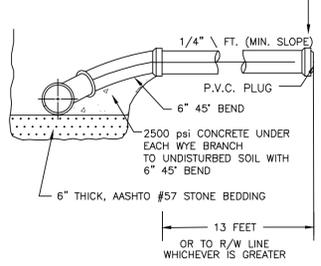
Serial Number:
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TO WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

CONTRACTOR: MOMENEE, INC. CONSULTING ENGINEERS, EXPRESSLY DISCLAIMS THE COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS, SPECIFICATIONS AND NOTES HEREIN ARE TO BE MAINTAINED BY THE PROPERTY OF MOMENEE, INC. THEY ARE TO BE USED ONLY WITHIN THE PROJECT AND ARE NOT TO BE REPRODUCED OR USED 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. IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY STRUCTURE OR FOR THE PERFORMANCE OF ANY WORK UNDER THESE PLANS. MOMENEE, INC. IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY STRUCTURE OR FOR THE PERFORMANCE OF ANY WORK UNDER THESE PLANS. MOMENEE, INC. IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY STRUCTURE OR FOR THE PERFORMANCE OF ANY WORK UNDER THESE PLANS.

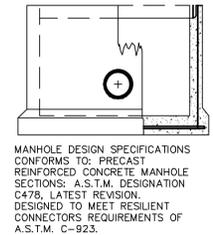


WYE BRANCH CONNECTION

N.T.S.

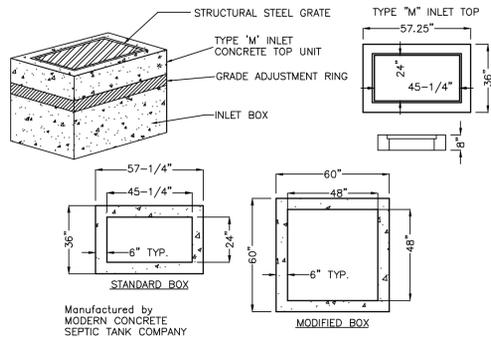


PARTIAL SECTION A-A



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.

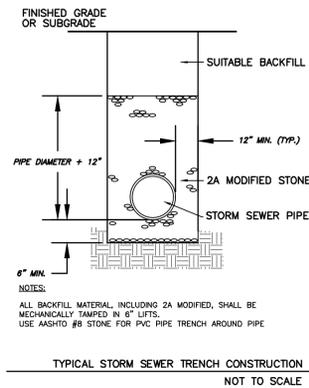
CONSTRUCTION DETAILS		FILE NO.: 15-369
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030		
FINAL SUBDIVISION / LAND DEVELOPMENT		
409, 411 AND 413 E. LANCASTER AVENUE		
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		
ONE-CALL:	APPLICANT:	
DRAWN BY: CHD	EMERSON GROUP	
CHECKED BY: JCM	407 LANCASTER AVE WAYNE, PA 19087	
SHEET 8 OF 12		DATE: APRIL 28, 2017
SCALE: AS NOTED		



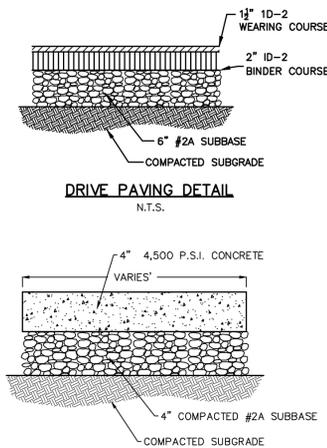
Manufactured by
MODERN CONCRETE
SEPTIC TANK COMPANY

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

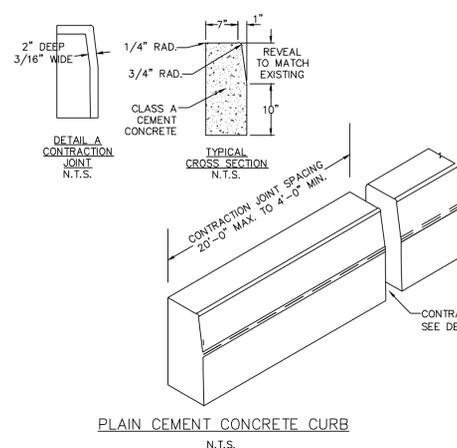
TYPE M INLET DETAIL
N.T.S.



TYPICAL STORM SEWER TRENCH CONSTRUCTION
NOT TO SCALE

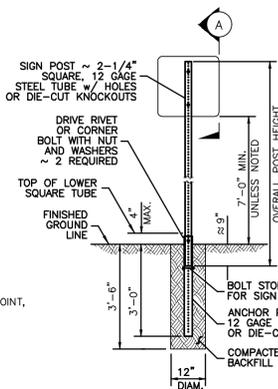


CONCRETE SIDEWALK DETAIL
N.T.S.

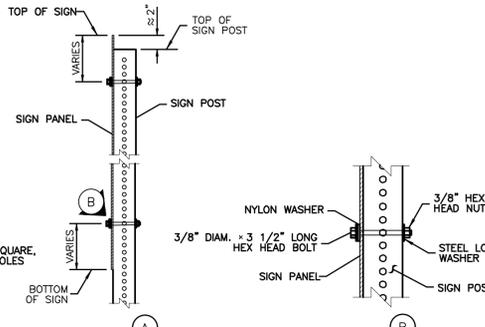


PLAIN CEMENT CONCRETE CURB
N.T.S.

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\"/>

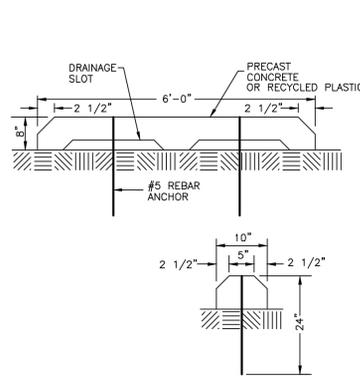


INSTALLATION INSTRUCTIONS

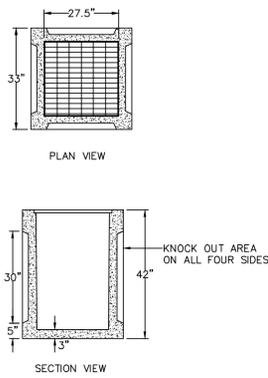


INSTALLATION INSTRUCTIONS

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\"/>



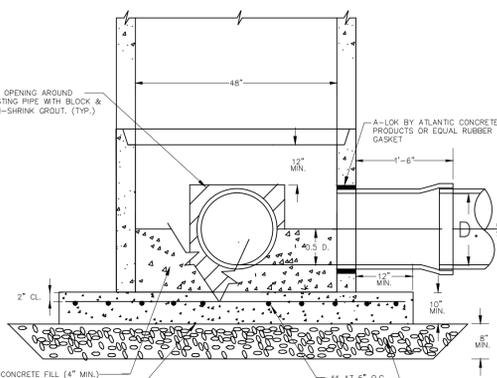
PARKING WHEEL STOP DETAIL
N.T.S.



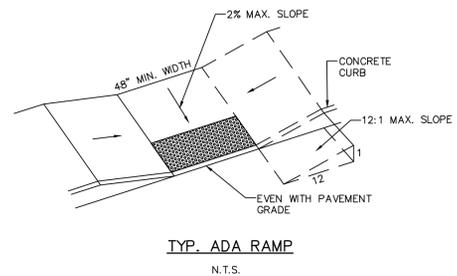
2' x 2' INLET
(NON-TRAFFIC BEARING)

NOTE: PROVIDE MIN. 1\"/>

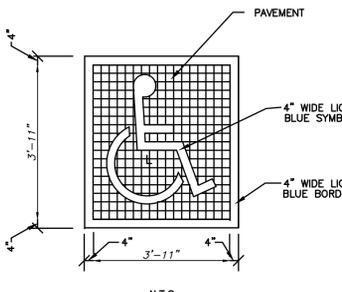
Manufactured by
MODERN CONCRETE SEPTIC TANK CO.
or other NPCC certified plant



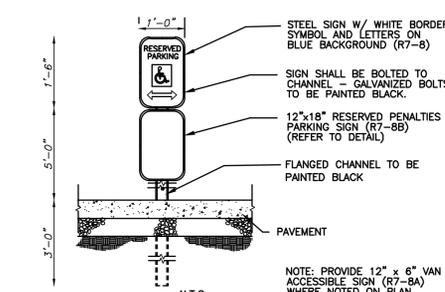
SECTION VIEW
DOGHOUSE MANHOLE DETAIL
N.T.S.



TYP. ADA RAMP
N.T.S.

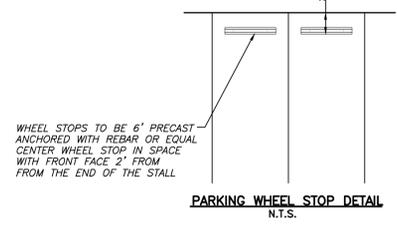


TRAFFIC SIGN POST DETAIL
N.T.S.

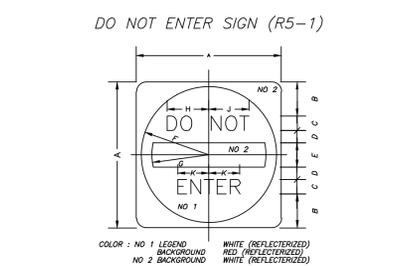


SECTION D-D

NOTE: PROVIDE 12\"/>



PARKING WHEEL STOP DETAIL
N.T.S.



DO NOT ENTER SIGN (R5-1)

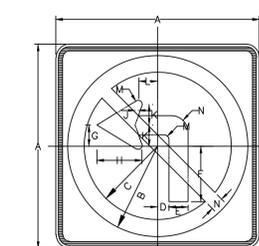


VIOLATORS SUBJECT TO FINE AND TOWING
MIN. FINE \$50
MAX. FINE \$200
SIGN SIZE 12\"/>

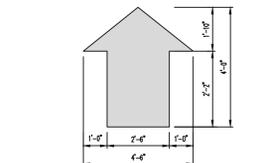


VAN ACCESSIBLE
SIGN SIZE 12\"/>

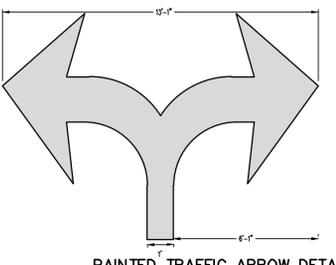
NO LEFT TURN SIGN (R3-2)



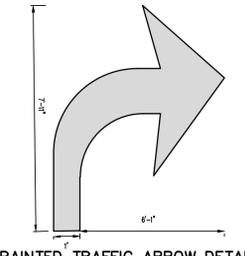
NO LEFT TURN SIGN (R3-2)
COLOR: ARROW AND BORDER
CIRCLE AND DIAGONAL
BACKGROUND
BLACK (NON-REFLECTORIZED)
RED (REFLECTORIZED)
WHITE (REFLECTORIZED)



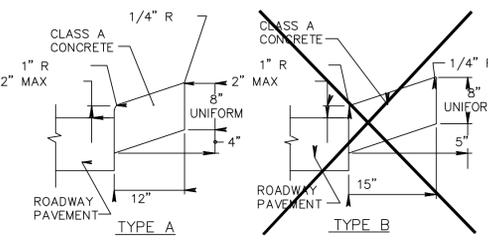
PAINTED TRAFFIC ARROW DETAIL
N.T.S.
COLOR: WHITE



PAINTED TRAFFIC ARROW DETAIL
N.T.S.
COLOR: WHITE



PAINTED TRAFFIC ARROW DETAIL
N.T.S.
COLOR: WHITE

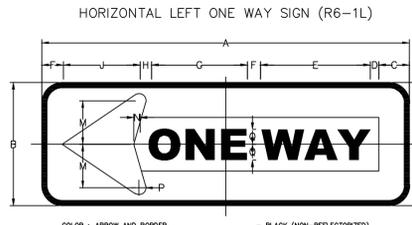


CONCRETE MOUNTABLE CURBS
N.T.S.

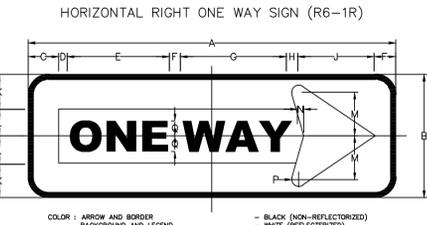
DIM	TRUNCATED DOME DIMENSIONS	
	MIN	MAX
A	41 (1.6")	61 (2.4")
B	17 (0.65")	37 (1.5")
C	(13)	(13)
D	23 (0.9")	36 (1.4")

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

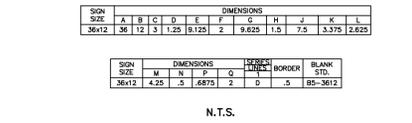
13. THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.
14. PLACE ADJACENT DWS TILES WITH MANUFACTURED SURFACE TO MANUFACTURED SURFACE. CUT TILES ALONG THE PERIMETER ONLY.
15. LOCATE ONE CORNER OF THE DWS AT THE BACK OF CURB. NO OTHER POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 1525 (50") AWAY FROM THE BACK OF CURB.



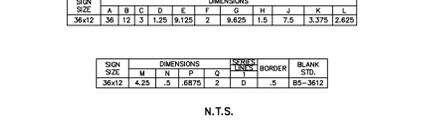
HORIZONTAL LEFT ONE WAY SIGN (R6-1L)



HORIZONTAL RIGHT ONE WAY SIGN (R6-1R)



HORIZONTAL LEFT ONE WAY SIGN (R6-1L)
N.T.S.



HORIZONTAL RIGHT ONE WAY SIGN (R6-1R)
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.

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,
SUBCONTRACTORS AND OTHERS WHOSE NAMES SHALL REMAIN THE
PROPERTY OF MOMENEY, INC. ARE TO BE USED ONLY WITH
PERMISSION OF MOMENEY, INC. AND ARE NOT TO BE USED ON ANY
OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE WRITTEN
PERMISSION OF MOMENEY, INC. ANY REUSE WITHOUT WRITTEN
PERMISSION OF MOMENEY, INC. IS STRICTLY PROHIBITED. MOMENEY,
INC. THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD
MOMENEY, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREFROM, INCLUDING REASONABLE
ATTORNEY'S FEES.

CONSTRUCTION DETAILS		FILE NO.:
<p>ENGINEERING PLANNING SURVEYING</p> <p>924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030</p>		15-369
FINAL SUBDIVISION / LAND DEVELOPMENT		
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		
ONE-CALL:	APPLICANT:	
DRAWN BY: CHD	EMERSON GROUP	
CHECKED BY: JCM	407 LANCASTER AVE WAYNE, PA 19087	
SHEET 9 OF 12		DATE: APRIL 28, 2017
AS NOTED		

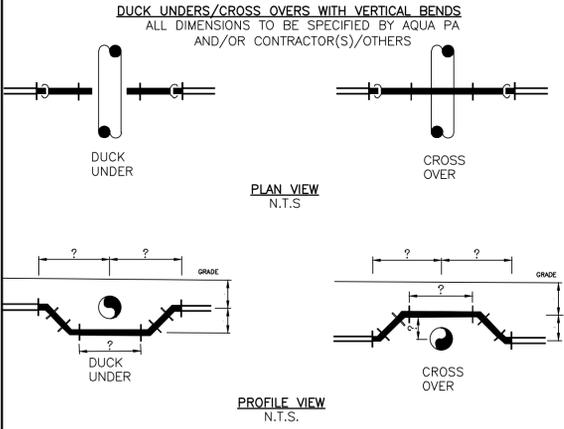
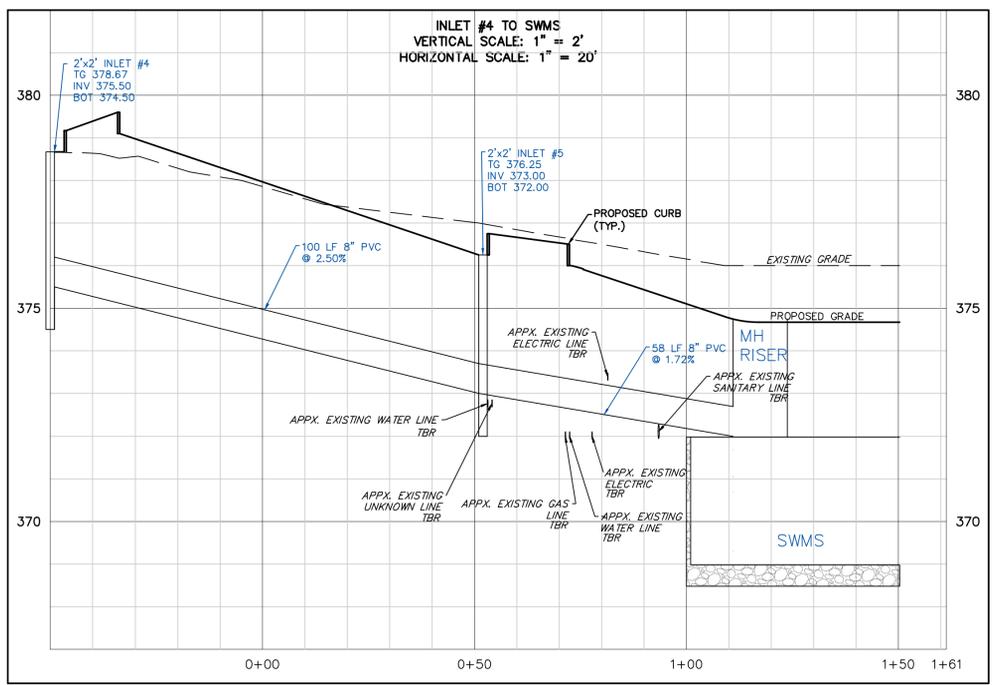
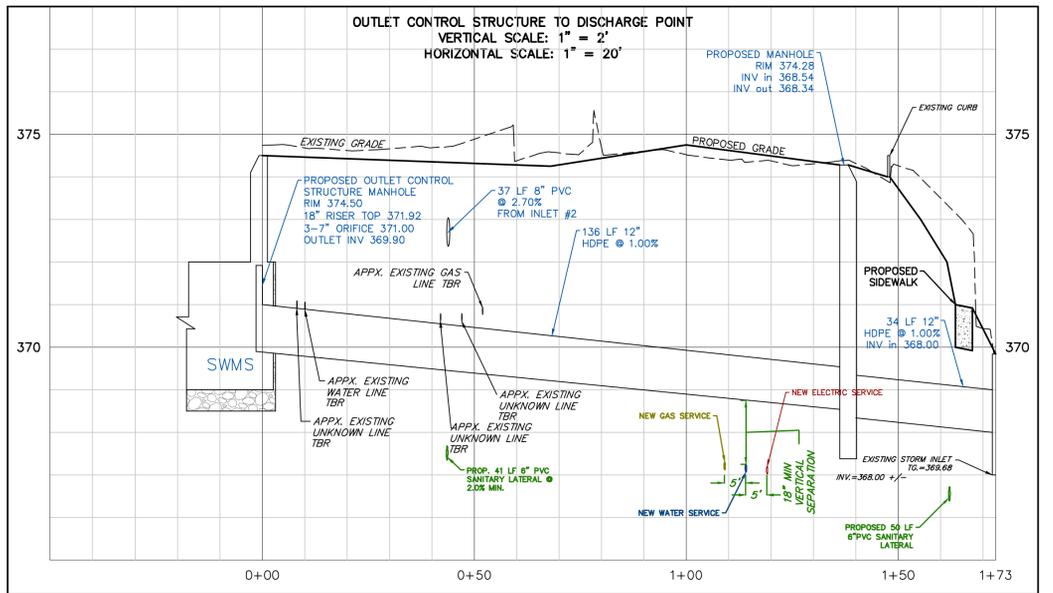
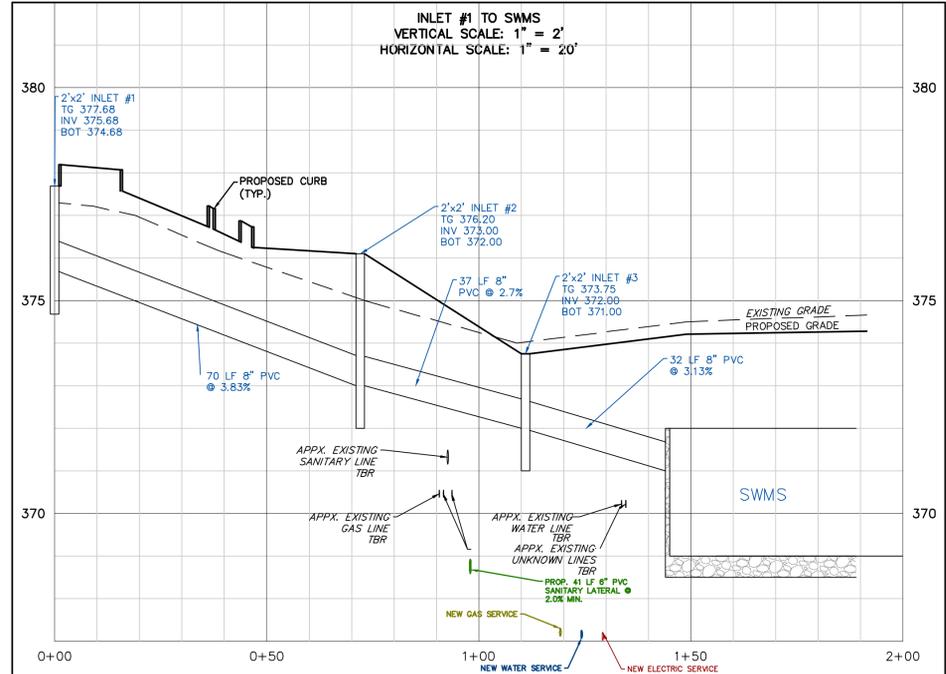
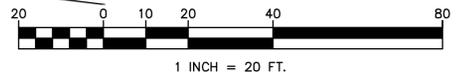
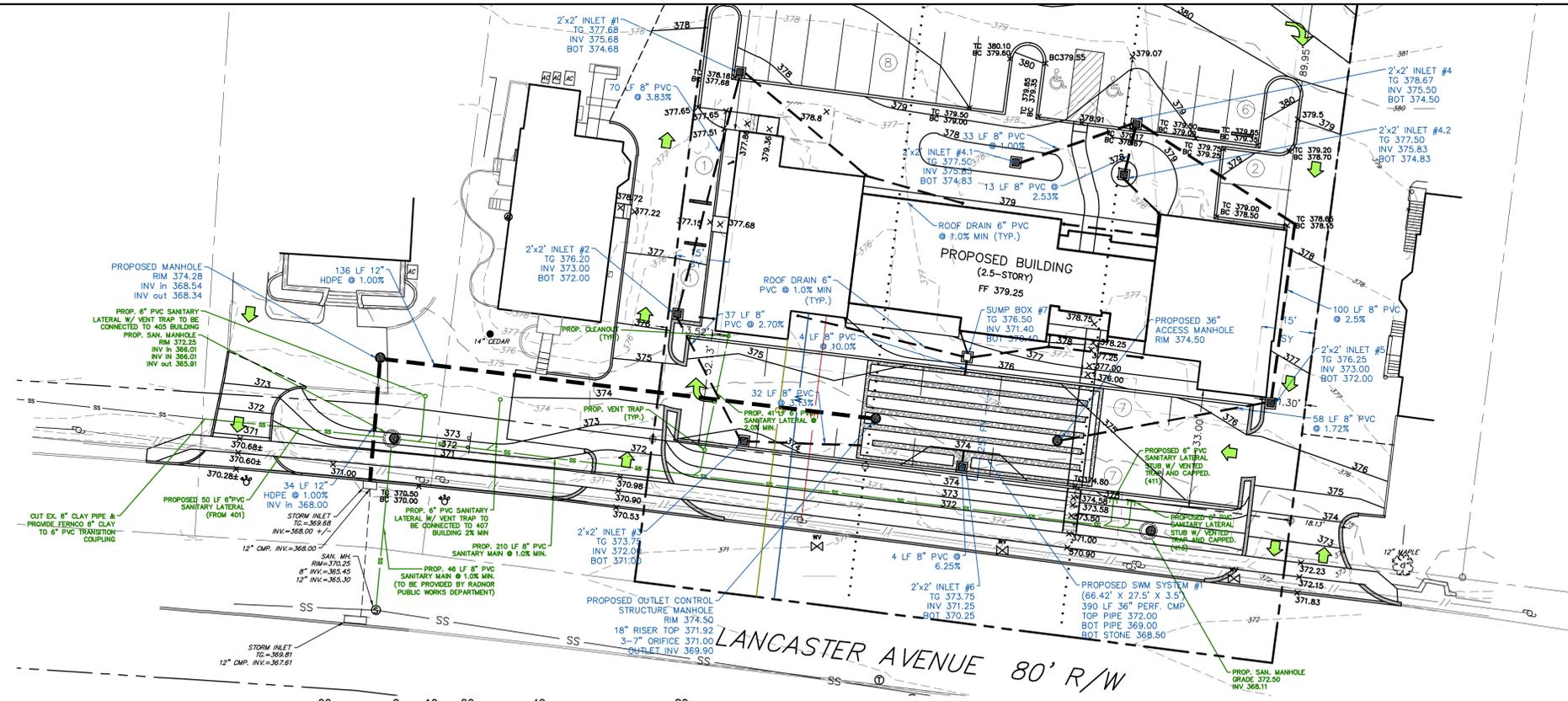
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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
X-X	EXISTING FENCE LINE
E	EXISTING OVERHEAD ELECTRIC
G	EXISTING ELECTRIC LINE
W	EXISTING GAS LINE
SS	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
E	PROPOSED ELECTRIC LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
SS	PROPOSED SANITARY LINE



*HORIZONTAL AND VERTICAL DISTANCES FOR DUCK UNDER/CROSS OVER TO BE DETERMINED BY EACH INDIVIDUAL UTILITY COMPANY

Copyright: MOMENEE, INC. CONSULTING ENGINEERS, EXPRESSLY RESERVES ITS 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 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, OR ADAPTATION BY MOMENEE, INC. FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MOMENEE, INC. THE USER SHALL FURTHER INDEMNIFY AND HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

<p>PROFILE PLAN - STORM SEWER</p> <p>MOMENEE, INC. a Karins Company</p> <p>ENGINEERING PLANNING SURVEYING</p> <p>924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030</p> <p>FINAL SUBDIVISION / LAND DEVELOPMENT</p> <p>409, 411 AND 413 E. LANCASTER AVENUE</p> <p>RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA</p>		<p>FILE NO.: 15-369</p> <p>REGISTERED PROFESSIONAL ENGINEER KEVIN R. MOMENEE ENGINEER PE020322E</p>
<p>ONE-CALL: CHD</p> <p>DRAWN BY: JCM</p> <p>CHECKED BY: JCM</p>	<p>APPLICANT: EMERSON GROUP 407 LANCASTER AVE WAYNE, PA 19087</p>	<p>SHEET 11 OF 12</p> <p>DATE: JULY 11, 2017</p> <p>SCALE: 1" = 20'</p>

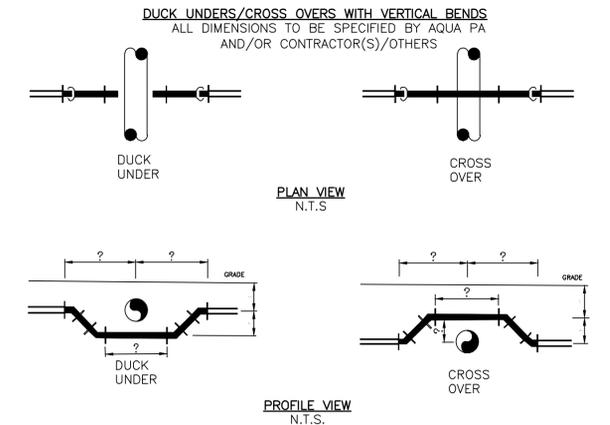
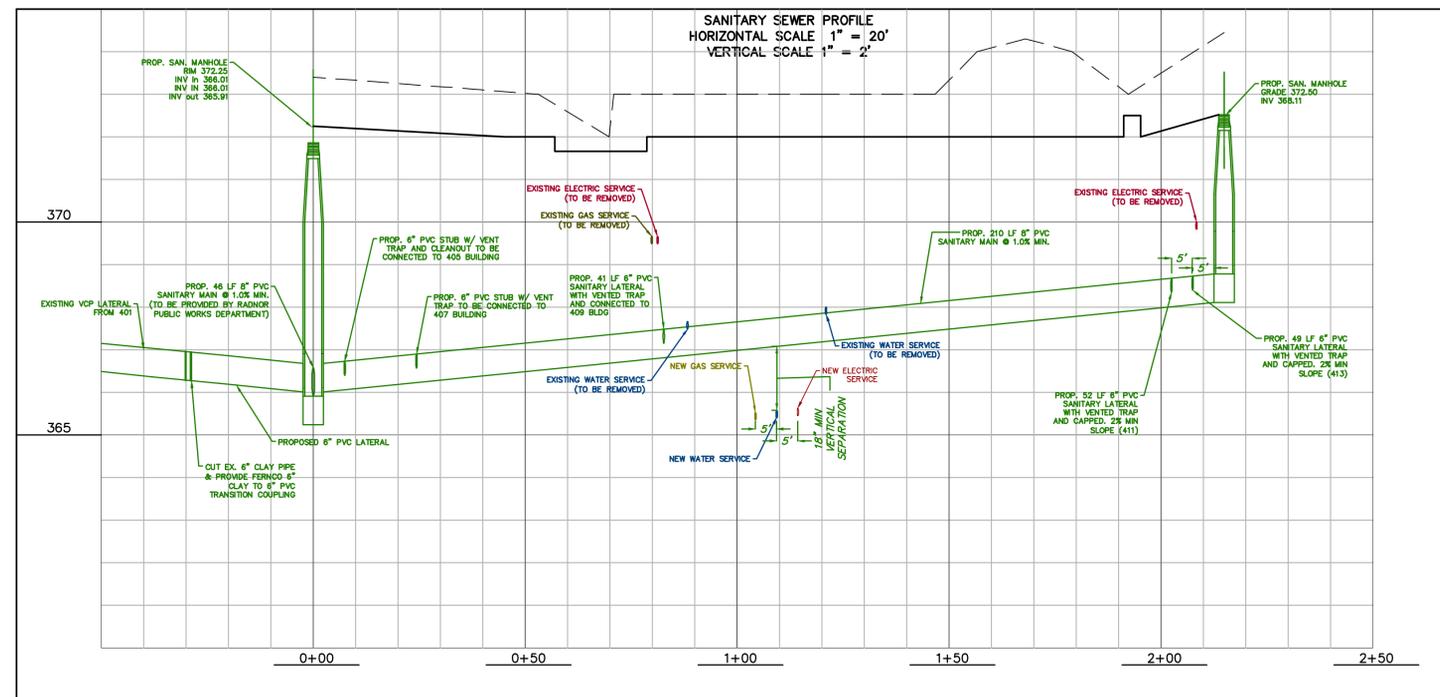
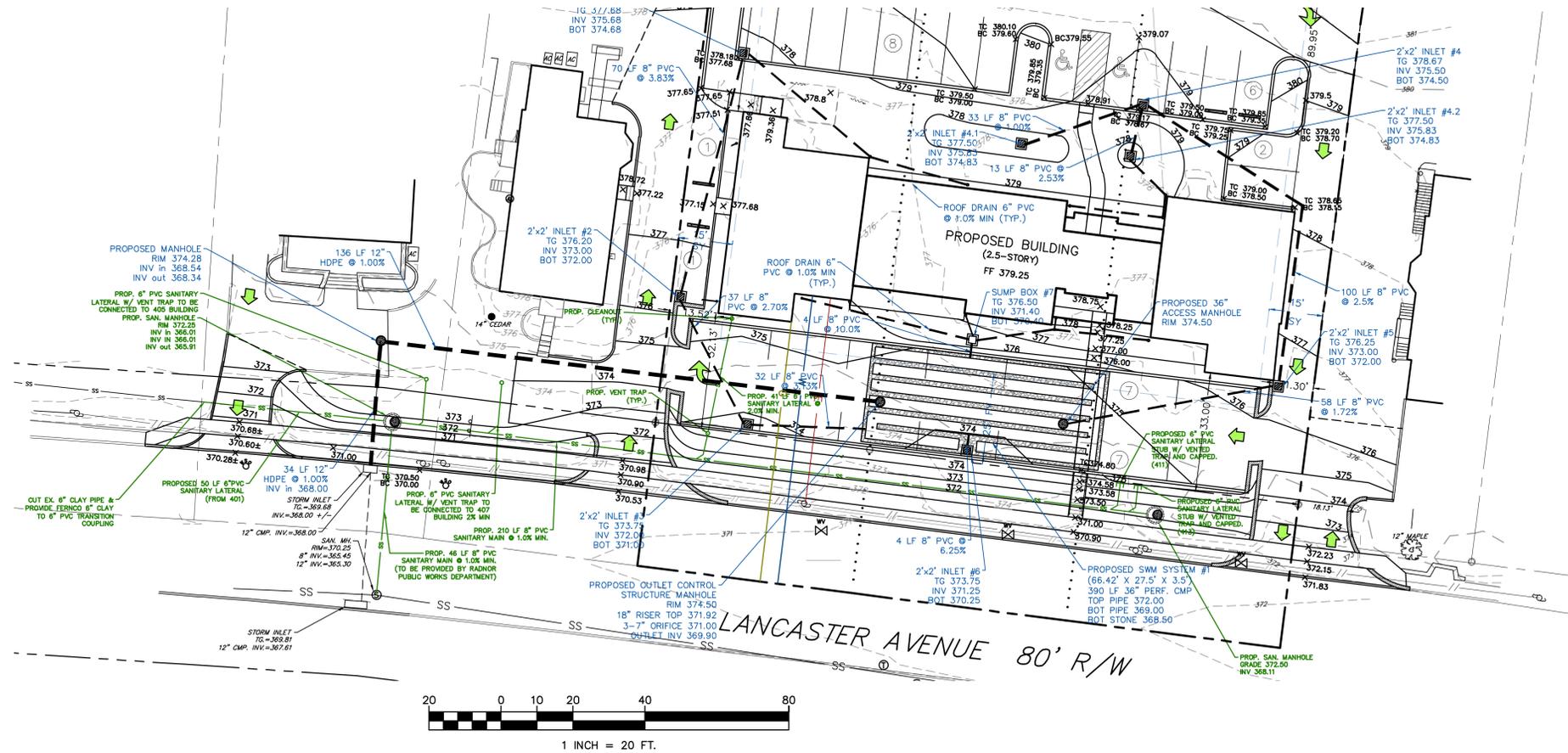
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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
X-X-X	EXISTING FENCE LINE
---	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING 1" CONTOUR
---	EXISTING 5" CONTOUR
---	PROPERTY LINE, REMOVED
---	PROPOSED BUILDING SETBACK
---	PROPOSED GRADING
E	PROPOSED STORMPIPE
W	PROPOSED ELECTRIC LINE
G	PROPOSED WATER LINE
SS	PROPOSED GAS LINE
SS	PROPOSED SANITARY LINE

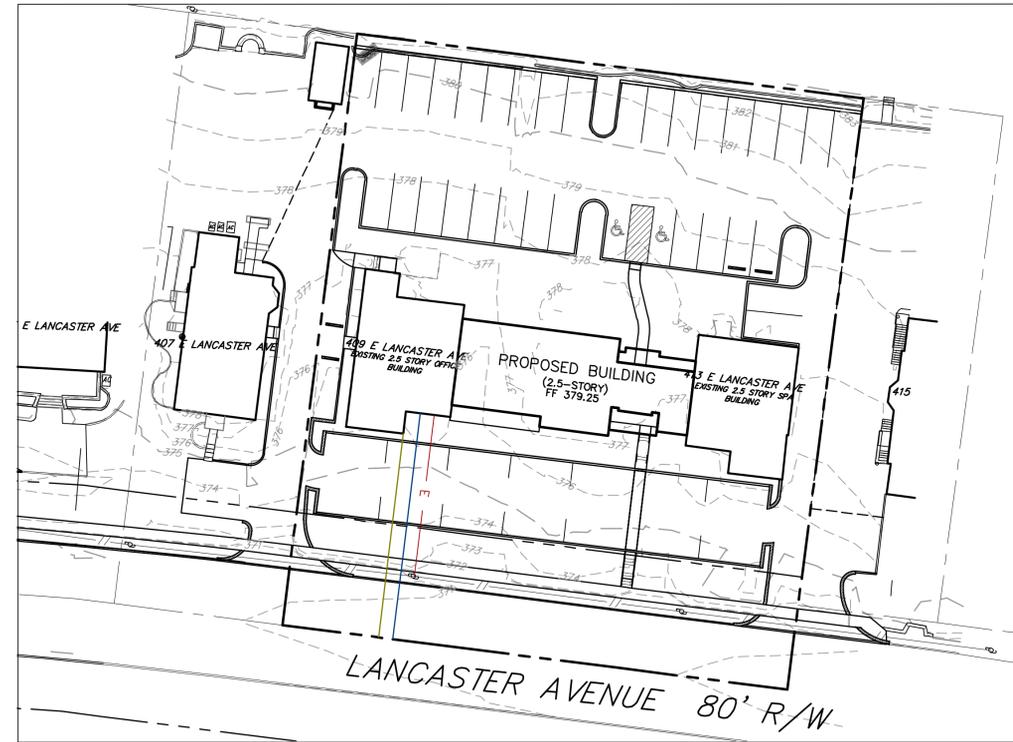
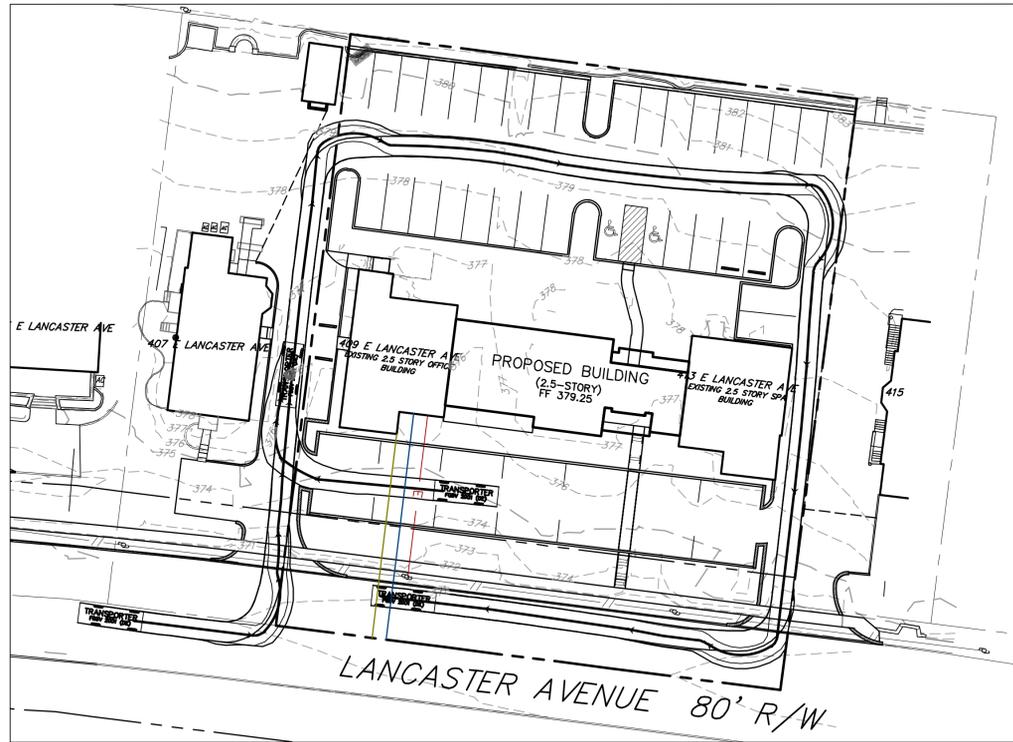


*HORIZONTAL AND VERTICAL DISTANCES FOR DUCK UNDER/CROSS OVER TO BE DETERMINED BY EACH INDIVIDUAL UTILITY COMPANY

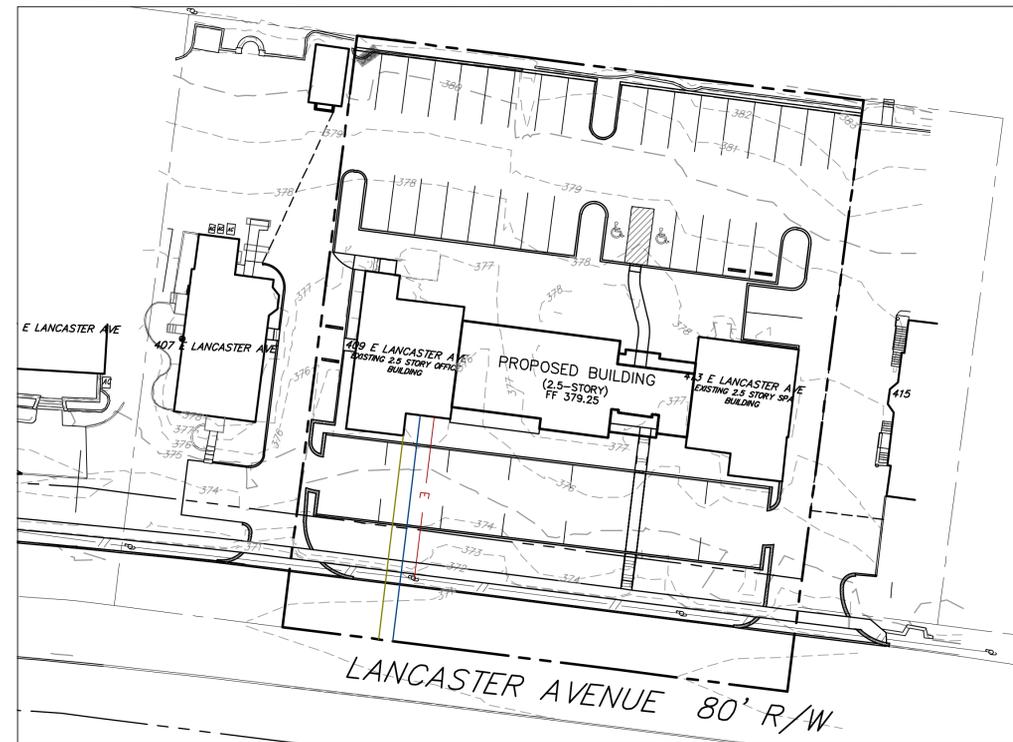
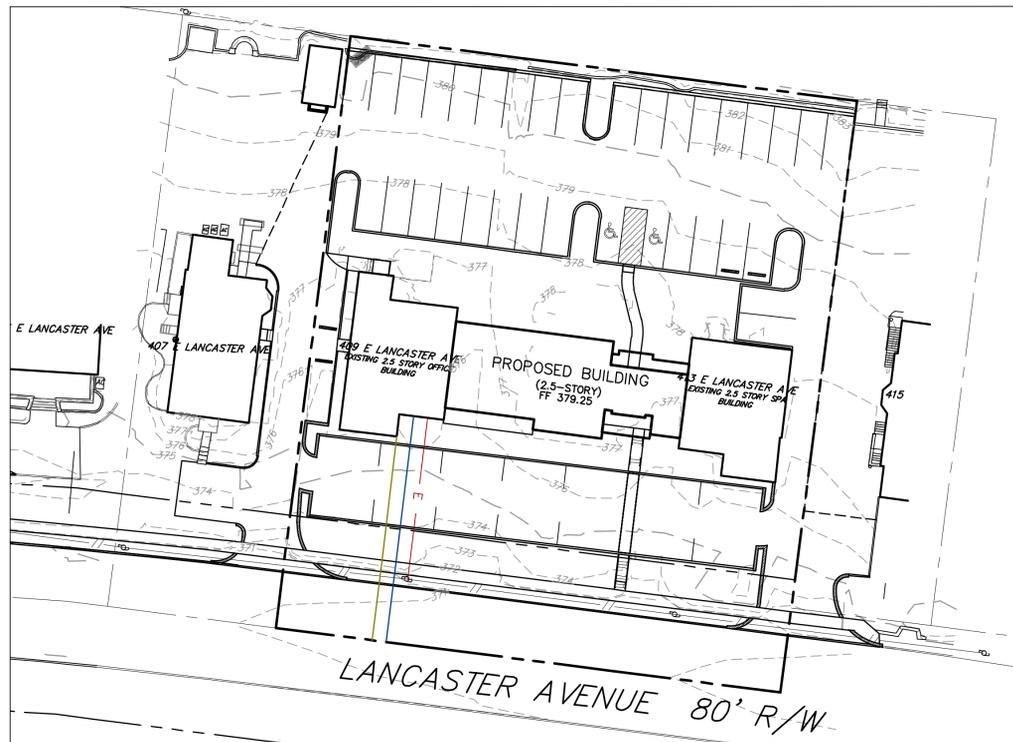
NOTES:
 PROPOSED SANITARY SEWER MAIN PIPE SLOPE TO BE 1% PER S. NORCIN, RADNOR TOWNSHIP, JUNE 8, 2018.

Copyright: MOMENEE, INC. CONSULTING ENGINEERS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS, SPECIFICATIONS AND NOTES HEREIN ARE TO BE HELD AS THE PROPERTY OF MOMENEE, INC. THEY ARE TO BE USED ONLY WITHIN THE PROJECT AND ARE NOT TO BE REPRODUCED OR USED ON ANY OTHER PROJECT, NOW OR IN THE FUTURE, WITHOUT THE WRITTEN PERMISSION 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 LEGAL EXPOSURE TO MOMENEE, INC. THE USER SHALL FURTHER INDEMNIFY AND HOLD MOMENEE, INC. HARMLESS FROM AND AGAINST ALL DAMAGES, LOSSES, AND EXPENSES ARISING THEREFROM, INCLUDING REASONABLE ATTORNEY'S FEES.

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'



LOCATION MAP
SCALE: 1" = 1,000'

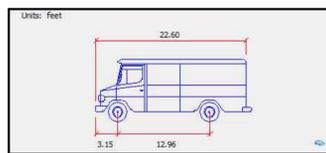


Serial Number:
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

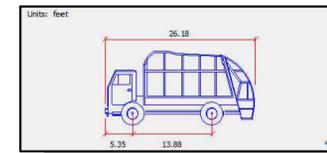
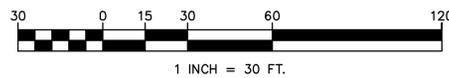
COPYRIGHT: MOMENEE, INC. CONSULTING ENGINEERS, EXPRESSLY
RESERVED ITS COMMON LAW COPYRIGHT AND ALL OTHER
PROPRIETARY RIGHTS IN THESE PLANS. ALL DIMENSIONS
SPECIFICATIONS AND NOTES THEREOF ARE AND SHALL REMAIN THE
PROPERTY OF MOMENEE, INC. THEY ARE TO BE USED ONLY WITH
RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY
OTHER PROJECT, NOW AND THEY TO BE ASSIGNED TO ANY THIRD
PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN
PERMISSION, SPECIFICATION, CONSENT OR ADAPTATION BY MOMENEE,
INC. FOR THE SPECIFIC PURPOSE INTENDED. ANY REUSE WITHOUT WRITTEN
PERMISSION, SPECIFICATION, CONSENT 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 INDEMNIFY AND
HOLD HARMLESS MOMENEE, INC. FROM ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES ARISING THEREOF OR RESULTING THEREFROM.
ALL DIMENSIONS 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

REV.	DATE	COMMENTS
5	8/14/18	BOC RESUBMISSION
4	5/27/18	BOC SUBMISSION
3	10/13/17	DRIVEWAY REVISIONS

MANUEVERABILITY PLAN

MI MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030

FINAL SUBDIVISION / LAND DEVELOPMENT

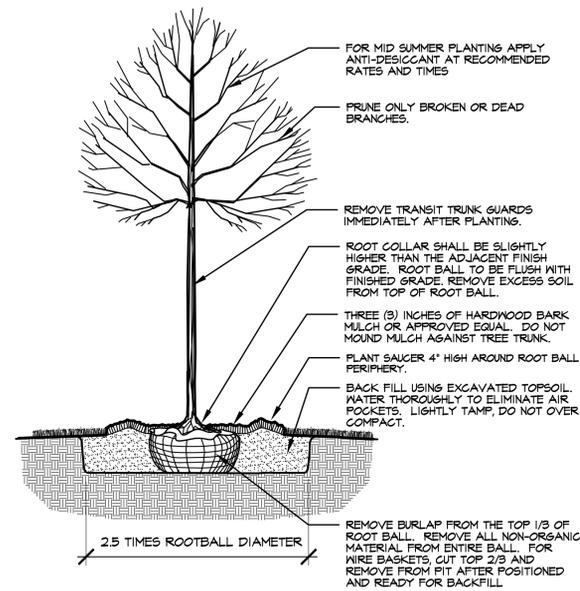
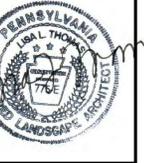
409, 411 AND 413 E. LANCASTER AVENUE

RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

ONE-CALL:	APPLICANT
DRAWN BY: CHD	EMERSON GROUP
CHECKED BY: JCM	407 LANCASTER AVE WAYNE, PA 19087

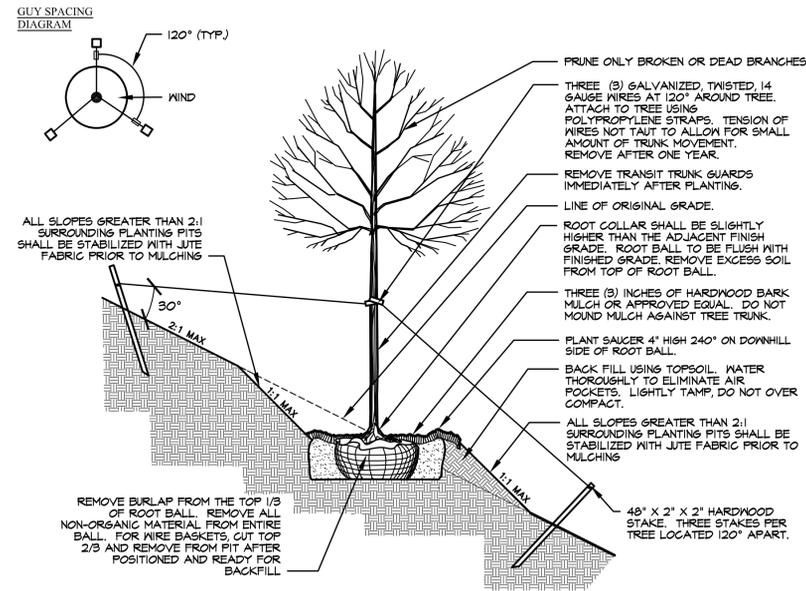
FILE NO.: 15-369

SHEET **T1** OF 12
DATE: OCTOBER 3, 2017
SCALE: 1" = 30'

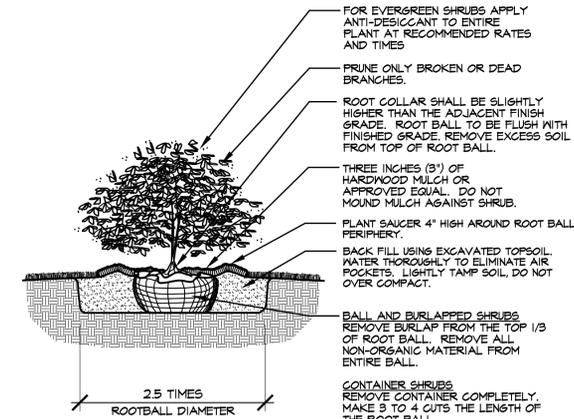


- NOTES:
1. Trees with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
 2. Trees with central leader broken or dead shall be rejected.
 3. Trees that do not display the typical characteristics for their species shall be rejected.
 4. Flood planting pit with 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



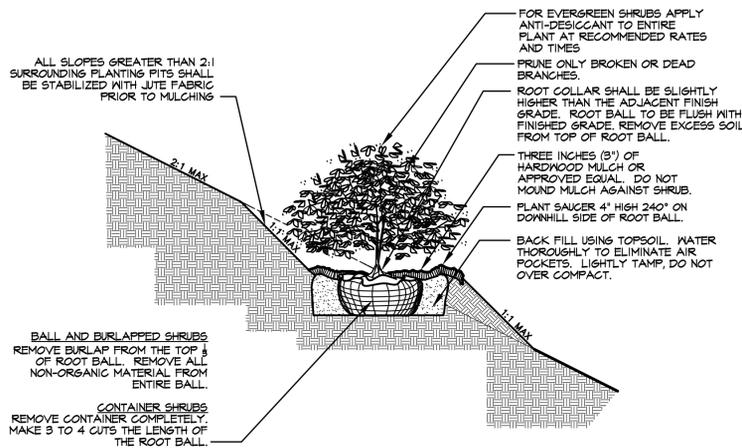
2 TREE PLANTING ON STEEP SLOPE DETAIL
NTS
NOTE: FLOOD PLANTING PIT WITH WATER TWICE WITHIN 24 HOURS OF PLANTING.



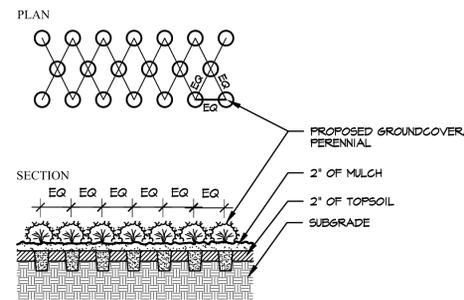
3 SHRUB DETAIL
NTS
NOTE: FLOOD PLANTING PIT WITH WATER TWICE WITHIN 24 HOURS OF PLANTING.

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

NOTES:

Demolition Plan by Momence, Inc., dated 10/13/2017

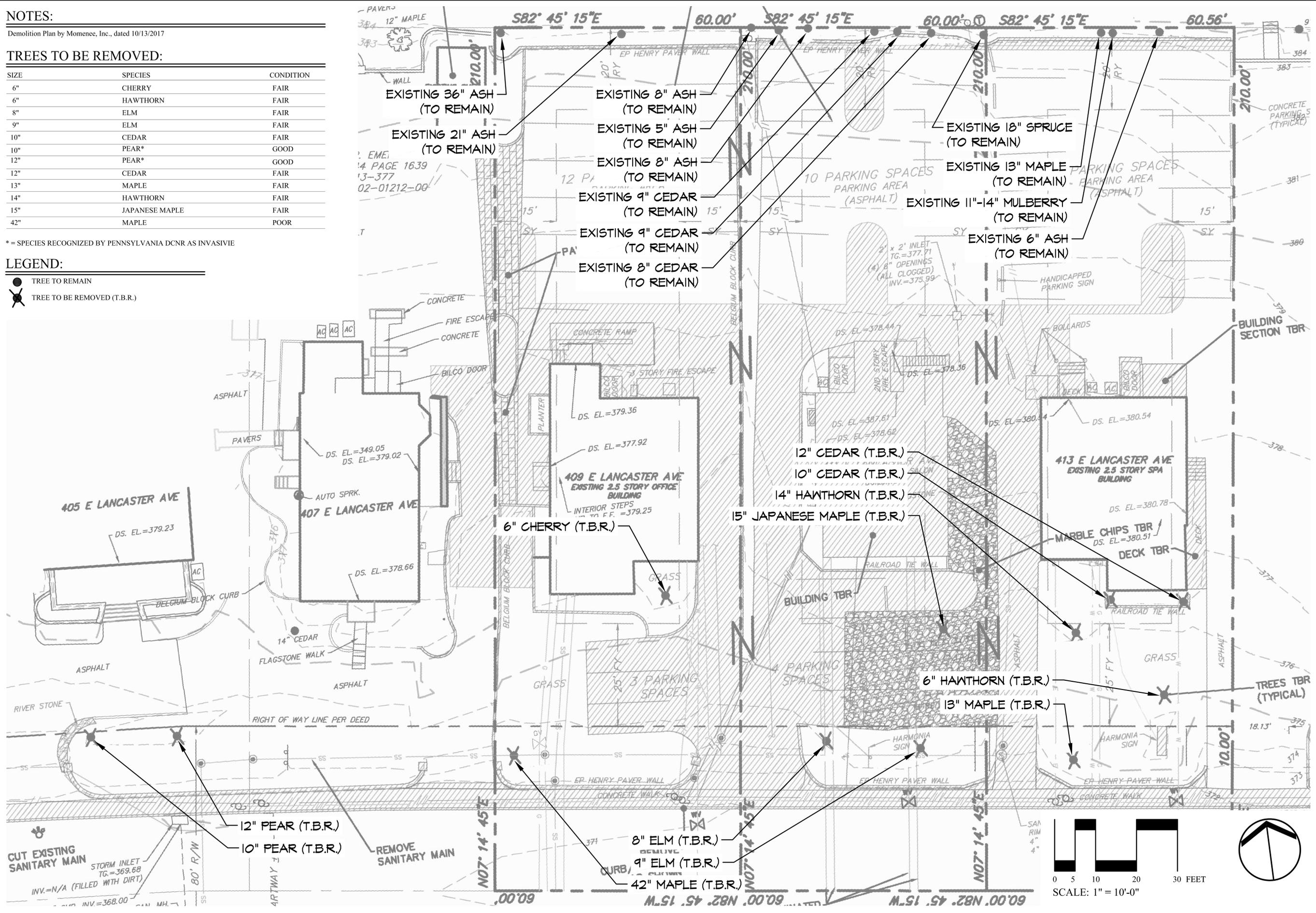
TREES TO BE REMOVED:

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

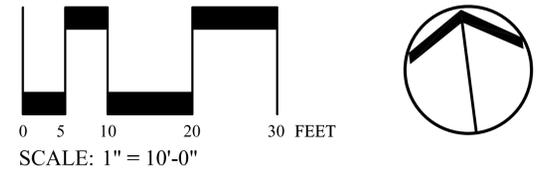
Glackin Thomas Panzak, Inc.
Paoli Executive Green I
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301
610.408.9011
Fax: 610.408.9477
E-mail: plans@glackinplan.com

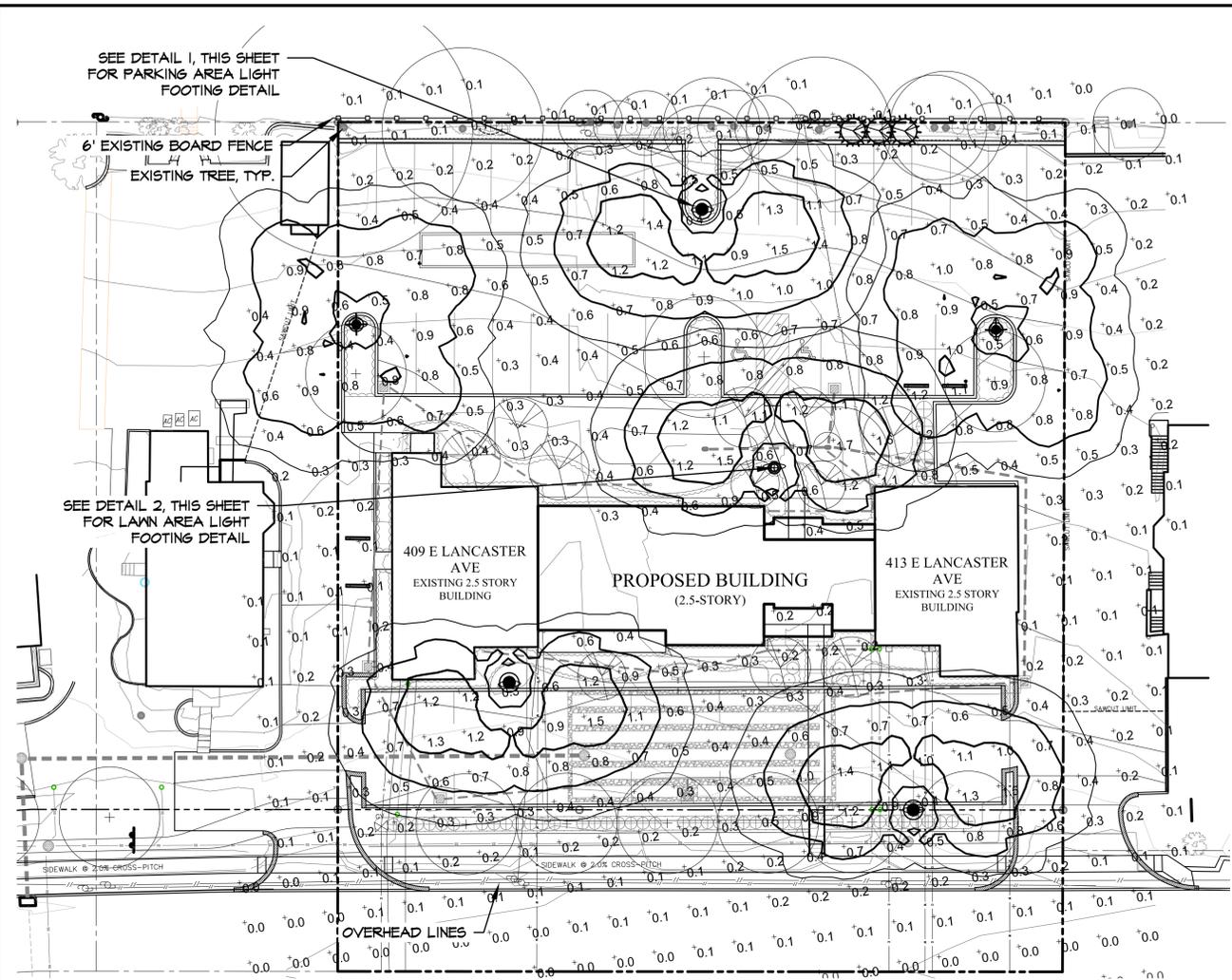


TREES TO BE REMOVED
Emerson Group
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

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



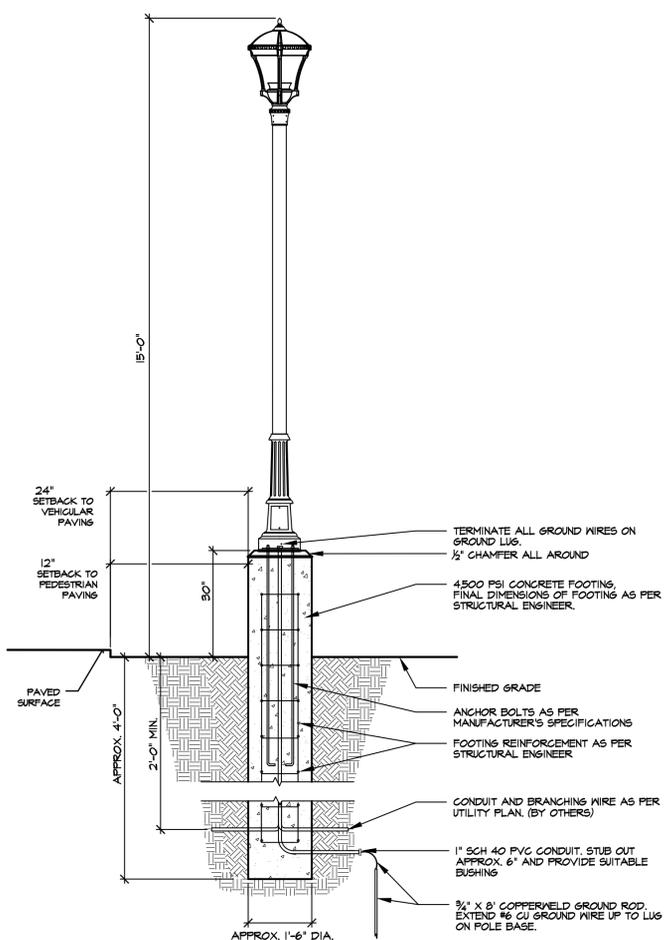


GENERAL NOTES:

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.

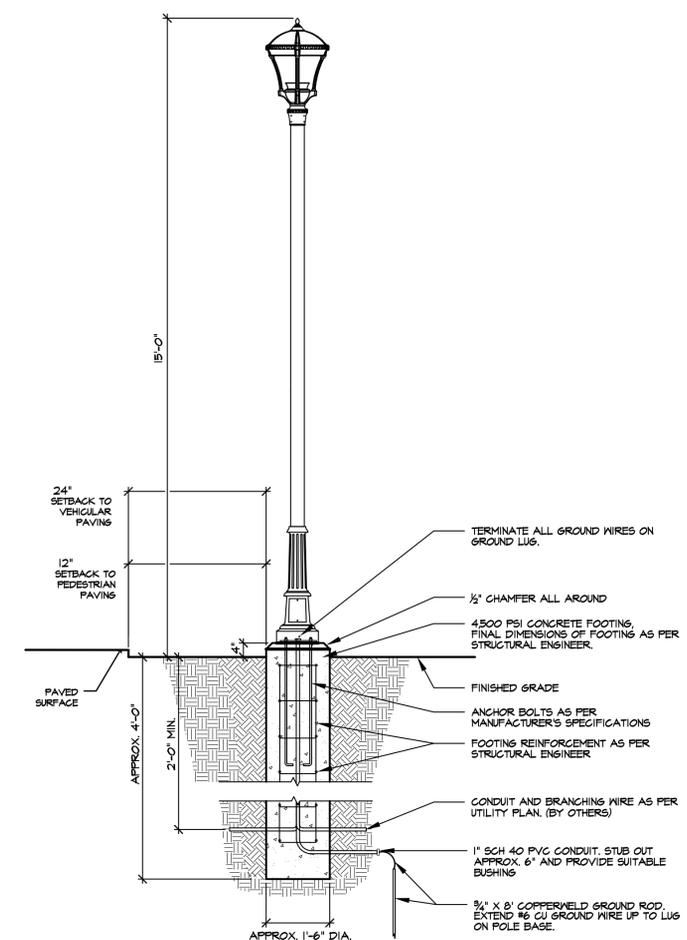
LIGHTING NOTES:

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.*



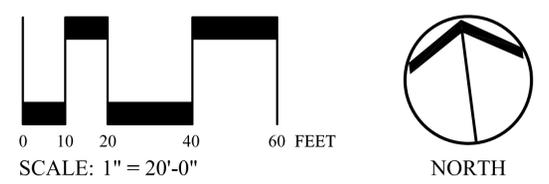
- NOTES:**
1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY.
 2. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, AN SITE SPECIFIC SOIL PARAMETERS.
 - A. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE 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.



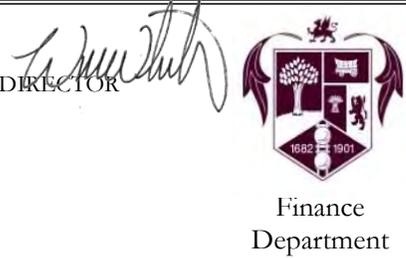
Glackin Thomas Panzak, Inc.
Paoli Executive Green I
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301
610.408.9011
Fax: 610.408.9477
E-mail: plans@glackinplan.com



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)

INTEROFFICE MEMORANDUM

TO: BOARD OF COMMISSIONERS
FROM: WILLIAM WHITE, ASSISTANT TOWNSHIP MANAGER & FINANCE DIRECTOR
SUBJECT: **COMBINING SEWER AND STORMWATER UTILITY BILLS**
DATE: JUNE 16, 2017
CC: ROBERT ZIENKOWSKI, TOWNSHIP MANAGER
AMY LACEY, REVENUE COORDINATOR



The purpose of this memorandum is to provide the Board of Commissioners with the details behind a recommendation from the Administration to combine the sewer rent and stormwater utility bills. We feel strongly that combining these bills makes sense for our Residents, will save the Township some money, and make the Finance Department more efficient.

HISTORY

The Township has been billing and collecting the annual sewer rent since mid-1970's and has been billing and collecting the stormwater fee since January 2014. When the decision was made to enact the stormwater fee late in 2013, the original plan was to outsource the billing and collection. Instead, to save money, the Township Revenue Coordinator, Amy Lacey, built the billing and collection program concluding that keeping it in-house achieved that goal. However, due to software limitations, we had to keep the stormwater fee separate from the sewer rent, which forced us to squeeze the billing and collection period in January. The ideal scenario would have been to have one bill with both charges on it.

RECOMMENDATION

The Administration is recommending that we combine the two separate utility bills, and that the billing period be April 1 through May 31, annually. In doing so, the January billing would be eliminated and the length of the billing period is being extended from 30 days to 60 days. Additionally, we are recommending that we lower the sewer rent interest charged to delinquent accounts from 1.0% per month to 0.5%, to mirror the stormwater ordinance.

REASONING

First, the average residential billing amount for the utilities are \$418 for Sewer Rent, and \$58 for Stormwater Management. Therefore, a combined residential bill, on average, would be \$476. Second, we are implementing the new ERP software which has the capability to combine these two account structures into one. The software go-live is scheduled for later this year, with the first billing cycle to occur in 2019.

Customer Benefits:

- **More time to pay:** Currently, customers have 30 days to pay each of the bills. In January, residents are required to pay the stormwater fee, then in April, required to pay the Sewer Rent. The Administration's recommendation is to lengthen the billing period to 60 days. The combined bill would be mailed April 1 and be due May 31, annually.
- **Savings:** For those customers who fall behind, or are late on their payment, the interest on delinquencies would be less [as a result of lowering the interest rate from 1.0% per month, to 0.5% per month]. The Board, in adopting the stormwater ordinance, has already established that it is comfortable with the lower interest rate, so this recommendation is making our code consistent.

- Less confusion: On a consistent basis, we receive calls from customers who confuse the two bills. Many pay one and then ignore the other thinking that they already paid it. Combining them into one bill will simplify the program for all customers.
- “New Year” invoice complaint: Each year, we receive negative feedback on the timing of the stormwater fee; being that it hits their mailbox within the first couple days of January, immediately following the Holiday season. Admittedly, this isn’t a major issue, but the recommendation resolves those who are frustrated with the timing.
- Citizen Self-Service: The new software will allow customers to create an account and manage / pay their utility bills online. In keeping with the theme of simplifying the program, combining the bills will simplify their online account by only having them manage one utility bill instead of two.

Efficiency Improvements:

- More Cost Effective: Currently, the Township is paying for the mailing of two separate utility bills at roughly \$10,000 per mailing [postage, envelopes, printing, etc]. Combining the two bills would eliminate \$10,000 in expenses.
- Processing Efficiencies: As discussed when the software was being considered, the Finance Department will now only process one set of invoices, instead of two. This will allow the department to dedicate more time to other priorities in January which include year-end reporting, audit compliance, accrual entries, and others. Currently, these items require overtime and are delayed by weeks / months.

CODE

The billing and collection laws are defined as follows: Sewer Rent is in Article III of Chapter §235, and Stormwater is in Chapter §246. If combined, we would introduce an Ordinance that amends these two sections of the Code to reflect the new program; effective with the 2019 billing and collection period.

NEXT STEPS

In order to properly complete the software implementation in August / September, we would like direction from the Board at the August 13 meeting. If directed to proceed in August, we would prepare an Ordinance that would amend the impacted sections of the Code to reflect these recommended changes. Accordingly, the Ordinance would be introduced at the September 10 meeting and adopted at the September 24 meeting.

200 S. Ithan Avenue -
Settlement Agreement

Memo

To: Radnor Township Board of Commissioners
From: John B. Rice, Esquire
Date: 7/25/18 
Re: Mozzarella, LLC - Transfer of Liquor License No. R-1470
Cc: Robert Zienkowski & Jennifer DeStefano

Attached is a proposed resolution approving the intermunicipal liquor license transfer application of Mozzarella, LLC to 133 North Wayne Avenue in the Township. If the Board has any concerns or conditions, please advise. The proposed resolution will be placed on the August 13, 2018 agenda for approval.

RESOLUTION NO. 2018-82

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE INTERMUNICIPAL LIQUOR LICENSE TRANSFER APPLICATION OF MOZZERIA, LLC PURSUANT TO THE CODE OF RADNOR TOWNSHIP

WHEREAS, the Board of Commissioners is authorized, pursuant to 43 P.S. 461 of the Pennsylvania Liquor Code, as amended, to approve the intermunicipal transfer of liquor licenses; and

WHEREAS, Mozzarella, LLC (“Applicant”) has filed an application to transfer Liquor License No. R-1470 from Clanks Bar Inc., located in Marcus Hook Township, Delaware County, Pennsylvania; and

WHEREAS, the Board conducted a public hearing on July 16, 2018 to consider Applicant’s request for an intermunicipal transfer of Liquor License No. R-1470; and

WHEREAS, after considering Applicant’s testimony and public comment, the Board has determined that the requested transfer will not adversely affect the health, safety or welfare of Radnor Township, provided that certain terms and conditions are met.

NOW, THEREFORE, be it **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the application of Mozzarella, LLC to transfer Liquor License No. R-1470 to Mozzarella, LLC, subject to the following conditions:

1. That all outdoor seating in connection with the restaurant shall be in accordance with existing Township codes and regulations.
2. That there is no outside amplified music.
3. That the Applicant comply with all the terms and conditions of the Pennsylvania Liquor Control Board for the liquor license transfer.
4. That the Applicant obtain written approval of the Radnor Township Board of Commissioners prior to any proposed transfer of the license to another location within Radnor Township.
5. That the proposed hours of operation will be limited to the following hours:

Monday to Wednesday	5:00 p.m. – 9:00 p.m.
Thursday to Saturday	11:00 a.m. – 10:00 p.m.
Sunday	Noon to 9 p.m.

7.25.18

SO RESOLVED this _____ day of _____, 2018.

RADNOR TOWNSHIP

By: _____

Name: Lisa Borowski

Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary