

BOARD OF COMMISSIONERS

REVISED

AGENDA

Monday, May 8, 2017 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of May 8, 2017

1. Consent Agenda

- a) Disbursement Review and Approval: 2017-04C, 2017-04D
- b) Approval of Meeting Minutes from the April 24, 2017 Board of Commissioners meeting
- c) HARB
 - **HARB-2017-10 – 128 West Wayne Avenue** - Kitchen/family room and covered porch addition along rear with master suite above. Permission for metal roof on entire structure
 - **HARB-2017-11 – 216 Bloomingdale Avenue** – New two (2) car garage
 - **HARB-2017-12 – 214 East Beechtree Lane** – Renovate previous non-historic addition at rear of existing “Flemish House.” Original Historic Architects William and Francis Price c.1980
- d) Staff Traffic Committee Meeting Minutes – April 19, 2017
- e) Authorization to go out to Bid for the repair of the concrete wall at Radnor Chester Road and King of Prussia Road

2. Employee Recognition
3. Community Recognition
4. Public Participation
5. Committee Reports

FINANCE & AUDIT

- A. Q1 Finance Update

PERSONNEL & ADMINISTRATION

- B. Ordinance #2017-06 (**Adoption**) – Approving a Three-Year Lease for the Philadelphia Area Independent School Business Officers Association (PAISBOA) For a Portion of the Radnor Township Municipal Building, Consisting of Approximately 2,730 Square Feet
- C. Resolution #2017-70 - Supporting Legislation to Reform the Redistricting of State Legislative and Congressional Districts

PUBLIC SAFETY

- D. Ordinance #2017-05 (**Introduction**) – 270-16 Stop intersections; authorizing two new stop signs on Upper Gulph Road at Oak Grove Lane
- E. Presentation by Radnor Police – Neighborhood, Home and Personal Safety Tips (**requested by Commissioner Booker**)
- F. Discussion of New Legislation – re: University reimbursement for student use of Emergency Services (**requested by Commissioner Booker**)

PUBLIC WORKS & ENGINEERING

- G. Resolution #2017-67 - Authorizing Simone-Collins to Provide Design Services for the Radnor TAP Trail
- H. Presentation and Possible Motion on the Repair and Cleaning of the North Wayne Field Basin, and Possible Mitigation Projects (*requested by Commissioner Higgins*)
- I. Resolution #2017-68 - Authorizing the Department of Community and Economic Development Grant Application Submission for the Sidewalks at North Wayne Avenue, Lancaster Avenue, South Devon Road and Glenmary Lane
- J. Presentation: T&M Associates Presentation, with Updated Cost Figures for Proposed Options, on the Banbury Way Stormwater Management Design Project
- K. Resolution #2017-69 - Authorizing the Payment to T&M Associates for Additional Services for the Banbury Way Stormwater Management Design
- L. 941 Academy Lane – Requesting a waiver from §245 – Stormwater requirements
- M. SALDO Application #2016-S-15 - *Caucus* – Preliminary/Final Subdivision Plan – 106 & 110 Cambria Court

PARKS & RECREATION

- N. Motion to Reject the Proposals For The RFP’s For A Professional Operating Business Plan Development At The Willows Mansion And Authorizing To Re-Advertise RFP’s For The Same

COMMUNITY DEVELOPMENT

- O. Discussion of Additional Zoning Ordinance Amendments – Recommended by the Planning Commission regarding Medical Office/Parking

LIBRARY

PUBLIC HEALTH

Old Business

New Business

- Set Meeting Dates for Special Board of Commissioner meetings to discuss the following:
Possible Dates - June 19, July 10, August 21 and September 18
 - o Sanitary Sewer Funding
 - o Pension Funding
 - o Capital Project Funding
- A Discussion and Possible Motion(s) on the below items **for Aldwyn Lane** (*Requested by Commissioner Ahr*):
 - o Waive the Township's fee for ZHB application
 - o Assist in filling out and filing a joint application for variance for those who've requested it, including an aerial site plan
 - o Request Township SUPPORT at the ZHB for your variance request.

Public Participation

Adjournment

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
May 8, 2017

The table below summarizes the amount of disbursements made since the last public meeting held on April 24, 2017. 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>

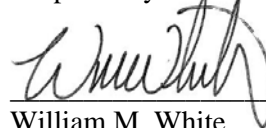
Fund (Fund Number)	2017-04C April 21,2017	2017-04D April 28, 2017	Total
General Fund (01)	\$367,572.56	\$247,756.13	\$615,328.69
Sewer Fund (02)	11,626.19	587.74	12,213.93
Storm Sewer Management (04)	16.50	3,045.00	3,061.50
Capital Improvement Fund (05)	21,657.36	106,192.36	127,849.72
OPEB Fund (08)	129,702.86	0.00	129,702.86
Police K-9 Fund (17)	4,000.00	1,769.63	5,769.63
\$8 Million Settlement Fund (18)	0.00	246.77	246.77
The Willows Fund (23)	245.04	418.14	663.18
Library Improvement Fund (500)	373,322.31	115.00	373,437.31
Total Accounts Payable Disbursements	\$908,142.82	\$360,130.77	\$1,268,273.59
<i>Electronic Disbursements</i>	n/a	n/a	1,011,000.00
Grand Total	\$904,142.82	360,130.77	\$2,279,273.59

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

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

Respectfully Submitted,



William M. White
Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through May 22, 2017

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	5/10/2017	4/17 Credit Card Revenue Processing Fees	\$5,000.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	5/4/2017	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	5/4/2017	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	5/4/2017	Salaries and Payroll Taxes - K-9 Fund	\$500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	5/18/2017	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	5/18/2017	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	5/18/2017	Salaries and Payroll Taxes - K-9 Fund	\$500.00
Period Total				\$1,011,000.00

Submitted:



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

<u>Original Estimate</u>			<u>Actual Amount</u>
\$485,000.00	4/20/2017	Salaries and Payroll Taxes - General Fund	\$442,844.32
\$17,500.00	4/20/2017	Salaries and Payroll Taxes - Sewer Fund	\$14,089.49
\$500.00	4/20/2017	Salaries and Payroll Taxes - K-9 Fund	\$271.28
\$503,000.00			\$457,205.09

TOWNSHIP OF RADNOR
Minutes of the Meeting of April 24, 2017

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>Elaine Schaefer, President</i>	<i>Phil Ahr, Vice President</i>	<i>Donald Curley</i>	<i>Luke Clark</i>
<i>John Nagle</i>	<i>Richard F. Booker</i>	<i>James C. Higgins</i>	

Also Present: *Robert A. Zienkowski, Township Manager; John Osborne, Township Treasurer; John Rice, Township Solicitor; William White, Finance Director; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Tammy Cohen, Director of Community Programming and Recreation; Roger Philips, Township Engineer; Amy Kaminski, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

President Schaefer called the meeting to order

Notice of Executive Session on April 10, 2017 and preceding the Board of Commissioners meeting of April 24, 2017

There was an Executive Session held on April 10, 2017 where all commissioners attended and matters of personnel were discussed. All commissioners attended the April 24, 2017 executive session; where matters of personnel, real estate and litigation were discussed as well as a performance review of the Township Manager.

1. *Consent Agenda*

- a) *Disbursement Review and Approval: 2017-03D, 2017-03E, 2017-04A, 2017-04B*
- b) *Acceptance of Department Monthly Reports*
- c) *Approval of Meeting Minutes from the March 13, 2017 and March 27, 2017 Board of Commissioners meeting*
- d) *HARB:*
 - *HARB-2017-07 – 409 Oak Lane - Remove existing 1 story shed addition at rear of main house and remove existing garage and shed in rear yard. Add new 1 story and 2 story additions to main house and new garage. Restore exterior of main house including the front porch.*
 - *HARB-2017-08 – 233 Walnut Avenue - Demolish existing screened in porch, slab and portion of rear wall. Construct a 2-story rear addition including 2nd floor bathroom, kitchen addition off the rear of home.*
 - *HARB-2017-09 – 303 S Wayne Avenue - Renovation of existing home while restoring all existing windows facing front on home. Adding a family room to back of home and kitchen.*
- e) *Resolution #2017-55 - Amending the Consolidated Fee Schedule to include professional service pricing for inspection services*
- f) *Resolution #2017-60 - Amending the Consolidated Fee Schedule to include Chapter 150 Design Review Board fees*
- g) *Resolution #2017-62 - Authorizing the Sale of Surplus Vehicles and Equipment*
- ~~h) *Motion to Authorize Radnor Township to Partner with Haverford Township with our Comprehensive Plans and to Receive RFP's for Said Plans*~~
- i) *Motion to Authorize the Execution of the Radnor Township TAP Trail Easement Agreement*
- j) *Resolution #2017-61 – McGinley Subdivision – Sewage Facilities Planning Module*
- ~~k) *Motion to Authorize to receive Bids for the Painting & Repair of the Exterior of the Willows Cottage*~~

- l) Motion to authorize to receive Bids for the painting of the Matsonford Road Bridge
- m) Motion to Authorize to file a complaint for Building Code Violations at 200 S. Ithan Avenue

Commissioner Booker requested for item h & k to be removed from the consent agenda.

Commissioner Clark made a motion to approve the consent agenda excluding items h & k, seconded by Commissioner Nagle. Motion passed 7-0.

2. Commendations of Radnor Police Officers

Superintendent Colarulo presented Radnor Fire Personnel and Radnor Police Officers with Commendations for an incident which occurred on March 27, 2017.

3. Community Recognitions

Tammy Cohen, Director of Recreation and Community Programming, presented an award to Kathy Mair for her community leadership through in the development of the Radnor Committee for Special Education - <http://www.radnorcse.com/>, a 501c3 parent-led organization formed in 2015 that represents 500 families in Radnor Township that are living with special needs (K-12) along with her working with our Department to establish the first special needs basketball program this winter, dubbed “Radnor Champions”, and now part of a year-round offering for special needs structured programming. The recognition will be a celebration of Kathy’s efforts as a founder of the Committee along with the program. She also showed a short video as well from the program’s last game.

Mr. Zienkowski, Township Manager, presented an award to Mr. And Mrs. Gaskins for their Community Service as Residents of Radnor Township for Over 50 Years; Initially resided on Glenbrook Avenue ; Long Time Community Activists for Glenbrook Avenue in relation to student rentals restoring community relations and removing several unruly student house and landlords; Long time members of Bryn Rose Civic Association; Founding Members of the Radnor Town watch in 1976; Founding Members and Planners of the Radnor CommUNITY Breakfast (Founded in 2000); 2014 Main Line Martin Luther King Association Award Recipients for 25 years of Community Cohesiveness and Service to Bryn Mawr and Radnor Township. One of the founding residents of the Radnor Community Awareness Committee in 1998. Active members of Bethel African Methodist Episcopal Church in Bryn Mawr, Pa. Serving many roles in the church including and not limited to: The Church’s senior organizational leadership in education; Senior Ushers ; Human Resource Coordinators ; Church Choir. Mr. Gaskins - Original Member of the “White Hall” Gang on Glenbrook Avenue – (Based out of Ciro Iannota & Son, Expert Shoe Repair on Glenbrook Avenue).

4. Reappointment to Radnor Memorial Library Board – Heather Reilly

Commissioner Schaefer made a motion to appoint Heather Reilly and Missy Deck to serve as Township Representatives on the Radnor Memorial Library Board, seconded by Commissioner Clark. Motion passed 7-0.

5. Public Participation

Ken Taylor, Willow Avenue – He spoke in regards with the agenda item in regards to the Stormwater Advisory Committee as well as a potentially and future agenda item pertaining to N. Wayne Field Basin.

Marty Costello – He spoke in regards to a new program in the community called The Casket Flag Ceremony.

Michelle and Dan Skolnick – They announced the 6th Annual Carol H. Axelrod Blood Drive on May 9, 2017 7 am to 7 pm in the Radnorshire Room of the Township Building.

Roberta Winters – She commented in regards to a forum that the League of Women Voters sponsored about Promoting Public Participation through Civil Discourse within the past month. The video of the program can be found on the Township website.

6. Committee Reports

PERSONNEL & ADMINISTRATION

A. Resolution #2017-63 - Adoption of the Radnor Township Organization Chart

Commissioner Ahr made a motion to approve, seconded by Commissioner Schaefer.

Mr. Zienkowski discussed the proposed changes to the Organizational Chart and Mr. White discussed the financial impacts/savings to the Township. There was a brief discussion amongst the Commissioners.

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

B. Resolution #2017-64 – Approval of the Salary Schedule

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

C. Motion to Authorize for the Promotion of Deputy Superintendents and Lieutenant

Commissioner Schaefer made a motion to authorize promoting Lieutenant Block and Lieutenant Flanagan to Deputy Superintendent, and Sergeant Shawn Dietrich to Lieutenant, seconded by Commissioner Clark. Motion passed 7-0.

D. Administer Oath of Office to Deputy Superintendents and Lieutenant

Mr. Zienkowski and Superintendent said a few words in regards to each of the candidates. Superintendent Colarulo called for the presentation of the colors. The Honorable Ann Osborne swore in Andrew Block as Deputy Superintendent, Christopher Flanagan as Deputy Superintendent and Shawn Dietrich as Lieutenant. Superintendent Colarulo presented each Officer with their Police Badge to have pinned by a family member or close friend. Superintendent Colarulo called for the retiring of the colors. They each spoke a few brief words thanking their families and the Township. Superintendent Colarulo called for the retiring of the colors.

A. Ordinance #2017-06 (Introduction) – Approving a Three-Year Lease for the Philadelphia Area Independent School Business Officers Association (PAISBOA) For a Portion of the Radnor Township Municipal Building, Consisting of Approximately 2,730 Square Feet

Commissioner Ahr made a motion to introduce ordinance 2017-06, seconded by Commissioner Schaefer. Motion passed 6-0 with Commissioner Higgins not in the room for the vote.

B. Resolution #2017-66 - Re-Establishing a Stormwater Management Advisory Committee (SWMAC)

Commissioner Ahr made a motion to approve, seconded by Commissioner Higgins.

Commissioner Schaefer made a motion to amend the resolution to remove the clause in the resolution that states - *The Committee will act as the Radnor Township liaison to the surrounding local governments who are in the same watersheds as Radnor Township, including but not limited to Tredyffrin Township and Easttown Township.*, seconded by Commissioner Curley.

Public Comment

Ken Taylor, Willow Avenue – He spoke in regards to his concerns with the proposed amendment to the resolution.

Commissioner Schaefer called the vote on the amended motion, motion passed 6-1 with Commissioner Booker opposed.

There was a discussion amongst the Commissioners and Staff in regards to the proposed resolution.

Commissioner Schaefer called the vote on the original motion as amended, motion passed 6-1 with Commissioner Booker opposed.

C. Resolution #2017-65 - Establishing a Policy for Televising or Taping Public Meetings Within the Radnor Township Municipal Building

There was a discussion amongst the Commissioners whether to only discuss the above proposed resolution and not take action until they have financials provided on the cost it would be to televise all meetings or to take action on the resolution tonight.

Commissioner Curley made a motion to approve the resolution amending paragraph 3 to indicate that requirement would not apply for any Board or Commission including the Zoning Hearing Board, Rental Housing Board, Code Appeals Board and Planning Commission; seconded by Commissioner Booker.

Commissioner Nagle made a motion to table, seconded by Commissioner Schaefer. Motion passed 4-3 with Commissioners Booker, Clark and Curley opposed.

PUBLIC WORKS & ENGINEERING

D. Presentation & Update by T&M Associates for the Banbury Way Stormwater Management Project (A Recommendation from the SWMAC is Included in the Packet)

They made a brief presentation which can be found on the Township website at:

<http://www.radnor.com/910/Board-of-Commissioners-Presentations>. There was an agreement that T&M would come back to the Board with more of the true costs of the options proposed in the presentation as well as the infrastructure that will need to be replaced as well as for staff to reach out the bank landowner.

h) Motion to Authorize Radnor Township to Partner with Haverford Township with our Comprehensive Plans and to Receive RFP's for Said Plans

Steve Norcini explained that in 2016, Lori Hanlon-Widdop, Assistant Township Manager of Haverford Township, approached Radnor Township in regards to a joint Comprehensive Plan. Radnor Township was invited to a presentation by David Schwartz, P.E., AICP, of CH Planning Ltd., outlining the benefits of a multi-municipal comprehensive plan between the neighboring Townships of Haverford and Radnor. As Haverford Township was ready to embark on a Comprehensive Plan, they felt this was the appropriate time to determine if Radnor Township would wish to partner with Haverford in this endeavor. In the CH Planning presentation (please see attached), they noted the many benefits of a Joint Comprehensive Plan. To

mention a few of those benefits: economies of scale, regional perspective, better opportunities for grants, multi-modal transportation/traffic management, stormwater management (let's not forget MS4!), and trail systems. The purpose of this legislation is to authorize staff to jointly issue a Request For Proposal to qualified planning firms, in regards to a multi-municipal comprehensive plan, between Radnor and Haverford Townships. Radnor Township's Comprehensive Land Use Plan was last updated in 2003.

There is no fiscal impact in regards to issuing the Request For Proposal. Should the Board of Commissioners wish to award the recommended firm to provide the Multi-Municipal Comprehensive Plan, the cost will be determined at that time. The attached CH Planning Power Point notes a possible total expense to the Township of \$75,000, which may be reduced to \$50,000 if a Municipal Assistance Program (MAP) Grant. Please use this information for an example of the magnitude of cost only. Once proposals are received, the actual cost will be known.

Commissioner Schaefer made a motion to authorize, seconded by Commissioner Ahr. Motion passed 6-1 with Commissioner Booker opposed.

k) Motion to Authorize to receive Bids for the Painting & Repair of the Exterior of the Willows Cottage

Commissioner Nagle made a motion to authorize, seconded by Commissioner Ahr. There was a brief discussion amongst the Commissioners and staff in regards to the motion. Commissioner Schaefer called the vote, motion passed 6-1 with Commissioner Booker opposed.

FINANCE & AUDIT – None

PARKS & RECREATION

Tammy Cohen, Director of Recreation and Community Programming reviewed all of the upcoming Parks and Recreation events which can be found on the Township website.

COMMUNITY DEVELOPMENT – None

LIBRARY - None

PUBLIC HEALTH

Commissioner Nagle encouraged everyone to watch the last Board of Health meeting as there was a presentation on ticks.

PUBLIC SAFETY - None

Old Business

Commissioner Curley commented in regards to the sign at Unkerfer Park and inquired why it didn't go through the Design Review Board. There was a brief discussion amongst the Commissioners and staff.

Commissioner Curley made a motion to have Design Review Board for review of the sign which was installed at Unkerfer Park, seconded by Commissioner Booker.

Public Comment

Sara Pilling – She commented in agreement that the sponsorship on the sign is problematic.

Motion passed 6-1 with Commissioner Nagle opposed.

New Business

- Discussion and Possible Motion - Pennsylvania Department of Community and Economic Development (DCED) Grant Application; Eagle Rd.-N. Wayne Ave. Sidewalk and Authorization for Gilmore and Associates to complete the Grant Application with the Pennsylvania Department of Community and Economic Development (DCED) Grant Application; Eagle Rd.-N. Wayne Ave. Sidewalk (Requested by Commissioner Higgins)

The request before you will allow Gilmore & Associates, Inc. to revise (from the aforementioned Act 87 Grant Application) any documents, plans and estimates and prepare application documents for a DCED MTF Grant to construct sidewalks from the intersection of Woodsworth Court and North Wayne Avenue, on the east side to the intersection of Eagle Road and "North Wayne Avenue. The two curb ramps would be connected via a painted crosswalk. A pedestrian could then walk safely on sidewalks on North Wayne Avenue from Woodsworth Court to the Wayne Regional Rail Station, and beyond. Previous grant costs were identified and revised as follows; however, the below numbers may be revised as Gilmore & Associates reviews all required document submissions and adjust estimates as needed. A final resolution acknowledging that the Township will fund the project along with the grant amount requested will be provided to the Board of Commissioners once the cost estimates and grant request numbers are finalized as required by the grant application. This includes a fiscal impact of the \$5,100 grant application cost to Gilmore and Associates; however, the project includes an estimated fiscal impact of \$121,120, including the \$5,100 for the application. The 2017 Budget includes a line item for this project (page 238), however, no funds were identified. If this project is selected, the construction will not occur until 2018 or 2019 so the Board of Commissioners may elect to defer this expenditure to 2018.

There was a discussion amongst the Commissioners and staff in regards to the above. Commissioner Higgins made a motion to authorize staff to prepare a grant application to Department of Community and Economic Development for the engineering and construction of a sidewalk on N. Wayne Avenue from Eagle Road and the Township Line and we commit the Township to the application funds of \$5,100, seconded by Commissioner Schaefer. Motion passed 6-1 with Commissioner Booker opposed.

Public Comment

Jim Gingrich – He inquired if green streets would be considered?

- Discussion and Possible Motion Authorizing Gilmore and Associates to complete a Pennsylvania Department of Community and Economic Development (DCED) Grant Application for ADA Curb Ramps, Sidewalk Replacement, and Curb Replacement on the South Side of Lancaster Avenue, from Garrett Avenue to Barley (Requested by Commissioner Ahr and Township Manager)

The stretch of sidewalk noted above (+/- 1,500 LF), carries pedestrians from the Radnor House Condominium, Rosemont Plaza, Garrett Hill, Conestoga Village, Regional Rail customers, and Villanova University, to name a few. The current sidewalk is under-sized in width, does not comply with ADA requirements for curb cuts, does not have painted crosswalks, and the curb is so low as to cause concerns to pedestrians when vehicles pass by. The proposed project will entail addressing the aforementioned shortcomings of the existing sidewalk, and will connect with the newly installed sidewalk by Villanova University at Pike Field/future Performing Arts Center, and the wide sidewalk by Radnor House Condominiums. The proposed motion is to authorize Gilmore & Associates to provide a cost proposal to perform the requisite preliminary engineering for the grant application. As part of that work, an estimated project cost and Township's financial requirement will be provided. Gilmore & Associates will provide a cost estimate for this work.

There was a discussion amongst the Commissioners and staff and it was agreed that the above sidewalk as well as sidewalks on S. Devon, Glenmary and Roberts Road will be looked at and Amy Kaminski will bring more information back to the Board at the next meeting with initial assessments.

Public Comment

Sara Pilling, Garrett Avenue – She is in support of the above discussed sidewalk on Lancaster Avenue.

Public Participation

Ken Taylor, Willow Avenue – He spoke in regards to stormwater at N. Wayne Field.

Toni Bailey – She is in support of the proposed sidewalk on Lancaster Avenue.

Baron Gemmer – He commented in regards to televising of Township meetings as well as noting the location of the meetings.

There was a discussion amongst the Commissioners in regards to reimbursing John Haines for the recording of the last Zoning Hearing Board and the Township could place it on their website. Commissioner Curley made a motion to reimburse John Haines \$185.00 for the recording of the last Zoning Hearing Board meeting, seconded by Commissioner Booker. Commissioner Curley chose to table the motion until next meeting.

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

Respectfully submitted,

Jennifer DeStefano

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: TODOROW LINDA & MATTHEW
OWNER ADDRESS: 128 W WAYNE AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 128 W WAYNE AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2017-10

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

**Kitchen/family room and covered porch addition along rear with master suite above.
Permission for metal roof on entire structure.**

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:

ISSUED: Monday, May 08, 2017

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Elaine P. Schaefer, President

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: GL1 INVESTMENTS LP
OWNER ADDRESS: 200 LANSDOWNE AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 216 BLOOMINGDALE AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2017-11

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

New two (2) car garage

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:

ISSUED: Monday, May 08, 2017

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Elaine P. Schaefer, President

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: MERRIAM WILLIAM G & JOANNA D BELL
OWNER ADDRESS: 214 E BEECHTREE LA, WAYNE, PA 19087
ADDRESS OF PROPERTY: 214 E BEECHTREE LA , WAYNE PA 19087
APPLICATION NUMBER: HARB-2017-12

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

Renovate previous non-historic addition at rear of existing "Flemish House." Original Historic Architects William and Francis Price c.1980.

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:

ISSUED: Monday, May 08, 2017

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Elaine P. Schaefer, President

RADNOR TOWNSHIP POLICE DEPARTMENT

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

William A. Colarulo
Police Superintendent

TO: A Staff Traffic Committee Meeting was held on April 19, 2017 and was attended by Lieutenant Christopher Flanagan; Officer Raymond Matus, Officer Alex Janoski, Highway Patrol; William Gallagher, Supervisor of Parking; Bill Cassidy, Public Works Field Leader; Commissioner John Nagle; Amy Kaminski, Gilmore and Associates Traffic Engineer; Mary Ann Donnelly, Administrative Assistant, Ann Grossman, Mr. & Mrs. Urheim, Suzy Wolferton, Ann Dasika and Tracy Pulos, Radnor residents.

FR: William A. Colarulo

RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, APRIL 19, 2017, 10:00 AM.

NEW BUINESS:

1. Jenny Brown requests improving the section of Maplewood Road that goes over a bridge at Mill Dam/Club Lake.

In 2016 a traffic study was conducted and a "Yield" sign was installed. There have been no other complaints/issues to be addressed at this location.

2. Country Day School of the Sacred Heart requests to hold the 5K on Saturday, April 22, 2017 from 0830 until 1030.

Staff Traffic Committee recommends the approval of the Annual Country Day School of the Sacred Heart 5K to be held on Saturday, April 22, 2017. This race is scheduled from 8:30 AM until 10:30 AM. Highway Patrol reviewed the application and all applicable documents have been executed. One detail officer will be needed for this race.

3. Saint Katharine's School request to hold the 5K on Saturday, May 6, 2017 from 0800 until 1000.

Staff Traffic Committee recommends the approval of the Annual Saint Katharine's School 5K to be held on Saturday, May 6, 2017. The race is scheduled from 8:00 AM until 10:00 AM. Highway Patrol reviewed the application and all applicable documents have been executed. One detail officer will be needed for this race.

4. Hilltop Prep School requests to hold the 5K event on Saturday, May 20, 2017 from 0800 until 1000.

Staff Traffic Committee recommends approval of the 5th Annual "Thrill on the Hill 5K" to be held on Saturday, May 20, 2017. The race is scheduled from 8:00 AM until 10:00 AM. Highway Patrol

reviewed the application and all applicable documents have been executed. One detail officer will be needed for this race.

5. Radnor Conservancy requests to host the "Race for Open Space" on Sunday, June 11, 2017 from 0800 until 1000.

Staff Traffic Committee recommends approval of the Radnor Conservancy Annual "Race for Open Space" Race on June 11, 2017. The race is scheduled from 8:00 AM until 10:00 AM. Highway Patrol reviewed the application and all applicable documents have been executed. Two detail officers will be needed for this race due to safety issues.

6. Aude Robinson requests a handicap space be placed near her residence at 51 Garrett Avenue.

Highway Patrol is waiting for required documentation for a permanent HP placard. This item will be revisited once all the documentation are received.

7. Andrew Murray suggests that the signage on Hillside Circle needs to be improved for the safety of the residents that live on the street.

The Publics Works Department has moved the "Watch Children" sign and added a third, "No Outlet" sign.

8. Patricia Kelley has safety concerns at Radnor Street Road and North Aberdeen Avenue.

Staff Traffic Committee recommends updating the "Watch Children" sign, repainting speed humps on North Aberdeen Avenue and the installation of a crosswalk at the park. Radnor Street Road at Willow Avenue 5-year crash history on North Aberdeen Avenue, statistics show two (2) non-reportable crashes of struck parked vehicles were reported at this location. There have been no additional complaints from other residents. Staff Traffic requests the Public Works Department evaluate the curbs on Radnor Street Road at North Aberdeen Avenue to Willow Avenue for deterioration.

9. Parking at Emlen Tunnell Park.

Staff Traffic Committee recommends changing the existing sign to read: "Emlen Tunnell Parking Only or by Permit."

10. Radnor Elementary School requests to hold the 8th Annual Smart Run on Sunday, May 21, 2017.

Staff Traffic Committee recommends the approval of the Annual Radnor Elementary School Smart Run on Sunday, May 21, 2017. Highway Patrol reviewed the application and all applicable documents have been executed.

OLD BUSINESS:

1. Commissioner Nagle requests an evaluation of the parking on Beatrice Drive.

Staff Traffic Committee recommends an Ordinance be drafted to change the existing parking sign on Beatrice Drive from "No Parking, 8am - 6pm" to "No Parking Except Holidays."

2. Tom Hipp requests the intersection of Sugartown Road and Morris Road be looked into for

traffic pattern clarification. There are two lanes traveling northbound, which are both marked.

The preliminary blueprint was submitted by Penn Dot. Amy Kaminski, Traffic Engineer, is reviewing the plans and will be resubmitted for final approval.

3. Pine Tree Road.

Speed data gathered pre-traffic calming measures in 2013 was analyzed against speed data gathered in 2017 post traffic calming measures being implemented. Traffic counter was placed at two locations, 107 Pine Tree and 147 Pine Tree. The 85th percentile speeds are as follows:

107 Pine Tree – 2013 – 85th percentile – 37 MPH, 2017 – 85th percentile – 31 MPH

141 Pine Tree – 2013 – 85th percentile – 41 MPH 2017 – 85th percentile – 33 MPH

(See attached graph)

4. Safety issues on County Line Road and Montrose Avenue:

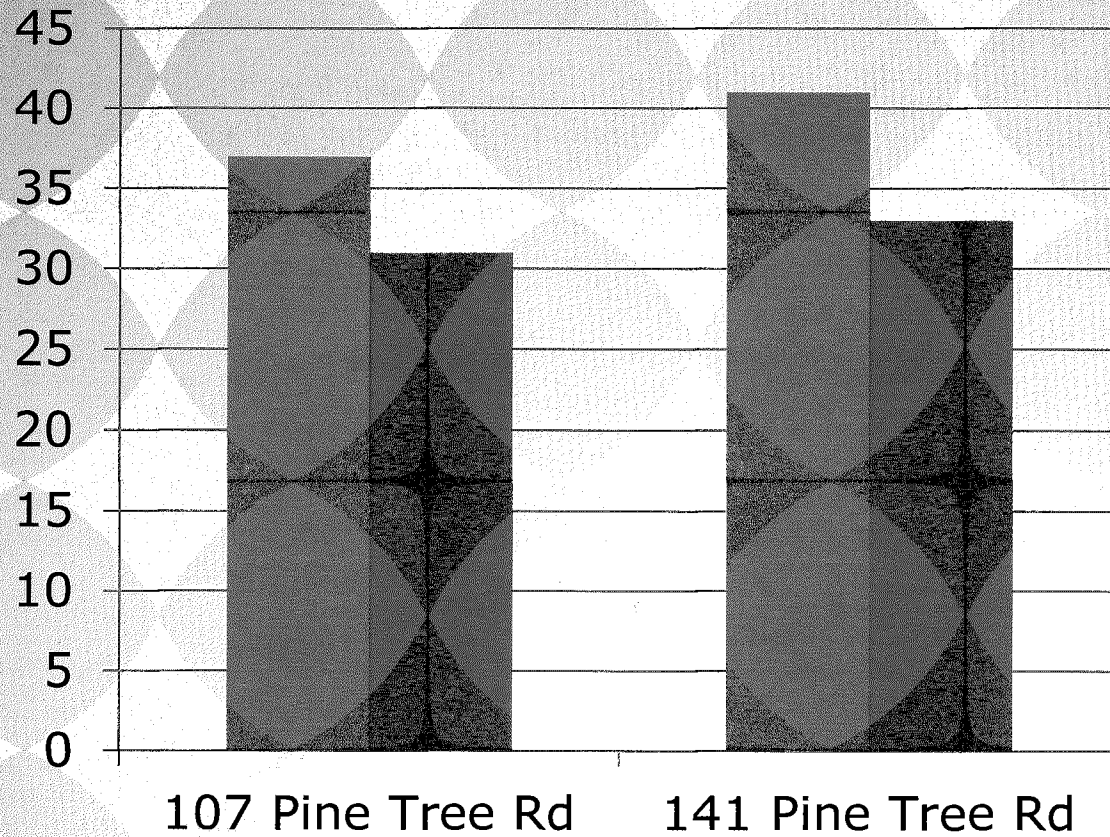
On March 25, 2017, Radnor Township and Lower Merion Township met to discuss the concerns of local residents. Staff Traffic Committee recommends Amy Kaminiski, Traffic Engineer, provides the Highway Patrol Unit with a proposal regarding safety concerns and improvements at this location. The proposal will be presented at the next Board of Commissioners Meeting on May 8, 2017. Radnor Township is actively working with Lower Merion Township in regards to the design and cost of the project.

5. Mr. & Mrs. Urheim request a traffic and safety analysis concerning trucks entering School Lane for deliveries to merchants.

Staff Traffic Committee recommends no action at this time. A 5-year crash history displayed no results justifying restricting trucks on School Lane. Radnor Police Department have received no additional complaints at this location.

6. Bryn Mawr Avenue.

The Public Works Department has installed all the requested 35 MPH speed limit signs on Bryn Mawr Avenue. Radnor Township is awaiting Penn Dot to replace outdated signs in accordance with their work order.



Pine Tree Rd

Speed Chart (MPH) 85th Percentile

Authorization to go out to
Bid for the repair of the
concrete wall at Radnor
Chester Road and King of
Prussia Road

Employee Recognition

Community Recognition

Public Participation

Q1 Finance Update

ORDINANCE NO. 2017-06

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING A THREE-YEAR LEASE FOR THE PHILADELPHIA AREA INDEPENDENT SCHOOL BUSINESS OFFICERS ASSOCIATION (PAISBOA) FOR A PORTION OF THE RADNOR TOWNSHIP MUNICIPAL BUILDING, CONSISTING OF APPROXIMATELY 2,730 SQUARE FEET

WHEREAS, the Township entered into a Lease Agreement with the Philadelphia Area Independent School Business Officers Association (PAISBOA) for a portion of the Township Municipal Building consisting of 1,500 square feet for a period of one year on September 1, 2010 which was subsequently extended and is currently set to expire on September 1, 2017; and

WHEREAS, PAISBOA wishes to lease a larger, separate portion of the Township Municipal Building consisting of 2,730 square feet for a three-year term; and

WHEREAS, Section §3.03 of the Radnor Township Home Rule Charter requires the enactment of an ordinance when entering into a lease for real property for a term of three or more years.

NOW, THEREFORE, be it *ENACTED* and *ORDAINED* by the Radnor Township Board of Commissioners that a new Lease, as set forth on the attached **Exhibit "A"**, is hereby approved between the Township and PAISBOA for a three-year term with a one-year renewal term for a portion of the Radnor Township Municipal Building, consisting of approximately 2,730 square feet to commence on June 1, 2017.

EFFECTIVE DATE. This Ordinance shall take effect in accordance with the Radnor Home Rule Charter.

REPEALER. That any Ordinances, or parts of Ordinances, conflicting with this Ordinance is hereby repealed to the extent of such inconsistency.

SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of Radnor Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ENACTED and *ORDAINED*, this _____ day of _____, 2017.

RADNOR TOWNSHIP

By: _____

Name: Elaine P. Schaefer

Title: President

ATTEST: _____

Name: Robert A. Zienkowski

Title: Township Manager / Secretary

LEASE AGREEMENT

THIS AGREEMENT OF LEASE, made effective this _____ day of _____, A.D., 2017, by and between RADNOR TOWNSHIP (hereinafter "Landlord") and PHILADELPHIA AREA SCHOOL BUSINESS OFFICERS ASSOCIATION (PAISBOA) (hereinafter "Tenant").

WITNESSETH:

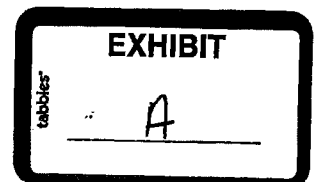
Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, the Leased Premises upon all the terms and conditions herein contained. Intending to be legally bound hereunder and in good and valuable consideration of the rents herein reserved and the mutual covenants herein contained, Landlord and Tenant hereby agree as follows:

1. LEASED PREMISES.

A. Landlord, for and in consideration of the covenants and conditions hereinafter contained on the part of the Tenant to be performed, and in consideration of the rental hereinafter reserved, does hereby grant, lease, demise, and let unto Tenant and Tenant does hereby rent, and take from Landlord ALL THAT CERTAIN real property consisting of approximately 2,730 square feet of office space, more or less, of that portion on the second floor of the Radnor Township Municipal Building as more fully described in *Exhibit "A"*, located at 301 Iven Avenue, Radnor Township, Delaware County, Pennsylvania, all of which are hereinafter called the "Leased Premises" and/or "Premises" and/or "Property". Landlord warrants and represents that Radnor Township is the owner of the Leased Premises and has good and marketable title thereto.

B. The Landlord has leased to the Tenant and the Tenant has leased from the Landlord the Leased Premises together with use of the parking areas, use of the lunch room, use of the fitness room, one (1) dedicated landline for the fax machine, wireless internet access (public wireless network) and all of the fixtures, apparatus, and existing office furniture, together with all rights and easements appurtenant to be provided by Landlord and located therein. Tenant acknowledges and agrees that Tenant has the right to use the wireless internet access provided by Landlord. Tenant further acknowledges and agrees that Landlord does not guarantee or warrant security for the use of the internet access and that Tenant shall to the fullest extent allowed by law, indemnify, defend and hold harmless the Landlord against any and all claims, damages, liabilities, demands, fines, losses, liabilities, costs or deficiencies (including reasonable attorneys' fees and other costs and expenses incident to any claim, suit, action and/or proceeding) arising out the use of the internet access.

C. Tenant may request and schedule to use the Radnorshire meeting room located on the first floor of the Township Municipal Building at a cost of Two Hundred Fifty Dollars (\$250.00) per meeting.



D. Tenant shall provide Landlord access to its purchasing consortium for purposes of gaining professional development software, training and the like.

2. USE. Tenant shall continuously use and occupy the Leased Premises during the Term of this Lease, which use and occupancy shall be solely for the purpose of office space and related training, and for no other purpose or purposes without the prior written consent of Landlord. If any governmental license or permit shall be required for the proper and lawful conduct of Tenant's business or other activity carried on in the Leased Premises or if a failure to procure such a license or permit might or would in any way affect Landlord, then Tenant, at Tenant's expense, shall duly procure and thereafter maintain such license or permit and submit the same for inspection by Landlord. Tenant, at Tenant's expense, shall, at all times, comply with the requirements of each such license or permit

3. TERM.

A. The term of this Lease shall be for a period of three (3) years ("Term") commencing the 1st day of June, 2017 and expiring at 11:59 p.m. on the 31st day of May, 2020.

B. Either party shall have the right to terminate this Lease upon giving notice to the other, in writing, at least ninety (90) days prior to the last day of the Term or the subsequent renewal term that the Lease will terminate on the last day of the then current Term.

C. If neither party gives notice of termination to the other as described in Section 3.B. above, the Lease shall continue for one additional one (1) year term ("Renewal Term"). This Lease shall automatically terminate on the last day of the Renewal Term unless otherwise agreed by both parties in writing. The Renewal Term shall be upon the same terms, provisions and conditions as are in effect under this Lease immediately prior to the time such Renewal Term begins.

4. RENT AND LATE PAYMENT.

A. The annual rental payable by Tenant to Landlord during the Term of the Lease Term shall be Seventy-Six Thousand Five Hundred Dollars (\$76,500.00) payable in monthly installments of Six Thousand Three Hundred Seventy-Five Dollars (\$6,375.00) in advance upon the first day of each month during the Lease Term. Timely payment of the rental and performance of all terms and conditions of this Lease are of the essence of this Lease.

B. The payment of rent shall commence on June 1, 2017.

C. If the monthly rental is not paid within five (5) days of the day that it is due, Tenant agrees to pay a late charge of Six Hundred Thirty-Seven Dollars and Fifty Cents (\$637.50) or ten percent (10%) of the monthly payment, whichever is greater. The late charge shall compensate Landlord for additional administrative costs and expenses caused by the late payment. If payment is made to Landlord at the proper address by first class mail, postage prepaid, then the date of the postmark shall be used as the date of payment.

D. Upon the execution of this Lease the Tenant shall pay Landlord the first month's rent in the amount of Six Thousand Three Hundred Seventy-Five Dollars (\$6,375.00).

E. Upon the execution of this Lease, the Tenant shall pay Landlord a one-time payment in the amount of Three Thousand Dollars (\$3,000.00) for kitchen appliances.

5. SECURITY DEPOSIT. Tenant shall deposit and maintain with Landlord the sum of Six Thousand Three Hundred Seventy-Five Dollars (\$6,375.00) as a security deposit hereunder, which shall be available to be used by Landlord towards the satisfaction of any of the duties or liabilities of Tenant hereunder upon default.

6. UTILITY CHARGES AND SECURITY SERVICES.

A. Landlord shall be solely responsible for all charges for heat, electricity, water, trash, janitorial services and any other utilities and services used upon or furnished to the Leased Premises, except as provided in Section 6.C.

B. Landlord shall provide uninterrupted electrical power to all "orange" outlets located in the Leased Premises (via UPS/generator).

C. Tenant shall be solely responsible for the purchase, installation and maintenance of all phone systems, private internet services and/or cable communications, including all costs and charges imposed upon such services.

D. Landlord shall provide and maintain a security system with security card access operated by the Township.

7. ASSIGNMENT-SUBLETTING. Notwithstanding any provision herein to the contrary, Tenant shall not assign or in any way transfer this Lease or any estate or interest therein, to any other party, and will not lease or sublet the Premises, or any part or parts thereof, except that PAISBO will be sharing office space with two sub-consultants, Al Greenough DBA Mid-Atlantic Purchasing, and Robert Sager DBA Edu-Tech. Tenant will at all times be solely responsible for all rent payments and other terms and conditions of this Lease.

8. REQUIREMENTS OF LAW. Tenant shall promptly comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Municipal governments and of any and all of their Departments and Bureaus which are applicable solely to the use of the Leased Premises by Tenant during the term or any renewal thereof; provided, however, that nothing contained in this Section 8 shall be deemed to obligate Tenant to make any structural changes in, or to correct any structural defects in, the building or improvements on the Leased Premises, or to make any repairs, changes or alterations or to add any equipment or device rendered necessary by any building or other improvement not having been constructed in compliance with law. Landlord represents that as of the commencement date, the Leased Premises is not, to the best of Landlord's knowledge, in violation of any such governmental law, regulation or requirement and Landlord shall comply will all statutes, ordinances, rules,

regulations, orders and requirements of the Federal, State and Municipal governments and with any and all of their Departments and Bureaus applicable to the physical nature and character of the Leased Premises being otherwise applicable to the construction or makeup of the Leased Premises as opposed to the use thereof by Tenant.

9. RIGHT TO COMPLY. In case of the Tenant, after the time required to remedy defaults under this Lease, shall fail or neglect to comply with the statutes, ordinances, rules, regulations, orders and requirements set forth in Section 8, or any of them, and required to be complied with by the Tenant, then the Landlord or his agents may, by entry if required, comply with any and all of the said statutes, ordinances, rules, regulations, orders and requirements at the risk and expense of the Tenant, and recover such expense from the Tenant; any sums owing by Tenant to be added to the next monthly installment of rent and to be collectable as rent.

10. DISCONTINUANCE AND INTERRUPTION OF SERVICE.

A. Landlord shall not be liable to Tenant in damages or otherwise for the quality, quantity, failure, unavailability or disruption of any utility service and the same shall not constitute a termination of this Lease, or actual or constructive eviction of Tenant.

B. In the event utilities serving the Leased Premises are disrupted due to the negligence or acts of omission of Landlord, its agents, contractors, servants or employees, Landlord shall promptly restore the affected utilities at Landlord's sole cost and expense. If the disrupted utilities are not restored by Landlord within five (5) days after the Landlord has received written notice of the disruption, and Tenant is unable to conduct its business in the Leased Premises due to the disruption of utility service, the Rent shall be abated commencing on the time service was disrupted and ending on the date Landlord restores the disrupted utilities. In no event, however, shall Landlord be liable for consequential damages resulting from any disruption of utilities.

C. Landlord, with the consent of Tenant, shall at all times have the right to alter any and all utilities, and the equipment relating thereto, serving the Leased Premises. Tenant shall execute and deliver to Landlord without delay such documentation as may be required to effect such alteration. Landlord shall use good faith efforts not to materially affect Tenant's business operations in the Leased Premises during such period of alteration.

11. REPAIRS.

A. Landlord shall, at Landlord's expense, maintain and repair the heating, ventilating and the air-conditioning systems ("HVAC System"), plumbing systems and the interior of the Leased Premises and the fixtures therein except as hereinafter required to be done by Tenant. Tenant shall not clog any plumbing, sewers, waste pipes, drains and water closets used by Tenant, and if the same shall become clogged as a result of Tenant's use, Tenant shall repair the same. If Tenant shall fail to start any work required to be done by Tenant under this Section 11 within fifteen (15) days after written notice from Landlord and to complete the same with reasonable diligence, then Landlord may provide such repairs or maintenance for the account of Tenant and the cost thereof shall be added to the next monthly installment of rent

payable hereunder and collectable as rent.

B. Landlord shall, at Landlord's expense, keep certain elements of the Leased Premises in good order, repair and condition, and to replace if so required the foundation, floor slab, roof, all electric and plumbing systems, pipes, tubes, and other conduits and utility lines of the Demises Premises or embedded into the structure of the Leased Premises or within or under the floor slab; flashings, gutters and downspouts; interior load bearing walls and exterior walls, repairs to the streets, access drives, service drives, curbing, sidewalks; all repairs, structural or otherwise to the interior of the Leased Premises made necessary by structural failures, acts of God and leakage or flowing of water into the Leased Premises; all repairs, structural or otherwise, occasioned by losses which are covered by either Landlord's casualty policy or by a standard fire and extended coverage policy; and all necessary replacements of the HVAC System to maintain same in good operating condition.

C. Unless specified herein, any repairs to be made by Landlord will be made within a reasonable time after notice from Tenant. Notwithstanding, Landlord shall commence said repairs within thirty (30) days after notice from Tenant and thereafter diligently prosecute the same to completion; subject to strikes, lockouts, casualties, acts of God, war, material or labor shortages, governmental regulation or control or other causes beyond the reasonable control of Landlord, wherein in such event(s), the period for repairs shall be extended for the amount of time Landlord is so delayed.

12. ALTERATIONS AND REMOVALS. Tenant may not make any non-structural alterations, additions, and/or improvements to the Leased Premises unless Tenant receives written approval of Landlord. Upon the expiration or earlier termination of this Lease, Tenant shall be obligated to restore the Leased Premises to their original condition, wear and tear excepted. Tenant shall have the right to remove any or all such non-structural alterations, additions, and improvements from time-to-time and at the expiration or earlier termination of this Lease; provided, however, that any such alterations, additions and improvements installed and paid for by Tenant not removed by Tenant shall become the property of Landlord. Tenant shall have the right to install and remove from time-to-time and at the expiration or earlier termination of this Lease, whether the same be attached to the Leased Premises or otherwise, Tenant's trade fixtures and equipment and business fixtures and equipment including, without limitation, office partitions, platforms, and furniture as well as any building machinery and building equipment belonging to Tenant. Tenant shall promptly repair any damage to the Demises Premises caused by the removal by Tenant of any of Tenant's property therefrom.

13. LANDLORD'S RIGHT OF ACCESS. Landlord, his agents, servants and employees shall have the right to enter the Leased Premises (on 24-hours verbal or written notice), for the purposes of inspecting the same to ascertain whether Tenant is performing the covenants of this Lease, and during business hours provided that such access and entry of Landlord shall not unreasonably disturb the peaceful possession and quiet enjoyment of Tenant on the Leased Premises or otherwise in the event of need, under special arrangements with Tenant, for the purpose of making required repairs, alterations, improvements or additions, and Landlord shall be allowed to take all material into and upon the Leased Premises that may be required without the same constituting and eviction of Tenant in whole or in part, and, except as otherwise

provided, the rent reserved shall in no way abate while said repairs are being made by reason of loss or interruption of the business of Tenant because of the prosecution of any such work. During the one hundred twenty (120) days preceding the expiration of this Lease, Tenant shall permit Landlord or Landlord's agents to show the Leased Premises to prospective Tenants with reasonable frequency during business hours provided that such access and entry of Landlord shall not unreasonably disturb the peaceful possession and quiet enjoyment of Tenant on the Leased Premises.

14. INSURANCE; INDEMNITY. Tenant shall carry during the term of this Lease, in a form reasonably satisfactory to Landlord, general liability insurance for personal injuries, including death and damage to property coverage for any act or omission by the Tenant or any third party in the sum of not less than Five Hundred Thousand Dollars (\$500,000) per occurrence, and fire insurance in an amount not less than One Hundred Thousand Dollars (\$100,000) for property damage by fire. Tenant shall indemnify and save Landlord harmless from and against all claims, actions and damages, liabilities and expenses in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the property, or the occupancy or use by Tenant of the property, or any part thereof, or occasioned wholly or in part by any act or omission of Tenant, Tenant's agents, employees, licensees, or invitees.

15. LANDLORD'S INSURANCE. Landlord also may, but shall have no obligation to, carry, at its sole cost and expense unless Tenant is not carrying such insurance as provided under this Agreement during the Term hereof (in which event the cost shall be that of Tenant and shall be deemed Additional Rent hereunder), all risk property insurance, comprehensive liability insurance and any other insurance deemed appropriate by Landlord (hereinafter "Landlord's Property Insurance") covering fire and extended coverage, vandalism and malicious mischief, and all other perils of direct physical loss or damage insuring the improvements and betterments located at the Leased Premises for one hundred percent (100%) of the replacement value thereof, together with all other coverages deemed appropriate by Landlord.

16. WAIVER OF SUBROGATION. Tenant hereby waives any rights they may have against the Landlord on account of any loss or damage occasioned to Tenant in or about the Leased Premises or its contents, arising from any risk covered by fire and extended coverage insurance. The parties hereto each, on behalf of their respective insurance companies insuring the property of the parties hereto against any such loss, waives any right of subrogation that such insurers may have against the parties hereto.

17. CONDITION OF THE LEASED PREMISES. By taking and assuming possession of the Leased Premises, Tenant acknowledges that it has: (i) inspected the Property; and (ii) accepted the Leased Premises, and all improvement, betterments and equipment, with no representation or warranty by Landlord as to the condition or suitability of the Leased Premises and/or Property for the Tenant's purpose. Tenant accepts the Leased Premises as is, where is, with all faults, latent or otherwise, and without any representations, warranties or promises from Landlord whatsoever, provided however the Landlord represents and warrants that, to its knowledge, the Tenant's use of the Leased Premises for office space under this Lease is in full compliance with the applicable law, regulations and zoning currently in effect.

18. SIGNS. Tenant shall not have the right to place signs on any part of the Leased Premises unless approved in advance by Landlord. It is contemplated that Tenant will have a single sign on the exterior of the Leased Premises and temporary signs from time-to-time for business events.

19. WASTE AND NUISANCE.

A. Tenant shall not commit or suffer to be committed any waste upon the Leased Premises and shall not place a load upon any floor of the Leased Premises which exceeds the weight per square foot which such floor was designed to carry. Tenant shall not commit or suffer to be committed any nuisance or other act or thing which may disturb the quiet enjoyment of any other occupant or tenant of the Township Municipal Building. Tenant shall not use or permit to be used any medium that might constitute a nuisance, such as loud speakers, sound amplifiers, phonographs, radios, televisions, or any other sound producing or other device which will carry sound or odors outside the Leased Premises. Tenant agrees that business machines and mechanical equipment used by Tenant which cause vibration or noise that may be transmitted to the building or buildings comprising the Township Municipal Building or to the Leased Premises, to such a degree as to be reasonable objectionable to Landlord or to any occupant, shall be placed and maintained by Tenant at its expense in setting of cork, rubber or spring-type vibration isolators sufficient to eliminate such vibrations or noise.

B. Tenant shall not perform any acts or carry on any practices which may injure the building or be a nuisance to other tenants, neighbors and business invitees of Tenant and the general public in the Township Municipal Building, parking areas or other common areas.

20. DAMAGE OR DESTRUCTION. If the Municipal Building is damaged by fire or other casualty that, in Landlord's reasonable judgment substantial alteration or reconstruction of the building shall be required, or if the Leased Premises has been damaged, Landlord may, at its option, terminate this Lease by notifying Tenant in writing of such termination within sixty (60) days after the date of such casualty. Such termination shall be effective as of the date of fire or casualty with respect to any portion of the Leased Premises that was rendered untenable, and secondly, as of the effective date of termination specified in Landlord's notice with respect to any portion of the Leased Premises that remains tenantable. If this Lease is not so terminated by Landlord, Landlord shall proceed with reasonable diligence to restore the Leased Premises and the building, and minimum rent shall abate from the date of the casualty.

21. SUBORDINATION TO MORTGAGE. All mortgages which now or in the future affect the building have priority over this Lease. This means that the holder of a mortgage may end this Lease on a foreclosure sale. The Tenant shall sign all papers needed to give any mortgage priority over this Lease. If Tenant refuses, Landlord may sign the papers on behalf of the Tenant.

22. REMEDIES OF LANDLORD UPON TENANT'S DEFAULT.

A. Tenant agrees that if any rent or any charges herein included as rent shall remain unpaid on any day on which the same ought to be paid, then Landlord or any person

acting under Landlord, may enter the Leased Premises and without further demand proceed by distress and sale of the goods there found to levy the rent and all other charges herein payable as rent, and all costs and officer's commissions, including watchmen's wages and further including a sum equal to five (5%) percent of the amount of the levy as commissions to the constable or other person making the levy, shall immediately attach and become a part of the claim of said Landlord for rent and any tender of rent without said costs, commissions and charges made after the issue of a warrant of distress shall not be sufficient to satisfy the claim of said Landlord. Tenant hereby expressly waives the benefit of all laws now made or that may hereafter be made regarding any limitation as to the goods upon which, or the time within which distress is to be made after removal of goods, and further relieves the Landlord of the obligation of proving or identifying or appraising such goods and said Tenant hereby agrees to leave no goods of any kind for use on the Leased Premises with the understanding that such goods shall be exempt from levy for rent and other charges herein reserved as rent, it being the purpose and intent of this provision that all goods of Tenant, whether upon the Leased Premises or not, shall be liable to distress for rent. Tenant waives in favor of Landlord all rights under the Landlord and Tenant Act of 1951, and all supplements and amendments thereto that have been or may hereafter be passed, and authorizes the sale of any goods distrained for rent at any time after five (5) days from said distraint without any appraisal and/or condemnation thereof. Tenant further waives the right to issue a Writ of Replevin under the Laws of the State of Pennsylvania now in force or which may be hereafter enacted, for the recovery of any articles and goods seized under a distress for rent or levy upon execution for rent, damages or otherwise, and all waivers mentioned herein are hereby extended to apply to any such action. In addition to the foregoing, Landlord shall have the immediate right of re-entry and may remove all persons and property from the Leased Premises, using as much force as necessary and such property may be removed and stored in a public warehouse at the cost of and for the account of Tenant, all without service of notice or resort to legal process and without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby.

B. Should Landlord elect to re-enter the Leased Premises as provided in this Lease, or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law it may either terminate this Lease or it may from time-to-time without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Premises or any part thereof for such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable; upon each such reletting all rentals received by the Landlord from such reletting shall be applied, first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including, brokerage fees payable by Landlord to its agent under both the existing letting hereunder and the reletting, and attorney's fees and of costs of such alterations and repairs; third, to the payment of rent due and unpaid hereunder and the residue, if any, shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during that month by Tenant hereunder, Tenant shall pay any such deficiency to landlord. Such deficiency shall be calculated and paid monthly. No such re-entry or taking possession of said premises by Landlord shall be construed as an election on its part to terminate this Lease unless the termination thereof be decreed by a court of competent

jurisdiction. Notwithstanding any such reletting without termination, Landlord may at any time thereafter elect to terminate this Lease for such previous breach.

C. Tenant further agrees and it is hereby made a condition of this Lease, or any extension thereof, that if Tenant shall commit any of the breaches enumerated in Section 25 hereof, then Landlord, in the event of any such breach or breaches, at its sole option, may give Tenant a Notice of Intention to end the term of this Lease at the expiration of five (5) days from the service of such Notice of Intention, and upon the expiration of said five (5) day period this Lease and the term and estate hereby granted (whether or not the term shall theretofore have commenced) as well as all of the right, title and interest of the Tenant hereunder shall wholly cease and expire and become void in the same manner and with the same force and effect (except as to Tenant's liability) as if the date fixed in such notice were the date herein originally specified for the expiration of the term herein demised; and Tenant shall then immediately quit and surrender to Landlord the Leased Premises, including, any and all buildings and improvements thereon, and Landlord may enter into and repossess the Leased Premises by summary proceedings, detainer, ejectment, or otherwise and remove all occupants thereof and at Landlord's option, any property thereon without being liable to indictment, prosecution of damage therefore.

D. Should Landlord at any time terminate this Lease for any breach hereof or exercise its right of re-entry hereunder, then, in addition to any other remedies it may have, Landlord may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Leased Premises, reasonable attorney's fees and the amount of rent and charges equivalent to rent reserved in this for the remainder of the stated term, all of which amounts shall be immediately due and payable from Tenant to Landlord and Landlord shall thereafter pay to Tenant, at such time or times as Landlord shall be in receipt of the same, the rent for the Leased Premises for the remainder of the stated term collected from tenants thereafter using the premises, up to the amount of the rent reserved which has theretofore been collected from Tenant, less costs of reletting, including brokerage commissions, attorney's fees, costs incurred in making repairs, replacements or decorations in the Leased Premises, advertising expenses and all other costs and expenses incidental or consequent to such reletting. It is hereby further understood that any such reletting may be for a period shorter or longer than the remaining term of this Lease, but in no event shall Tenant be entitled to receive any excess of such net rents over the sums payable by Tenant to Landlord hereunder, nor shall Tenant be entitled to credit in respect to any net rents from such a reletting (except to the extent that such net rents are actually received by Landlord). Landlord shall in no event be responsible or liable for any failure to relet the Leased Premises or any part thereof, nor for failure to collect the rental therefore under such reletting.

E. In case suit shall be brought for recovery of possession of the Leased Premises, for the recovery of rent or any other amount due under the provisions of this Lease, or because of the breach of any other amount due under the provisions of this lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefore, including, all court costs and reasonable attorney's fees.

F. In the event of any default hereunder, Tenant agrees that thereupon and in such event the whole rent reserved for the balance of the term and all other sums payable hereunder as rent for the balance of the term or any part thereof shall immediately become due and payable in advance, and Landlord may immediately proceed to distain, collect,, confess judgment or bring action for the said whole rent or such part thereof provided for in case of rent in arrears, or may file a proof of claim in any bankruptcy or insolvency proceedings for such rent, or Landlord may institute any other proceedings, whether similar to the foregoing or not, to enforce payment thereof.

G. In the event Tenant breaches or threatens to breach this Lease prior to possession, in addition to any other rights accruing to Landlord by operation of law or equity, by or under any legal proceedings, or by the provisions of this Lease, Landlord may cancel this Lease by giving Tenant five (5) days written notice of its intent to do so whereupon all security deposits will be retained by Landlord as liquidated damages and Landlord, at its option, may proceed to relet the Leased Premises with no liability or obligation to Tenant whatsoever. This Section shall be self-operative and no further instrument of cancellation shall be required of Tenant and Landlord.

H. It is further agreed that in the event of a breach or threatened breach by Tenant of any of the agreements, conditions, covenants or terms hereof, Landlord shall have the right to injunctive relief to restrain the Tenant and the right to invoke any remedy allowed by law or in equity whether or not other remedies, indemnity or reimbursements are herein provided. It is further agreed that each and every right and remedy of Landlord provided for in this Lease shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by Landlord of any one or more of the rights or remedies provided for in this Lease, or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by Landlord or any or all other rights or remedies provided for in this Lease or now or hereafter existing at law of in equity or by statute or otherwise.

23. QUIET ENJOYMENT. Landlord does covenant that Tenant on paying the rent and performing the covenants aforesaid shall and may peaceable and quietly have, hold and enjoy the said Leased Premises during all terms of this Lease.

24. WAIVER. Neither Landlord nor Tenant shall be deemed to have waived any provisions of this Lease, including breach of any term, covenant, provision of this Lease, unless the same has been specifically waived by Landlord or Tenant, as the case may be, in a writing executed by an authorized officer of Tenant or Landlord. Any waiver of a breach shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained.

25. NOTICES. Whenever any demand, request, approval, consent or notice ("Notice") shall or may be given by one party to the other, Notice shall be addressed to the parties at their respective addresses set forth as follows:

Notice to Landlord shall be addressed to: Township Manager
Township of Radnor
301 Iven Avenue
Wayne, PA 19087

Notice to Tenant shall be addressed to:

Any such notices shall be and delivered by a nationally recognized overnight express courier (i.e.: FedEx), or registered or certified mail return receipt requested, postage prepaid. The date of actual receipt shall be deemed the date of service of Notice. In the event an addressee refuses to accept delivery, however, then Notice shall be deemed to have been served on either (i) the date delivery is refused, (ii) the next business day in the case of delivery by overnight courier, or (iii) three (3) business days after mailing the notice in the case of registered or certified mail. Either party may, at any time, change its Notice address by giving the other party Notice, in accordance with the above, stating the change and setting forth the new address.

26. RECORDING. Neither this Lease nor any memorandum thereof shall be recorded without the written consent of Landlord and Tenant.

27. SURRENDER AND HOLDOVER.

A. Tenant, upon expiration or earlier termination of this Lease, or any renewal or extension hereof, either by lapse of time or otherwise, agrees peaceably to surrender to Landlord the Leased Premises in "broom-clean" condition and in good repair. In the event that Tenant shall fail to surrender the Leased Premises, Landlord in addition to all other remedies available to it hereunder, shall have the right to receive, as liquidated damages for all the time Tenant shall so retain possession of the Leased Premises or any part thereof, an amount equal to twice the minimum rent, provided, however, that nothing contained in this section shall be deemed or construed as conferring upon Tenant a right to remain in possession of the Leased Premises beyond the expiration or termination of the Lease, or any extension or renewal hereof.

B. In the event Tenant shall remain in possession of the Leased Premises with Landlord's consent but without having executed a new Lease or an extension or renewal of the within Lease, then Tenant shall be deemed to be in occupancy and possession of the Leased Premises as a Tenant from month to month, subject to all the other terms, conditions, provisions and obligations of this Lease insofar as the same are applicable to a month to month tenancy. In the event that there occurs such consensual holdover as aforesaid, and if either party thereafter desires to terminate said occupancy at the end of any one month period following the expiration date of the term of this Lease, the parties so desiring to terminate the same shall give the other party at least thirty (30) days written notice to that effect.

28. WAIVER OF LIENS. Tenant agrees that in the event that the Landlord gives

written approval and permits any alterations or repairs to be made to the Leased Premises, that before any work is started or performed, a Waiver of Liens shall be prepared by the Landlord at the Tenant's expense and signed by the contractor and/or materialmen and the Landlord. That said Waiver of Liens shall be filed of record at the Tenant's expense in accordance with the Mechanic's Lien Laws of the Commonwealth of Pennsylvania. The parties hereto agree that a Waiver of Liens will only be required where the improvements or repairs are in excess of Five Thousand (\$5,000.00) Dollars.

29. COVENANTS RUN TO HEIRS. It is hereby covenanted and agreed between the parties hereto that all covenants, conditions, agreements, and undertakings in this Lease contained shall extend to and be binding on the respective successors and assigns of the respective parties hereto and the same as if they were in every case named and expressed.

30. LIMITATION OF LANDLORD'S LIABILITY.

A. Landlord shall have absolutely no personal liability with respect to any provision of this Lease, or any obligation or liability arising therefrom or in connection therewith unless such liability is the result of Landlord's or Landlord's agents or invitees negligent act(s) or omissions.

B. All property (whether real, personal or mixed) at any time located in or upon the Property shall be at risk of the Tenant only, and Landlord shall not become liable for any damage to said property or to Tenant, or to any other person or property caused by water leakage, steam, sewage, gas or odors or to any damage whatsoever done or occasioned by or from any boiler, plumbing, gas, water, steam or other pipes, or any fixtures or equipment or appurtenances whatsoever, unless said damages are a result of Landlord's or Landlord's agents or invitees negligence or act(s) or omissions.

31. NO MODIFICATION. This Lease is intended by the parties as a final expression of their agreement as a complete and exclusive statement of the terms thereof. All prior negotiations, considerations and representations between the parties (oral or written) having been incorporated herein. No course of proper dealings between the parties or their officers, employees, agents or affiliates shall be relevant or admissible to supplement, explain or vary any of the terms of this Lease. No representations, understandings, agreements, warranties or promises with respect to the Leased Premises, the Property, the Adjacent Parcel and/or the Building or with respect to past, present or future activities, tenancies, rents, expenses, operations, or any other matter have been made or relied upon in the making of this Lease, other than those specifically set forth herein. Except as otherwise provided under this Lease, the Property is being delivered as is. This Lease may only be modified, or a term thereof waived, by a writing signed by an authorized officer of both Tenant and Landlord.

32. SEVERABILITY. If any term or provision of this Lease, or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be enforced to the fullest extent permitted by law.

33. RELATIONSHIP OF PARTIES. This Lease shall not create any relationship between the parties other than that of Landlord and Tenant.

34. ENVIRONMENTAL MATTERS.

A. Tenant shall not cause or allow the generation, use, treatment, storage, emission, spill, release, discharge or disposal of Hazardous Substances (as hereinafter defined) existing on or near the Property, except that Tenant may handle waste generated from Tenant's operations provided the same is stored, handled and disposed of in accordance with all applicable laws.

B. Notwithstanding anything to the contrary contained in this Lease, Tenant shall not be responsible for the clean-up or remediation of any Hazardous Substances existing on or near the Property on or before the date of this Lease.

C. Tenant will indemnify and hold harmless Landlord, its successors and assigns, from and against any and all liabilities, actions, demands, penalties, losses, costs or expenses (including, without limitation, reasonable attorney's fees, consultants' fees and remedial costs), suits, costs of any settlement or judgment and claims which may be paid, incurred or suffered by Landlord as a result of the presence on or under the Property of Hazardous Substances, which presence is due to any act or omission of Tenant which is (1) negligent, (2) unlawful, or (3) in violation of Tenant obligations pursuant to this Lease. Neither Landlord nor Tenant shall be liable under this Subsection C for the acts or omissions of third parties.

D. "Hazardous Substances" shall mean hazardous or toxic substances, wastes, materials, pollutants and contaminants which are regulated by or included in any law, rule, regulation, or ordinance, enacted, issued or promulgated by any federal, state or local government entity or authority having jurisdiction over the Building, the Property or Tenant's business therein.

35. AUTHORSHIP. Neither party to this Lease shall be benefited or burdened by any rule of document interpretation or construction that otherwise would construe a document or provision against the interest of the author of that document or provision.

36. CAPTIONS. The captions, headings, article and section numbers, and index appearing in this Lease have been inserted only for convenience of reference and are intended in no way to define, limit, construe, or circumscribe the scope or intent of the sections or articles designated thereby nor in any way to affect this Lease.

37. ACCORD AND SATISFACTION. Payment by Tenant or receipt by Landlord of a lesser amount of rent or other charges herein stipulated shall be deemed to be on account of the earliest stipulated rent or other charges, and no endorsement or statement on any check or any letter accompanying any check payment as rent. Other charges shall be deemed an accord and satisfaction, and Landlord shall accept such check or payment without prejudice to Landlord's

right to recover the balance of such rent or other charges or pursue any other remedy in this Lease against Tenant.

38. GOVERNING LAW. This Lease shall be construed in accordance with the laws of Pennsylvania. If any provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed and their respective seals thereunto affixed as of the day and year first above written.

WITNESS:

LANDLORD: RADNOR TOWNSHIP

By: _____

Name: Elaine Paul Schaefer

Title: President, Board of Commissioners

WITNESS:

TENANT: PHILADELPHIA AREA SCHOOL
BUSINESS OFFICERS ASSOCIATION

By: _____

Name:

Title:

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 *
COLBY S. GRIM
JOEL STEINMAN
MATTHEW E. HOOVER
STEPHEN J. KRAMER
REBECCA A. O'NEILL*†
MICHAEL K. MARTIN
GEORGE K. PATSALOSAVVIS

* 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
122nd ANNIVERSARY 1895-2017

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

April 27, 2017

SENT VIA ELECTRONIC CORRESPONDENCE

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

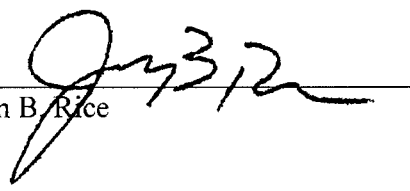
Re: Radnor Township – PAISBOA Ordinance

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the April 28th 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 May 8, 2017. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: 
John B. Rice

JBR/hlp
Enclosure

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

LEGAL NOTICE

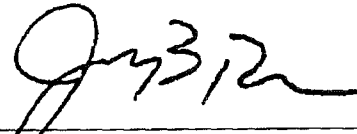
Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, approving a three year Lease for the Philadelphia Area Independent School Business Officers Association (PAISBOA) for use of a portion of the Radnor Township Municipal Building, consisting of approximately 2,730 square feet.

The Board of Commissioners will hold a public hearing on May 8, 2017, 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 May 8, 2017.

A handwritten signature in black ink, appearing to read "JBR", written over a horizontal line.

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

RESOLUTION NO. 2017-70

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, SUPPORTING LEGISLATION TO REFORM THE REDISTRICTING OF STATE LEGISLATIVE AND CONGRESSIONAL DISTRICTS

WHEREAS, legislative and congressional redistricting has often resulted in the gerrymandering of districts to favor one political party or the other; and

WHEREAS, gerrymandering of such districts has worked at times to the detriment of our representative democracy by impeding action on critical issues of importance to the people; and

WHEREAS, the creation of a truly independent citizens' redistricting commission devoid of political partisanship will help to insure a fair and accurate legislative and congressional redistricting process that respects political subdivisions; and

WHEREAS, recent legalization has been introduced in the current legislative session to amend the Pennsylvania Constitution to reform the decennial legislative and congressional redistricting process with the intent of using fairness and sound methodology in a non-partisan fashion.

NOW, THEREFORE, be it hereby Resolved that the Board of Commissioners of Radnor Township does support legislative efforts to secure expeditious action to make a constitutional amendment that would assign the decennial task of both legislative and congressional redistricting to an independent citizens' redistricting commission; and be it further resolved that we call upon all elected officials in the Commonwealth of Pennsylvania who represent the citizens of the Township of Radnor to publicly announce their support of and commitment to work towards passage of such legislative efforts, and that a copy of this resolution be delivered to each one of them named on the attached Exhibit "A".

SO RESOLVED this day of , 2017.

RADNOR TOWNSHIP

By: _____
Name: Elaine P. Schaefer
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

EXHIBIT "A"

Governor Tom Wolf

Lieutenant Governor Mike Stack

Attorney General Josh Shapiro

United States Senator Bob Casey

United States Senator Pat Toomey

United States Representative Patrick Meehan

Pennsylvania Senator Daylin Leach

Pennsylvania Representative Alexander T. Charlton

Pennsylvania Representative Greg Vitali

Delaware County Council Chairman Mario Civera, Jr.

Delaware County Council Vice Chairman Colleen P. Morrone

Delaware County Councilman John P. McBlain

Delaware County Councilman David J. White

Delaware County Councilman Michael Culp

ORDINANCE 2017-05

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, SECTION 270-16, STOP INTERSECTIONS, FOR UPPER
GULPH ROAD AND OAK GROVE LANE.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Chapters 270-16 as follows:

Section 1. Section 270-16 Stop Intersections, of the Code of the Township of Radnor is hereby amended as follows:

Stop Sign On:	Direction of Travel:	Intersection With:
Upper Gulph Road	Both	Oak Grove Lane

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 April, 2017.

RADNOR TOWNSHIP

By: _____
Name: Elaine P. Schaefer
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: 04/25/17

TO: Robert A. Zienkowski, Township Manager

FROM: William A. Colarulo, Police Superintendent

LEGISLATION: Ordinance 2017-05 is authorizing two (2) new stop sign to be installed on Upper Gulph Road at Oak Grove Lane.

LEGISLATIVE HISTORY: None.

PURPOSE AND EXPLANATION: Amy Kaminski, Traffic Engineer, from Gilmore & Associates completed a traffic analysis at this intersection. Gilmore & Associates recommended an "All Way Stop." The Highway Patrol Unit agrees with this evaluation.

FISCAL IMPACT: None.

RECOMMENDED ACTION: The Police Department respectfully requests the Board to adopt the amendment at the regular Board of Commissioners Meeting on

Presentation by Radnor
Police – Neighborhood,
Home and Personal Safety
Tips (*requested by
Commissioner Booker*)

Discussion of New
Legislation – re: University
reimbursement for student
use of Emergency Services
*(requested by
Commissioner Booker)*

RESOLUTION NO. 2017-67
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING SIMONE-COLLINS, INCORPORATED TO
PROVIDE DESIGN SERVICES FOR THE RADNOR TAP TRAIL

WHEREAS, the proposed Radnor Tap Trail will provide, in its segments, will connect; 1) downtown Wayne with the Radnor Trail at the West Wayne Preserve, 2) the Radnor Trail at Radnor Chester Road with the Radnor Senior High School and ultimately Penn Medicine, and 3) the SEPTA Stadium Station with Haverford Township (by the Blue Route).

WHEREAS, Professional design services in the form of (including but not limited to): surveying, engineering design, environmental clearances, traffic engineering, ADA requirements, stormwater management, attendance at various meetings, and compliance with all the grant agencies

WHEREAS, Simone Collins Landscape Architects, Incorporated, has provided a cost proposal to perform these services, net grant proceeds in the amount of \$99,207

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize Simone-Collins, Landscape Architects, Incorporated to provide design services for the Radnor TAP Trail, in the amount of \$99,207, net grant proceeds.

SO RESOLVED this 8th day of May, 2017 A.D.,

RADNOR TOWNSHIP

By: _____

Name: Elaine P. Schaefer

Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: February 6, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works *SFN*

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

LEGISLATION: **Resolution #2017-67:** Authorizing Simone-Collins, Incorporated to Provide Design Services for the Radnor TAP Trail

LEGISLATIVE HISTORY: This specific motion has not been before the Board of Commissioners previously (the "Execution of the Radnor TAP Trail Easement Agreement" was passed by the Board of Commissioners at the April 24th, 2017 regularly scheduled Board of Commissioners meeting).

PURPOSE AND EXPLANATION: The motion before the Board of Commissioners is in regards to the proposed Radnor TAP Trail. This trail, in its segments, will connect; 1) downtown Wayne with the Radnor Trail at the West Wayne Preserve, 2) the Radnor Trail at Radnor Chester Road with the Radnor Senior High School and ultimately Penn Medicine, and 3) the SEPTA Stadium Station with Haverford Township (by the Blue Route). The Township has received total grant funding for this project in the amount of \$1,725,000 (please below for grant funding breakdown, allowable uses, etc.). Also, attached to this memorandum is a cost proposal from Simone-Collins, Landscape Architects, to provide the necessary surveying, engineering design, environmental clearances, traffic engineering, ADA requirements, stormwater management, attendance at various meetings, and compliance with all the grant agencies, to design the trail. Net of grant proceeds, the cost to the Township is \$99,207.

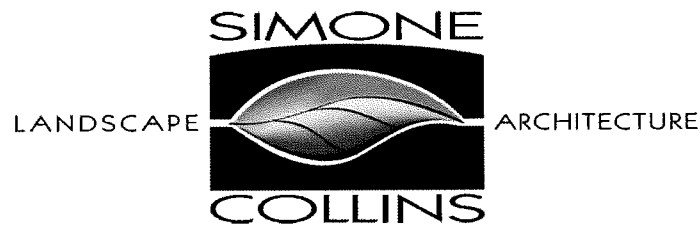
Radnor TAP Trail *Grant Awards, Design Expenses				
Funding Agency	Amount	Purpose	Allowable for Design & Engineering	Design & Engineering Costs
TAP - Transportaion Alternative Program: federal funds administered by Penn DOT, and coordianted by DVRPC	\$1,000,000	Construction, Construction Inspection, 1% pennDOT fee	\$0	Contract is with Simone - Collins, which includes the following sub-consultant fees:
DCNR - PA Department of Conservation and Natural Resources: state funds from the Community Conservation Partnership Program	\$500,000	Design/Engineering & Construction	**\$309,578	Bursich Associates: \$32,100 AD Marble : \$95,685 Traffic Planning & Design: \$143,500
DCED - PA Department of Community and Economic Development: state funds through the Commonwealth Finance Authority under the Greenways, Trails, and Recreation Program.	\$225,000	Design/Engineering & Construction	\$22,500	Simone-Collins: \$135,000
TOTALS	TOTAL Grant Awards \$1,725,000		TOTAL grant proceeds for design & engineering \$332, 078	TOTAL design & engineering costs: \$406,285
*all are reimbursement grants				Design & Engineering Costs to Radnor Township: \$74,207 plus \$25,000 (infiltration testnig allowance) = \$99,207
** (per Simone-Collins) "This amount is 20% of total project cost (\$1,547,892) as may be allowed by DCNR. If DCNR allows only 15% of total project construction cost (\$232,183) to be used for design and engineering, the Township cost increases to \$151,602. We have this question into DCNR for resolution."				

Implementation Schedule: Pending Board of Commissioners approval, a purchase order will be processed, and work will begin immediately.

Fiscal Impact: Board of Commissioners action will be necessary to allocate the funds.

Recommended Action: I respectfully recommend the Board of Commissioners authorize Simone-Collins, Landscape Architects, Incorporated to provide design services for the Radnor TAP Trail.

Enclosures: Simone-Collins Proposal



March 17, 2017

Robert Zienkowski
Manager
Steve Norcini, P.E.
Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087
610 688 5600
rzienkowski@radnor.org
snorcini@radnor.org

**Re: Radnor TAP Trail
Proposal for Professional Services
SC No.: 15091.30 DVRPC # 107955**

Dear Mr. Zienkowski and Mr. Norcini:

Simone Collins Landscape Architecture (SC) in collaboration with a multi-disciplinary team is pleased to submit this cost and technical proposal for the preparation of construction documents in the PennDOT ECMS format for the trail.

Our team consists of:

- Simone Collins Landscape Architecture,
- Traffic Planning & Design (TPD)
- AD Marble & Company (ADM)
- Bursich Associates (BA) .

Each team member has specific responsibilities for the completion of the work. A proposal from each team member firm is attached to our proposal. The SC proposal does not mention each sub-consultant's work tasks. These are itemized in each proposal.

SC will serve as prime consultant and coordinate the work with PENNDOT, the township and other regulatory agencies as well as between team members.

As you know, PS&E submission to PennDOT along with ROW clearance, Utility Clearance and Environmental Clearance must be completed by August 1, 2018.

Scope of Work by Simone Collins is as follows:

1. **Project Management & Coordination** – SC will manage the project and the project team.
 - a. SC will attend up to 6 status / project update meeting at the township. SC will coordinate the project with DVRPC and will meet with DVRPC as needed to advance the project. This proposal includes up to three (3) meetings with DVRPC (and/or PennDOT). SC will meet with the three lessees (School District, UPenn, and Cornerstone HOA) up to three (3) times each as a part of the work.
 - b. SC will review all sub-consultant reports and plans prior to submission to PennDOT and other review agencies.
 - c. SC will coordinate the Preliminary and Final Submissions to PennDOT.
 - d. SC fees include an allowance for Infiltration for off-road trail sections. This is assumed to be required along the Radnor School District property and along a segment of the UPenn property. This is our best estimate at this time and is subject to change based on the requirements of the Delaware County Conservation District. We are assuming 10 infiltration tests.
 - e. SC will develop, maintain and update the project schedule as the project advances.
 - f. SC will coordinate all work with DVRPC's project manager for this project.
2. **Public Involvement** – SC will attend and present at two (2) public meetings in 2017 and two public meetings in 2018 to update the community about the trail project and to answer questions. These meetings may be with the governing body or planning commission. Dates shall be as mutually agreed. In addition, SC shall meet with the ad-hoc TAP trail committee two (2) times in 2017 and two (2) times in 2018 on dates as mutually agreed to. SC shall also produce brief written project update every two months and submit same to the township.
3. **Environmental Scoping Field View** – this meeting has been requested and should occur in April or early May. SC will accompany PennDOT staff and design team members of this field view.
4. **Trail Plan Development** – In close coordination with sub-consultant TPD, SC shall develop the trail plans. For on-road sections, these plans will generally consist of signage and pavement marking plans. For off-road sections, these plans will generally consist of trail layout, grading, drainage, erosion and sediment control, stormwater mitigation, landscape and signage plans. Since plans are developed as centerline plans and cross sections for PennDOT formats, SC will develop trail plan as needed to convey intent to township and lessees.
5. **Safety Review** – SC will assist with the safety review submission.
6. **Drainage Design** - For on-road trail segments, there should be no additional drainage provisions required. For off road trail sections, drainage review will be a critical part of the design. SC shall as a part of preliminary grading design, explore options for drainage design. For NPDES submission, SC and the design team will conduct a pre-application meeting with the Conservation District to

discuss approaches for meeting permit requirements. Drainage solutions may require additional easements and if they do, SC will notify the Township regarding obtaining these easements from lessees.

7. **Pavement Design** – For off road trail sections, SC shall assist with the development of pavement cross sections.
8. **Pavement Marking Plans** – SC will complete pavement marking plans for all on-road trail segments in conformance with PennDOT standards. These plans will be coordinated with both Safety and Traffic review.
9. **Right of Way (Easement) Acquisition Services** – SC shall provide assistance to the Township in this regard. This may include preparing exhibits and attending meetings with lessees. Final Easements cannot be finalized until PennDOT has approved the Right of Way Plan.
10. **Utility Coordination** – All proposed trails alignments shall attempt to avoid all utilities. This is both a part of the trail design and also the Utilities Clearance. There are no known utilities that will need to be adjusted or relocated. Our proposal does not include utility relocations plans. However, the Township is advised that unforeseen utility conflicts may become known and they may result in increased construction costs and design costs for the project. Any increased design costs will be negotiated with the Township.
11. **Final Documents Assembly Coordination and Submission** - SC will coordinate the PS&E (Plans, Sections & Estimates) submission to PennDOT along with other members of the project team.

12. Simone Collins Fee:

Principal	275 hrs. at \$150/hr.	\$41,250.00
Project Manager	350 hrs. at \$85/hr.	\$29,750.00
Staff Landscape Architect	825 hrs. at \$75/hr.	\$61,875.00
Reimbursable expenses		<u>\$ 2,125.00</u>
Total		\$135,000.00

13. Sub-consultant Fees and Proposals (attached)

Bursich Associates (Survey)	\$ 32,100.00
AD Marble (Environmental) (2 sections – total fee)	\$ 95,685.00
Traffic Planning & Design (Engineering)	\$143,500.00

Total Fee: \$406,285.00

DCNR funding (design & engineering)	-\$309,578.00*
DCED funding (design & engineering) 10% of grant	<u>- 22,500.00</u>

Design & Engineering cost to Township \$74,207.00

14. Infiltration Testing Allowance
(10 locations at \$2,500.00 ea.) \$ 25,000.00

** This amount is 20% of total project construction cost (\$1,547,892.00) as may be allowed by DCNR. If DCNR allows only 15% of total project construction cost (\$232,183.00) to be used for design and engineering, Township cost increases to \$151,602.00. We have this question into DCNR for resolution.*

General Conditions

1. Professional services performed pursuant to this agreement shall be performed with the care and skill ordinarily used in the landscape architecture profession under similar conditions at the same time and in the same locality. SC offers no other warranties, express or implied with respect to the project or in any reports, opinions, drawings, specifications, or other documents furnished by SC. All such warranties, including but not limited to the warranties of merchantability, fitness for a particular purpose and/or reasonable workmanship, whether express or implied, are specifically disclaimed.

2. SC shall commence work upon acceptance of this proposal, in writing, with notice to proceed and a retainer in the amount of 10% of the total fee. This retainer shall be held by SC and applied against the last invoice from SC to **Radnor Township (THE CLIENT)**.
WAIVED.

3. SC shall act as an independent consultant to THE CLIENT to provide advice and consultation. SC shall submit invoices to THE CLIENT on a monthly basis for the percentage of completion or actual time spent on the project as agreed upon and provided by this proposal/agreement. Each invoice is due and payable in full, thirty (30) days after the date thereof. Payment shall not be contingent upon receipt by THE CLIENT of funds from any other third parties. If at any time an invoice remains unpaid for a period in excess of sixty (60) days, a service charge of 2% per month shall be assessed from the date of the invoice. THE CLIENT agrees to indemnify and hold harmless SC from and against any and all fees, expenses and costs, including reasonable attorney fees, incurred by SC in its efforts to collect and enforce payment of accounts not been paid when due.

4. SC reserves the right to stop work on a project if the latest invoice is not paid in full within thirty (30) days of its date by THE CLIENT. THE CLIENT waives any claim against SC, and agrees to indemnify, defend and hold harmless SC from and against any claim arising from suspension or termination of work by SC resulting from failure of THE CLIENT to provide timely payment.

5. THE CLIENT shall notify SC in writing within ten (10) days after receipt of an invoice if any aspect of the invoice is in dispute. Failure to notify SC of any dispute within the ten (10) day period shall be deemed acceptance of the amounts due as stated and waiver of disputes as to the quality and extent of service provided.

6. The terms of this proposal/agreement do not include time spent in additional detailing of invoices at THE CLIENT' request. Such additional detailing shall be invoiced as additional work along with related cost associated therewith including the making copies and reproductions.

7. The terms of this proposal/agreement are final and may not be modified except by a writing executed by the parties. Changes to the scope of work may be requested by THE CLIENT in the programming, design or implementation of the project by written change order/request. Such change order/ requests shall not alter the terms of this proposal/agreement unless and until accepted by SC and THE CLIENT agrees that any such change orders/requests may result in additional costs.

8. THE CLIENT shall utilize its best efforts to assist SC in the performance of services hereunder agrees to make available to SC all necessary base information including programming information, proposed plans and drawings by other project consultants at no cost to SC. These include electronic copies of civil engineers' site plans, architectural elevations, plans and other information required by SC to complete its work.

9. SC is not responsible for delays caused by factors beyond reasonable control of SC, including but not limited to, delays because of accidents, acts of God, failure of any governmental or other regulatory authority to act, failure of THE CLIENT, owner or other third parties to furnish timely information or approve or disapprove of SC services or work product promptly, or delays caused by performance of THE CLIENT or third parties.

10. To the fullest extent permitted by law, the total SC liability to THE CLIENT for any and all injuries, claims, losses, expenses, or damages whatsoever rising out of or in any way related to the project from any cause or causes, including, but not limited to SC negligence, errors, omissions, breach of contract or breach of warranty, shall be limited to the total

compensation paid by THE CLIENT to SC for the involved project. Notwithstanding any other provision herein, SC shall not be responsible for any incidental, indirect or consequential damages (including loss of profits) incurred by THE CLIENT or any third party and THE CLIENT agrees to hold SC harmless and indemnify SC against any and all such liabilities.

11. THE CLIENT agrees to indemnify and hold harmless SC, its officers, directors, shareholders or agents, employees, consultants and subcontractors harmless from and against any and all liabilities, damages or expenses, including, without limitation, any and all legal costs and expenses, whatsoever in connection with any personal injury or property damage arising out of or in any way caused by the negligence, reckless or intentional acts or omissions by THE CLIENT, its officers, directors, shareholders or agents, employees, consultants and subcontractors.

12. SC agrees to indemnify and hold harmless The Client, its officers, directors, shareholders or agents, employees, consultants and subcontractors harmless from and against any and all liabilities, damages or expenses, including, without limitation, any and all legal costs and expenses, whatsoever in connection with any personal injury or property damage arising out of or in any way caused by the negligence, reckless or intentional acts or omissions by SC, its officers, directors, shareholders or agents, employees, consultants and subcontractors.

13. SC and THE CLIENT agree to that the Court of Common Pleas, Montgomery County, shall be the exclusive venue with respect to any disputes arising hereunder, to the proposal or performance of services hereunder. THE CLIENT specifically consents to jurisdiction in the Montgomery County Court of Common Pleas. SC and THE CLIENT waive any and all objections to venue including any such objection based on forum non conveniens.

14. SC reserves the right to utilize all written and graphic materials prepared in connection with the project for the purpose of promotion and THE CLIENT hereby consents to such use.

15. Drawings and specifications prepared in connection with this project shall be considered the instruments of service of SC or its subcontractors. SC shall retain copies, including reproducible copies, for information and reference in connection with the work for a reasonable time. THE CLIENT will not reuse the documents for other project sites without the prior written consent of SC and its subcontractors.

16. THE CLIENT shall issue written approval of work as submitted by SC at various stages of the work as deemed necessary by SC. In the event that work, as approved by THE CLIENT requires subsequent re-work, these services by SC shall be compensated by THE CLIENT as extra services as agreed to by SC and THE CLIENT.

17. This agreement shall not create any rights or benefits to parties other than THE CLIENT and SC. No third party beneficiaries are contemplated herein.

18. All direct project costs and out-of-pocket expenses are to be billed by SC and paid by THE CLIENT at their actual and/or standard rate

19. This agreement shall be governed by, and construed in accordance with the laws of the Commonwealth of Pennsylvania.

To accept the terms and conditions as stated herein, please sign below where appropriate and return one copy of this agreement to SC.

AGREED TO AND ACCEPTED BY:

THE CLIENT

SIMONE COLLINS, INC

BY: _____

BY:  _____



Engineers | Planners | Surveyors | Landscape Architects

Proposal
for
Radnor TAP Grant
Boundary and Topographic Survey

March 8, 2017

Prepared for
Simone Collins
119 E. Lafayette Street
Norristown, PA 19401

Bursich Proposal No. P157699.00

Prepared by
Bursich Associates, Inc.
2129 East High Street
Pottstown, PA 19464
610-323-4040

I. General Description of Service

Bursich Associates, Inc. (Bursich) will perform surveying services for Simone Collins (Client), for a topographic survey in support of trail design along the route outlined below in Radnor Township, Montgomery County, PA., approximately 25,500 linear feet.

II. Outline of Service

A. Survey Requirements

1. Area 8 of Radnor TAP Exhibit.

From the existing Radnor trail, through West Wayne Preserve, than on Conestoga road, to West Wayne Ave; on West Wayne Ave to North Wayne Ave; on North Wayne Ave to Station Road.

Areas 7A, 9A, 12B and 12C.

Along the existing Radnor Trail parallel to South Radnor Chester Rod, crossing Route 30 and along the north side of Rout 30 and into the Radnor High School property 50 feet east to King of Prussia Road, north along the west side of King of Prussia Road 50 feet into Radnor High School and the Penn Medicine property to North Radnor Chester Road. (Approximately 6,700 linear feet)

Area 11

Along existing sewer easement on the Cornerstone Homeowners Association property from southern property line to South Bryn Mawr Avenue, along South Bryn Mawr Avenue to South Ithan Avenue, on South Ithan Avenue east to Lancaster Avenue. (Approximately 15,500 linear feet)

Within the off road limits, locate with elevations, existing underground utilities as identified by others, above ground features within and along the property frontage including but not limited to, fire hydrants, valves, utility poles, electrical transformers, storm sewer structures, sanitary sewer manholes, gas valves, light standards, ground contours, existing buildings, centerline and edge of roads, signs, etc.

Within the on road limits, locate curb line for alignment only, vertical data will not be included. Potential constraints will be located as well as existing pavement markings and road signs.

Boundary monumentation will be located if visible to best fit the documentation available in the Montgomery County Recorder of Deeds Office. It is assumed for the purpose of this survey that the trail will be located within the existing right of ways and individual properties will not need to be surveyed, except the Radnor High School and the Penn Medicine Properties.

Wetland flags placed by a soil scientist will be located.

A legal description of the easement within the PECO lands will be prepared, and reference design plans for the bearings and distances of the easement, a separate exhibit will not be prepared.

2. Boundary and Topographic Plan

Prepare boundary and topographic plan of the existing features utilizing survey information from above at an appropriate scale to including the boundary, above ground features, utilities, contours, spot grades, right-of-ways and easements, woodlands, wetlands, location map and general notes.

Plan is prepared without consideration of any township ordinance or regulation and is not meant to be submitted to a township or reviewing authority for approval or comment.

Total Lump Sum Cost Item II.A. \$32,100.00

B. Miscellaneous Services

1. Communications

We will maintain open and frequent communication with you and the appropriate governmental agencies in an effort to keep you informed and to expedite the process through telephone calls and e-mails.

2. Non-Payroll Expenses

Print services, computer services, photocopies, mileage, postage, courier, administrative assistant, etc. will be billed per the Bursich 2017 Prevailing Fee Schedule.

III. Proposal Assumptions and Exclusions

- A. Exhibits provided by Simone Collins.
- B. In the event a sufficient amount of boundary evidence is not recovered to identify the outbound, all work will stop until a new course of action and cost is established.
- C. The boundary survey will be prepared without the benefit of a current title report. Bursich will obtain from the Montgomery County Recorder of Deeds the current property deeds and will prepare a boundary survey from said deeds. Bursich is not responsible for unrecorded documents such as, but not limited to, unrecorded easements or right-of-ways.
- D. The Client has secured permission for Bursich field surveyors to enter the properties in question.
- E. Horizontal datum for the survey will be based on the PA South State Plane Coordinate System (SPC), North American Datum 1983 (NAD83).
- F. Vertical datum for the topographic survey will be based on the North American Vertical Datum 1988 (NAVD 88),

- G. Provisions have not been included for the installation of property corners (iron pins/ concrete monuments).
- H. A reasonable allocation of time has been included for in-house supervision and checking for each line item.
- I. Bursich Terms and Conditions are attached to this proposal.

We propose to complete the work described above for a **Lump Sum Cost of \$32,100.00**.
(Excludes any Non-Payroll Expenses in Section II.B. above)

The quote for services is subject to a time restriction of 30 days unless both parties have agreed to an extension.

IV. Completion Schedule

Understanding the importance of a timeline for completion and your desire to obtain approval in an expeditious manner, we have prepared the following schedule for your use:

- Receipt of Authorization for Service
- Complete Survey within **90** days from receipt of Authorization for Service

Upon authorization to proceed, we will provide a working timeline for you to review and approve, and complete all work under that basis.

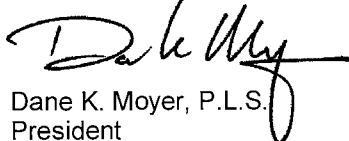
V. Qualifications

All work will be performed under the supervision of engineers and/or surveyors registered in the Commonwealth of Pennsylvania. We are equipped with the latest electronic distance measuring instruments, automatic levels, and in house computers. Professional and client references will be furnished upon request.

For your convenience in accepting this proposal and authorizing completion of this work, we have included two authorization pages. Please sign one copy where indicated and return it to us for our files.

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project.

Very truly yours,



Dane K. Moyer, P.L.S.
President
Bursich Associates, Inc.
Pottstown Office

Authorization for Service

Project Name: Radnor TAP

Client: Simone Collins

Authorized by:

Signature

Date

Printed Name

Title

Please keep this copy for your files.



2129 East High Street
Pottstown PA 19464

610-323-4040
610-323-8240 (f)

Authorization for Service

Project Name: Radnor TAP

Client: Simone Collins

Authorized by:

Signature

Date

Printed Name

Title

Please sign, date, and return this page to:



**Bursich Associates, Inc.
2129 East High Street
Pottstown PA 19464**

610-323-4040
610-323-8240 (f)

Bursich Associates, Inc.

Engineers | Planners | Surveyors | Landscape Architects

2017 Prevailing Fee Schedule

Effective January 1 – December 31, 2017

<u>Position</u>	<u>Rate/Hour</u>
Principal	\$200.00
Senior Project Manager	\$155.00
Project Manager.....	\$140.00
Senior Project Engineer	\$135.00
Project Engineer/Surveyor	\$120.00
Junior Project Engineer	\$105.00
Senior Project Designer	\$105.00
Project/CADD Designer	\$88.00
CADD Technician	\$70.00
2-Person Survey Crew (Standard/GPS).....	\$155.00
1-Person Survey Crew (Standard/GPS).....	\$125.00
Administrative Assistant	\$50.00
Expert Testimony (P.E., P.L.S., R.L.A.).....	\$260.00

<u>Non-Payroll Expenses</u>	<u>Unit Cost</u>
Photocopying – 8.5 x 11.....	\$0.10
Photocopying – 8.5 x 14.....	\$0.12
Photocopying – 11 x 17.....	\$0.20
Drawing Reproductions – 24 x 36	\$2.50
Drawing Reproductions – 30 x 42	\$3.60
Rendering Plan/Color Printing – 24 x 36	\$36.00
Rendering Plan/Color Printing – 30 x 42	\$52.50
Mileage	Current Federal Rate
Postage.....	Actual Cost plus 10%



Terms and Conditions

Bursich Associates, Inc.

I. **Additional Work**

The Client and Bursich Associates, Inc. (Consultant) have agreed to a list of Basic Services the Consultant will provide to the Client as listed under Description of Work. If agreed to in writing by the Client and the Consultant, the Consultant shall provide Additional Services. Additional Services are not included as part of the Scope of Services and shall be paid for by the client in addition to payment for Basic Services, in accordance with the Consultant's current prevailing fee schedule as provided for, or as agreed to by the Client and Consultant.

In the event that work is to be performed on a time and materials basis, fees will be based on productive time accumulated to the nearest quarter hour and computed in accordance with the current fee schedule.

II. **Payment Terms**

Payment of invoices is due upon presentation and is considered past due if not paid within 30 calendar days of the due date. If payment is not received on the 31st calendar day, you will be notified in writing. If payment is not received by the 40th calendar day, all work will cease immediately. Work will recommence with the receipt of payment. Past due accounts are subject to a service charge of 1.5 percent per month (or the maximum rate allowed by law whichever is less) of the PAST DUE amount per month, which shall be calculated from the invoice due date. Invoices will normally be submitted to the Client on a monthly or bimonthly basis for work completed the previous month. **For new clients, a 20% retainer is required prior to the start of any work. At the Consultant's discretion, for projects consisting of only one phase and valued at \$5,000 or less, a 50% retainer may be required prior to the start of any work. Said retainer payments will be applied to the last invoice(s). Payment is required in full prior to the release of the ALTA surveys, boundary and topo plans of survey, or the release of any plans for recording purposes.**

III. **Price Adjustment**

Annual price adjustments to contracts following the contract term, if applicable, shall be based on the rate of increase in the cost of living as reflected by the Federal Bureau of Labor Statistics, Consumer Price Index (CPI) or any other index which may be substituted in the future. The CPI for the last 12-month period of the contract will be the CPI base on which later adjustments are computed. Each time an adjustment is made, the earlier CPI base will be replaced by the adjusted CPI base. The percentage of adjustment to contract prices shall in no event exceed the percentage change in the index.

IV. **Suspension of Services**

If Client fails to make payments within 40 days of invoice or otherwise is in breach of this Agreement; the Consultant will suspend or terminate performance of services. The Consultant shall have no liability whatsoever to the Client for any cost or damages as a result of such suspension caused by any breach of this agreement by the Client. Upon payment in full by Client, the Consultant shall resume services under this agreement and the time schedule and compensation shall be adjusted to compensate for the period of suspension plus reasonable cost to resume performance.

V. **Collection Costs**

If the Client fails to make payments when due and the Consultant incurs any costs in order to collect overdue sums from the Client, the Client agrees that all such collection costs incurred shall immediately become due and payable to the Consultant. Collection costs shall include, without limitation, legal fees, collection agency fees and expenses, court costs, collection bonds and reasonable Consultant staff costs at standard billing rates for the Consultant's time spent in efforts to collect. This obligation of the Client to pay the Consultant's collection costs shall survive the term of this Agreement or any earlier termination by either party.

VI. **Set-Offs, Back Charges, Discounts**

Payment of invoices shall not be subject to any discounts or set-offs by the Client, unless agreed to in writing by the Consultant. Payment to the Consultant for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.

VII. **Disputed Invoices**

If the Client objects to any portion of an invoice, the Client shall so notify the Consultant in writing within 14 calendar days of receipt of the invoice. The Client shall identify in writing specific cause of disagreement and the amount in dispute and shall pay that portion of the invoice not in dispute in accordance with the other payment terms of this agreement. Any dispute over invoiced amounts due which cannot be resolved within 10 days after presentation of invoice by direct negotiation between the parties shall be resolved within 30 days through non-binding mediation unless the parties mutually agree otherwise.

VIII. **Schedule for Rendering of Services**

The Consultant shall prepare and submit for Client approval a schedule for the performance of the Consultant's services. This schedule shall include reasonable allowances for review and approval times required by the Client, performance of services by the Client's consultant's, and review and approval times required by public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the Project progresses, allowing for changes in the scope, character or size of the Project requested by the Client, or for delays or other causes beyond the Consultant's reasonable control.

IX. **Defects in Service**

The Client shall promptly report to the Consultant any defects or suspected defects in the Consultant's services of which the Client becomes aware, so that the Consultant may take measures to minimize the consequences of such a defect. The Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor contract and shall require all subcontracts at any level to contain a like requirement. Failure by the Client and the Client's contractors or subcontractors to notify the Consultant shall relieve the Consultant of the cost of remedying the defects above the sum such remedy would have cost had prompt notification been given when such defects were first discovered.

X. **Contract Revisions**

For purposes of this contract, normal plan revisions shall include minor changes based upon specific ordinances and regulations by the various regulatory agencies. Discretionary review comments based upon engineering preferences and philosophy not specified prior to plan preparation, changes in regulations during the review process, any changes in the layout resulting in a modification to the approved sketch plan or contract, client changes, and any other item not specifically addressed under the "Scope of Work" shall not be considered normal plan revisions and are not part of the contract.

XI. **Basis of Costs**

The costs of the various items included in this proposal were developed utilizing the current applicable ordinances of the municipality and Bursich Associates familiarity with these ordinances and their interpretation by the municipalities' elected and appointed officials, staff and consultants. Bursich Associates reserves the right to reevaluate the cost of any item included in this contract should any of these factors change during the completion of the work. This includes the adoption or amendment of ordinances and election or appointment of new reviewing or approving officials such as supervisors, commissioners, councilors, planning commission members, municipal staff, consultants, etc. which results in a change of philosophy or interpretation of the ordinances.

The Client assumes all responsibility for interpretation of the Contract Documents and for construction observation, and the client waves any claims against the Consultant that may be in any way connected thereto.

In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officials, directors, employees and sub consultant (collectively the Consultant) against all damages, liabilities or costs, including reasonable attorney fees and defense cost, arising out of or in any way connected with the performance of such services by other persons or entities and from any and all claims arising from modifications, interpretations, adjustments or changes made to the Contract Documents to reflect changed field conditions, except for claims arising from the sole negligence or willful misconduct of the Consultant.

XII. **Ownership Of Instruments Of Service**

All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and reserved rights, including copyright thereto.

XIII. **Termination**

In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Consultant for all services rendered and all reimbursable costs incurred by the Consultant up to the date of termination, in accordance with the payment provisions of this Agreement.

The Client may terminate this Agreement for the Client's convenience and without cause upon giving the Consultant not less than seven (7) calendar days' written notice.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for any of the following reasons:

- Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
- Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
- Suspension of the Project or the Consultant's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;
- Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

In the event of any termination that is not the fault of the Consultant, the Client shall pay the Consultant, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Consultant in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs and all other expenses directly resulting from the termination.



TECHNICAL PROPOSAL

**RADNOR RAIL TRAIL CONNECTOR TRAIL (TAP)
Wayne Station & Radnor High School
COUNTY OF DELAWARE, PA**

**Revised January 5, 2016
January 4, 2016**

Introduction

This is a proposal to complete environmental and cultural resource clearance for two connector trails to the exiting Radnor Rail Trail (RRT) in Radnor Township, Pennsylvania. Specifically, one trail alignment will connect the SEPTA Wayne Train Station to the RRT along Wayne Avenue (South Wayne and West Wayne Avenues), Conestoga Road, and through the West Wayne Preserve. The Radnor High School alignment will follow King of Prussia Road from North Radnor Chester Road to Route 30 within the High School Property before crossing onto South Radnor Chester Road to the southern terminus to the RRT. All portions of these trail alignments will be along the existing roadways except for the portions in the Preserve and the high school property. For the purpose of this proposal, the proposed off-road trails will not exceed a 10-foot wide paved surface. On-road sections will involve restriping and signage, but no additional ground disturbance.

As requested by Simone Collins, the following scope is provided to complete the NEPA clearance and permitting for construction of these trail segments. The scope of work includes the completion of a Categorical Exclusion Evaluation, a wetland and waterway delineation, a jurisdiction determination, coordination for threatened and endangered species, historic resources, Section 4(f) evaluation and permit approvals as noted in the task outline below. Project meetings will be limited to those indicated in the tasks below.

1. Project Management/Meetings

Mr. Xavier Riva, Project Manager at A.D. Marble & Company will administer all work performed for the project. As Project Manager, he will function as the principal contact for the environmental related tasks and will manage all A.D. Marble & Company aspects of this contract. Mr. Riva will be responsible for the timely completion of all tasks and submissions performed by A.D. Marble & Company in accordance with the company's quality assurance/quality control plan to ensure tasks meet the highest quality standards. Monthly status reports and updated schedules of activities will be provided as requested. He will coordinate the completion of work with Simone Collins and the township for the duration of the contract. He will work with Simone Collins in order to manage tasks, process invoices, and develop the monthly critical path schedule.

It is anticipated that Mr. Riva will attend one (1) kick-off meeting and two (2) status meetings. In addition, one representative of A.D. Marble & Company will attend one (1) public meeting and provide meeting notes to Simone Collins for inclusion to the final meeting minutes. A.D. Marble



A.D. MARBLE & COMPANY

Environmental, Cultural & Engineering Services

& Company will not be responsible for coordinating the meeting or public notice announcements, including the development of a PMC Authorization.

2. Categorical Exclusion Evaluation (CEE)

A.D. Marble & Company will be responsible for the completion of the environmental clearance document. It is anticipated that a CEE (level 1b) document will be completed on PennDOT's ECMS system for the two alignments. A.D. Marble & Company will complete a Scoping Field View prior to coordinating with PENNDOT on the CEE initiation. Attachments to the CEE will include, but not limited to, project location map, agency correspondence, and preliminary design plans. In addition, supporting documentation will be prepared to address impacts to threatened and endangered species, cultural resources (archaeology and historic structures), and Section 4(f) resources. All engineering plans will be provided by Simone Collins.

3. Wetland and Waterway Delineation

A review of the National Wetland Inventory for the project vicinity indicates that no wetlands are within the project study area. However, the West Wayne Preserve is a wetland forested system and may contain wetland areas that need to be delineated. In addition, Brown Run, a tributary to Ithan Creek, drains from the high school property and may require a crossing. Field views suggest that wetlands are within the forested area of the high school property. The limits of aquatic resources along the proposed trail alignments will be vital to determining approaches to minimize impacts to wetland resources.

A.D. Marble & Company will delineate wetlands and waterways along the proposed trail corridor, extending no more than 25 feet from the alignment and flag boundaries. Wetland boundaries will be depicted on publicly available aerial imagery and include LIDAR topography if available. Wetland delineations will be completed in accordance with the U.S. Army Corps of Engineers' (USACE's) 1987 *Wetland Delineation Manual* (Y-87-1) and the applicable regional supplement; and the Pennsylvania Department of Environmental Protection (PADEP's) Title 25, Chapter 105.17 of the Pennsylvania Code. This detailed investigation will determine the boundaries of each wetland area by identifying wetland soils, vegetation, and hydrology that meet the criteria outlined in the manual. Soil testing will be conducted to determine the presence and location of hydric soils, an inventory of plant species will determine the presence of hydrophytes, and an investigation of hydrologic conditions will be made. Wetlands will be classified according to *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979). During wetland studies, an investigation for any watercourses will also be completed. All waterways will be flagged at the ordinary high water mark (OHWM). Wetland and waterways boundary flags will be surveyed by others. A.D. Marble & Company will conduct the investigation to collect the necessary information for permit preparation. A Wetlands Finding Letter will be prepared that will include maps of the overall project area and the specific study area, a map of the individual wetlands and streams, data and photograph locations, project description, methodology, and a description of the wetlands and regulated waterways. The letter will also include the completed data forms and a list of investigators.

It is anticipated that an application for a preliminary jurisdictional determination will be prepared and submitted to the USACE by A.D. Marble & Company.



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4. Threatened and Endangered Species (bog turtle)

A.D. Marble & Company will coordinate the identification of rare, threatened, and endangered species and critical habitat within the project limits with the following regulatory agencies: U.S. Fish and Wildlife Service (USFWS), Pennsylvania Fish and Boat Commission (PFBC), Pennsylvania Game Commission (PGC), and Pennsylvania Department of Conservation and Natural Resources (PADCNR). As required for both the NPDES and GP-7 (Minor Road Crossing) permit applications, we will complete an environmental review on the PADCNR web tool to identify which agencies require further coordination. Coordination letters including a description of the project and project study area will be prepared and submitted to these agencies, if required.

Based on a preliminary review of the project location, wetlands will need to be evaluated for their suitability for bog turtle (*Clemmys muhlenbergii*) habitat. A.D. Marble & Company has staff qualified by the USFWS to complete bog turtle surveys as noted in the Recognized Qualified Bog Turtle Surveyors list dated Revised October 29, 2014. We anticipate that any wetland located within 300 feet of the proposed trail limits of disturbance will require a Phase 1 bog turtle habitat survey to verify the presence or absence of potential bog turtle habitat. A.D. Marble & Company will conduct these surveys in accordance with the USFWS Guidelines for Bog Turtle Surveys (revised April 2006). During the surveys, Phase 1 bog turtle habitat data forms will be completed for each wetland, and site-specific data and photographs of habitat features will be obtained.

A.D. Marble & Company will prepare a brief report to the USFWS documenting the Phase I habitat survey results. The report will include a general description of the project and project area; project location maps; a narrative description of the individual wetlands, including their potential to contain bog turtle habitat; photographs of the general project area and wetlands; and the Phase 1 data forms. A copy of the report and the response from USFWS will be provided to Simone Collins and the Township.

If potential bog turtle habitat is identified, A.D. Marble & Company will notify Simone Collins and the Township. If direct and indirect impacts to habitat cannot be avoided a Phase 2 bog turtle survey may be completed under a supplemental proposal.

5. Historic Structures

Background Research

A.D. Marble & Company will conduct background research to become familiar with the overall history of the communities and to determine the appropriate historic contexts for the evaluation of National Register eligibility of resources within the project area. This background research will include a field view to examine the current built environment and ascertain if there is the potential for above-ground resources that would be eligible for listing in the National Register. A.D. Marble & Company will also review the Pennsylvania Cultural Resources GIS (CRGIS) website to identify historic structures located and/or surveys conducted in or near the project area. Maps, atlases, and aerial photographs also will be collected and secondary resources will be consulted.



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Based on a cursory desktop review, there is a potential for historic above-ground resources within the project area.

Wayne Station Alignment - The CRGIS website revealed that nearly the entire length of the proposed trail is within the National Register-listed Downtown Wayne Historic District (Key No. 827766) and South Wayne Historic District (Key No. 096750). There are four additional National Register-listed resources within the vicinity of the proposed trail: the Pennsylvania Railroad Wayne Station (Key No. 106136), the Wayne Hotel (Key No. 083544), the Saturday Club (Key No. 000697), and North Wayne Historic District (Key No. 064497). In addition, the National Register-eligible Radnor High School (Key No. 118405) is within the vicinity of the proposed trail. There are also three previously identified, but unevaluated, resources along the proposed trail: Lancaster Avenue (Key No. 827782), Conestoga Road (Key No. 827767), and Borst House (Key No. 827752).

Radnor High School Alignment - The CRGIS website revealed two National Register-eligible resources, the Pennsylvania Railroad: Main Line (Philadelphia to Harrisburg) (Key No. 105675) and the Pennsylvania Railroad Radnor Station (Key No. 101246) along King of Prussia Road, and two previously identified, but unevaluated, buildings, Hillbrook at 260 North Radnor Chester Road (Key No. 827804) and Joseph Harding House (Key No. 827708) at 620 E. Lancaster Avenue, in the vicinity of the proposed trail. In addition, Lancaster Avenue (Key No. 827782) and the Philadelphia and Columbia Railroad (Key No. 156141) have been identified but unevaluated. A preliminary examination of historic aerials indicates Radnor High School, which the proposed trail abuts, was constructed circa 1958.

Historic Structures Assessment

A.D. Marble & Company will conduct a field view to document all previously unevaluated architectural resources, including transportation features, buildings and structures, historic districts, objects, and landscapes meeting the 50-year age consideration within the project area. Each will be examined to determine if it retains sufficient integrity to be eligible for the National Register. Available historic mapping dating to approximately 50 years from the present will be utilized as base mapping for the field survey. Previously evaluated historic properties will be examined in the field to determine if physical changes have occurred since prior documentation. It is anticipated that private property access will not be required at this time and that information will be gathered primarily from the public right-of-way(s).

Reporting

At the completion of the background research and field view, an Identification Report will be produced. The report will include a project description (provided by Simone Collins, Inc.), a description and map of the project area, a methodology statement, a summary of the findings of the study, maps depicting the locations of previously evaluated and newly identified architectural resources, and tables listing previously evaluated and newly identified architectural resources. The tables will include information such as property addresses, approximate ages, historic functions (if known), types, styles, previous National Register eligibility determinations and PHMC Key numbers (if applicable), preliminary National Register eligibility recommendations (for newly identified resources), and recommendations for future documentation (for newly



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identified resources). If possible, thumbnail photographs will be included in the tables for each property. The report will not include detailed property descriptions, evaluations of National Register eligibility, or full Historic Resource Survey Forms for newly identified properties.

A pdf copy of the draft report will be submitted to the client for review and comment. After the comments have been incorporated, a copy of the report will be submitted by A.D. Marble & Company to the Pennsylvania Historical and Museum Commission (PHMC). Upon receipt of comments, A.D. Marble & Company will address them and incorporate them into a final version of the report for submission to the client and PHMC.

Consulting Party Coordination

As part of this proposal, A.D. Marble & Company will assist with identification of potential consulting parties. A.D. Marble & Company will provide a list of potential consulting parties, which are those organizations or individuals that demonstrate a legal, economic, or historic preservation interest in the potential for the project to affect historic properties. A.D. Marble & Company will assist in preparing initiation letters and other correspondence as part of this task. It is assumed that A.D. Marble & Company will prepare a maximum of two (2) mailings and will attend up to one consulting party. We will prepare and distribute meeting minutes of the consulting party meeting, if requested. Please note, although local historic preservation commissions may be invited to participate as consulting parties, preparation for and attendance in meetings necessary for historic preservation ordinance review is not anticipated as this review process is separate from the Section 106 review and consultation process.

Assumptions: Based on experience with similar trail projects, it is assumed that an abbreviated affects memo will be sufficient for any coordination with PENNDOT and PHMC regarding the trails effect on historic resources. A.D. Marble & Company recommends a field survey with the PENNDOT Cultural Resource Professional and a PHMC representative prior to the submittal of the affects memo.

6. Archeology

Background Research

A.D. Marble & Company will first conduct a literature review to understand the local history and development of the project parcel. Background research will also include a field view to examine current land conditions and determine if any areas have been comprehensively disturbed and thus contain no archaeological potential. A.D. Marble & Company will also review the Pennsylvania Cultural Resources GIS website to identify prehistoric and historic archaeological sites found or surveys conducted in or near the project area. Altogether, the background information will form a body of evidence for deducing if archaeological resources may be present in the project area.

Preliminary assessment of historic aerial mapping suggests the project area holds potential for historic archaeological resources. cursory review of CRGIS revealed no archaeological sites within the immediate vicinity of the proposed trail section. However, numerous historic buildings are located along the route. Review of the existing conditions indicates limited potential for archaeological resources because the majority of the trail is located along existing roadways and is likely disturbed.



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Archaeological Resource Assessment

Based on the extent of vertical and horizontal ground disturbance, coupled with the results of the background research, A.D. Marble & Company will assess the archaeological sensitivity of the proposed project area. Prehistoric site sensitivity will be based on criteria such as amount of subsurface disturbance, proximity to known sites, and understandings of prehistoric settlement and subsistence in the local region. Historic site sensitivity will be derived primarily from understandings gleaned from the history and illustrations of parcel use. The project area will then be divided into zones of no, low, and high sensitivity, and if warranted, mapped on an aerial of the proposed project area.

Reporting

A.D. Marble & Company will prepare a Phase IA archaeology letter report that will include the results of the background research and archaeological assessment. The report will include any relevant maps and photographs to illustrate the findings. The study will include compliance recommendations and determine the level of effort of any next steps, if warranted.

A pdf copy of the draft report will be submitted to the client for review and comment. After the comments have been incorporated, a copy of the report will be submitted by A.D. Marble & Company to the Pennsylvania Historical and Museum Commission (PHMC). Upon receipt of comments, A.D. Marble & Company will address them and incorporate them into a final version of the report for submission to the client and PHMC.

7. Section 4 (f) Evaluations

Section 4(f) permits the use of publicly-owned parks, recreational areas, wildlife or waterfowl refuges, or any significant historic sites for transportation use only when it has been determined that there is no feasible and prudent alternative to such use, and the project includes all possible planning to minimize harm to the property resulting from such use. If there are no feasible and prudent alternatives to avoid the use of Section 4(f) resources, mitigation measures will be developed.

There are many potential and known Section 4(f) resources present within the project study area, including the West Wayne Preserve, Radnor Rail Trail, Enke Park, Radnor High School (municipal fields), and multiple historic resources associated with the historic Wayne, transportation corridors (railroads & roadways) and schools along the proposed alignments. For the purpose of this proposal, it is anticipated that the project will not result in an adverse effect on the various Section 4(f) resources and the No Use or De Minimis Use checklists will be sufficient for clearance of these uses. A.D. Marble & Company will complete the appropriate Section 4(f) programmatic checklist forms and submit them to PENNDOT for review and signatures. Once signed, A.D. Marble & Company will attach them to the CEE form. At this time, it is assumed that no more than 3 forms will be required.

8. Preparation of Permits

It is anticipated that this project will require one (1) Chapter 105 General Permit 7 (*Minor Road Crossing*) for a crossing on the high school property.



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Chapter 105 General Permit 7

A.D. Marble & Company will complete application forms and correspondence required for the submittal of a Chapter 105 GP-7 permit to PADEP for one crossing. A.D. Marble & Company will submit Act 14 letters, provide updated threatened and endangered species correspondence, and complete the application forms. Simone Collins will provide the preliminary design plans, an approved Erosion and Sedimentation Control Plan (E&S), Post Construction Stormwater Management Plans (PCSM), and township consistency letters which will be inserted into the permit application binder. A permit fee of \$350 is included in ADM's cost estimate. Any permit fee that exceeds this amount will be provided by the Township and will be requested prior to submission of the application to PADEP.

A PDF copy of the permit application will be provided to Simone Collins for review and signature by the Township. Following the completion of one round of edits, three (3) Final copies will be provided to PADEP, Simone Collins and the Township.

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**COST PROPOSAL FORM
BUDGET WORKSHEET**

Client: Simone Collins
 Final Client: Radnor Township
 Project Name : Radnor TAP - Radnor Rail Trail Connectors (Wayne, RadnorHS Sections)
 Agreement Number:
 Task/Wk Order Number:
 Description of work: CE, Env/CR clearance, permitting
 ADM Opportunity #: OPP1165
 Type: New
 Start Date: April 1, 2017
 Duration: 16 months
 Computed By: XR, JV, PS
 Approved By: JV
 Date: 01/04/16 / Revised 2/15/17

TASK #	Phase Description	LABOR ESTIMATE												Total Hours	Total Direct Labor	Total Fee	
		Senior Project Manager	Sr Environmental Scientist	Environmental Scientist II	Environmental Scientist I	Environmental Technician I	GIS / CAD II	Editor / Graphics	Principal Investigator	Field Director	Sr. Architectural Historian	Architectural Historian	Admin				
1	Task 1: Project Management / Meetings	-	46.0	-	-	-	2.0	1.0	-	-	-	-	-	12.0	61.00	2,404.12	6,113.46
2	Task 2: Categorical Exclusion Evaluation (CE I)	1.0	14.0	8.0	36.0	-	2.0	2.0	-	-	-	-	-	-	65.00	1,868.96	4,752.60
3	Task 3: Wetlands & Waterways	-	44.0	-	32.0	-	5.0	4.0	-	-	-	-	-	-	85.00	2,850.96	7,249.73
4	Task 4: Threatened & Endangered Species (BT)	1.0	29.0	-	-	-	3.0	2.0	-	-	-	-	-	-	35.00	1,435.08	3,649.28
5	Task 5: Historic Resources	-	8.0	-	-	-	14.0	14.0	-	-	32.0	124.0	-	-	192.00	5,071.28	12,895.81
6	Task 6: Archeology	-	-	-	-	16.0	-	12.0	72.0	10.0	-	-	-	-	110.00	3,868.16	9,836.38
7	Task 7: Section 4(i)	1.0	8.0	-	24.0	-	2.0	2.0	-	-	-	-	-	-	37.00	1,962.40	2,701.59
8	Task 8: Permitting - GP 7 & NPDES GP	-	20.0	-	40.0	-	-	-	-	-	-	-	-	-	60.00	1,758.40	4,471.45
Total Hours		3.0	169.0	8.0	132.0	16.0	28.0	37.0	72.0	10.0	32.0	124.0	12.0	643.0		Other Direct Costs	Total Cost
Rate per hour		\$ 62.64	\$ 42.36	\$ 34.88	\$ 22.78	\$ 17.93	\$ 29.84	\$ 27.24	\$ 41.80	\$ 24.48	\$ 31.00	\$ 23.72	\$ 30.72				
Total Direct Labor		\$ 187.92	\$ 7,158.84	\$ 279.04	\$ 3,006.96	\$ 286.88	\$ 835.52	\$ 1,007.88	\$ 3,009.60	\$ 244.80	\$ 992.00	\$ 2,941.28	\$ 368.64		\$ 20,319.36		
Total Fee		\$ 477.86	\$ 18,204.29	\$ 709.57	\$ 7,646.43	\$ 729.51	\$ 2,124.65	\$ 2,862.95	\$ 7,653.14	\$ 622.50	\$ 2,522.57	\$ 7,479.41	\$ 937.42		\$ 54,399.17	\$ 552.00	\$ 55,603.40

Direct Labor		\$ 20,319.36
Overhead	145.031%	\$ 29,469.37
Fixed Fee Labor	9.26%	\$ 4,610.44
Total Labor Fee		\$ 54,399.17
Escalation Factor	1.31%	\$ 652.23
Other Direct Costs		\$ 552.00
TOTAL PROJECT FEE		\$ 55,603.40



TECHNICAL PROPOSAL

**RADNOR (Villanova Ithan Road) TRAIL SECTION (TAP)
COUNTY OF DELAWARE, PA**

Revised February 15, 2017

Revised January 5, 2016

January 4, 2016

Introduction

This is a proposal to complete environmental and cultural resource clearance for a trail alignment that extends from Villanova University campus along South Ithan Avenue west to Bryn Mawr Avenue and onto township land to the county line located north of Brennan Drive. This trail alignment was noted on the Radnor Comprehensive Trails Map and will ultimately connect with trails to the Haverford Preserve in Delaware County as part of the federally funded Transportation Alternatives Program (TAP). Specifically, the trail alignment involves an on-road alignment along South Ithan Avenue from Route 30 to Bryn Mawr Avenue. An off-road alignment will extend from Bryn Mawr Avenue south within an undeveloped township parcel between Stone Creek Lane and 476-Blue Route. This off-road section is proposed along an existing gravel access road. For the purpose of this proposal, the proposed trails will not exceed a 10 foot wide paved surface. On-road sections will involve restriping and signage, but no additional ground disturbance.

As requested by Simone Collins, the following scope is provided to complete the NEPA clearance for construction of these trail segments. The scope of work includes the completion of a Categorical Exclusion Evaluation, a wetland and waterway delineation, coordination for threatened and endangered species, historic resources, and Section 4(f) evaluations as noted in the task outline below. Project meetings will be limited to those indicated in the tasks below.

1. Project Management/Meetings

Mr. Xavier Riva, Project Manager at A.D. Marble & Company will administer all work performed for the project. As Project Manager, he will function as the principal contact for the environmental related tasks and will manage all A.D. Marble & Company aspects of this contract. Mr. Riva will be responsible for the timely completion of all tasks and submissions performed by A.D. Marble & Company in accordance with the company's quality assurance/quality control plan to ensure tasks meet the highest quality standards. Monthly status reports and updated schedules of activities will be provided as requested. He will coordinate the completion of work with Simone Collins and the township for the duration of the contract. He will work with Simone Collins in order to manage tasks, process invoices, and develop the monthly critical path schedule.

It is anticipated that Mr. Riva will attend one (1) kick-off meeting and two (2) status meetings. In addition, one representative of A.D. Marble & Company will attend one (1) public meeting and provide meeting notes to Simone Collins for inclusion to the final meeting minutes. A.D. Marble



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& Company will not be responsible for coordinating the meeting or public notice announcements, including the development of a PMC Authorization.

2. Categorical Exclusion Evaluation (CEE)

A.D. Marble & Company will be responsible for the completion of the environmental clearance document. It is anticipated that a CEE (level 1b) document will be completed on PennDOT's ECMS system for this trail alignment. A.D. Marble & Company will complete a Scoping Field View prior to coordinating with PENNDOT on the CEE initiation. Attachments to the CEE will include, not limited to, project location map, agency correspondence, and preliminary design plans. In addition, supporting documentation will be prepared to address impacts to threatened and endangered species, hazardous waste, cultural resources (archaeology and historic structures), and Section 4(f) resources. All engineering plans will be provided by Simone Collins.

3. Wetland and Waterway Delineation

A review of the National Wetland Inventory for the project vicinity indicates that palustrine forested and emergent (PFO/PEM) wetlands are located within Ithan Valley Park and the undeveloped township property south of Bryn Mawr Avenue. In addition, Ithan Creek, a tributary to Darby Creek, is a natural trout producing stream and listed in Pa Code Chapter 93 as a cold water fishery/migratory fishes (CWF/MF) under Unnamed Tributary to Darby Creek. The creek parallels South Ithan Avenue, crosses under Bryn Mawr Avenue and may fall within the proposed project alignment at its southern terminus. Identifying the limits of wetlands and waterways along the proposed trail corridor will be vital to determining approaches to minimize impacts to wetland resources.

A.D. Marble & Company will delineate wetlands along the proposed trail corridor, extending no more than 50 feet from the centerline of the proposed alignment, and flag wetland boundaries. Wetland and waterway boundaries will be depicted on publicly available aerial imagery and include LIDAR topography if available. Wetland delineations will be completed in accordance with the U.S. Army Corps of Engineers' (USACE's) 1987 *Wetland Delineation Manual* (Y-87-1) and the applicable regional supplement; and the Pennsylvania Department of Environmental Protection (PADEP's) Title 25, Chapter 105.17 of the Pennsylvania Code. This detailed investigation will determine the boundaries of each wetland area by identifying wetland soils, vegetation, and hydrology that meet the criteria outlined in the manual. Soil testing will be conducted to determine the presence and location of hydric soils, an inventory of plant species will determine the presence of hydrophytes, and an investigation of hydrologic conditions will be made. Wetlands will be classified according to *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979). During wetland studies, an investigation for any watercourses will also be completed. All waterways will be flagged at the ordinary high water mark (OHWM). Wetland and waterways boundary flags will be surveyed by others. A.D. Marble & Company will conduct the investigation to collect the necessary information for permit preparation. A Wetlands Finding Letter will be prepared that will include maps of the overall project area and the specific study area, a map of the individual wetlands and streams, data and photograph locations, project description, methodology, and a description of the wetlands and



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regulated waterways. The letter will also include the completed data forms and a list of investigators.

It is anticipated that existing wetlands will be avoided and a preliminary jurisdictional determination will not be necessary.

4. Threatened and Endangered Species (bog turtle)

A.D. Marble & Company will coordinate the identification of rare, threatened, and endangered species and critical habitat within the project limits with the following regulatory agencies: U.S. Fish and Wildlife Service (USFWS), Pennsylvania Fish and Boat Commission (PFBC), Pennsylvania Game Commission (PGC), and Pennsylvania Department of Conservation and Natural Resources (PADCNR). As required for both the NPDES and GP-7 (Minor Road Crossing) permit applications, we will complete an environmental review on the PADCNR web tool to identify which agencies require further coordination. Coordination letters including a description of the project and project study area will be prepared and submitted to these agencies, if required.

Based on a preliminary review of the project location, wetlands will need to be evaluated for their suitability for bog turtle (*Clemmys muhlenbergii*) habitat. A.D. Marble & Company has staff qualified by the USFWS to complete bog turtle surveys as noted in the Recognized Qualified Bog Turtle Surveyors list dated Revised October 29, 2014. We anticipate that any wetland located within 300 feet of the proposed trail limits of disturbance will require a Phase 1 bog turtle habitat survey to verify the presence or absence of potential bog turtle habitat. Only wetlands within 300 feet of the proposed off-road alignments will be investigated. A.D. Marble & Company will conduct these surveys in accordance with the USFWS Guidelines for Bog Turtle Surveys (revised April 2006). During the surveys, Phase 1 bog turtle habitat data forms will be completed for each wetland, and site-specific data and photographs of habitat features will be obtained.

A.D. Marble & Company will prepare a brief report to the USFWS documenting the Phase I habitat survey results. The report will include a general description of the project and project area; project location maps; a narrative description of the individual wetlands, including their potential to contain bog turtle habitat; photographs of the general project area and wetlands; and the Phase 1 data forms. A copy of the report and the response from USFWS will be provided to Simone Collins and the Township.

If potential bog turtle habitat is identified, A.D. Marble & Company will notify Simone Collins and the Township. If direct and indirect impacts to habitat cannot be avoided a Phase 2 bog turtle survey may be completed under a supplemental proposal.

5. Historic Structures

Background Research

A.D. Marble & Company will conduct background research to become familiar with the overall history of the communities and to determine the appropriate historic contexts for the evaluation of National Register eligibility of resources within the project area. This background research will include a field view to examine the current built environment and ascertain if there is the



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potential for above-ground resources that would be eligible for listing in the National Register. A.D. Marble & Company will also review the Pennsylvania Cultural Resources GIS (CRGIS) website to identify historic structures located and/or surveys conducted in or near the project area. Maps, atlases, and aerial photographs also will be collected and secondary resources will be consulted.

Based on a cursory desktop review, there is a potential for historic above-ground resources within the project area. The CRGIS website revealed five National Register-eligible resources, the Pennsylvania Railroad: Main Line (Philadelphia to Harrisburg) (Key No. 105675), the Philadelphia and Western Railway (Upper Darby to Norristown) (Key No. 128825), the Villanova University Campus (Key No. 105136), Bloomfield (Key No. 083527), and the Sorrel House Inn (Key No. 079238), near the eastern terminus of the proposed trail. There are also five previously identified, but unevaluated, resources along the proposed trail: Lancaster Avenue (Key No. 827782), Conestoga Road (Key No. 827767), the Joseph W. Worrell Tenant House (Key No. 827800) and Joseph Harding House (Key No. 827708), the Hilltop Preparatory School (Key No. 827716), and the Fox Hill Farm Gatehouse (Key No. 827795). A preliminary examination of historic aerials indicates the presence of several mid-twentieth century subdivisions, which could potentially comprise one or more historic districts.

Historic Structures Assessment

A.D. Marble & Company will conduct a field view to document all previously unevaluated architectural resources, including transportation features, buildings and structures, historic districts, objects, and landscapes meeting the 50-year age consideration within the project area. Each will be examined to determine if it retains sufficient integrity to be eligible for the National Register. Available historic mapping dating to approximately 50 years from the present will be utilized as base mapping for the field survey. Previously evaluated historic properties will be examined in the field to determine if physical changes have occurred since prior documentation. It is anticipated that private property access will not be required at this time and that information will be gathered primarily from the public right-of-way(s).

Reporting

At the completion of the background research and field view, an Identification Report will be produced. The report will include a project description (provided by Simone Collins, Inc.), a description and map of the project area, a methodology statement, a summary of the findings of the study, maps depicting the locations of previously evaluated and newly identified architectural resources, and tables listing previously evaluated and newly identified architectural resources. The tables will include information such as property addresses, approximate ages, historic functions (if known), types, styles, previous National Register eligibility determinations and PHMC Key numbers (if applicable), preliminary National Register eligibility recommendations (for newly identified resources), and recommendations for future documentation (for newly identified resources). If possible, thumbnail photographs will be included in the tables for each property. The report will not include detailed property descriptions, evaluations of National Register eligibility, or full Historic Resource Survey Forms for newly identified properties.

A pdf copy of the draft report will be submitted to the client for review and comment. After the comments have been incorporated, a copy of the report will be submitted by A.D. Marble &



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Company to the Pennsylvania Historical and Museum Commission (PHMC). Upon receipt of comments, A.D. Marble & Company will address them and incorporate them into a final version of the report for submission to the client and PHMC.

Consulting Party Coordination

As part of this proposal, A.D. Marble & Company will assist with identification of potential consulting parties. A.D. Marble & Company will provide a list of potential consulting parties, which are those organizations or individuals that demonstrate a legal, economic, or historic preservation interest in the potential for the project to affect historic properties. A.D. Marble & Company will assist in preparing initiation letters and other correspondence as part of this task. It is assumed that A.D. Marble & Company will prepare a maximum of two (2) mailings and will attend up to one consulting party. We will prepare and distribute meeting minutes of the consulting party meeting, if requested. Please note, although local historic preservation commissions may be invited to participate as consulting parties, preparation for and attendance in meetings necessary for historic preservation ordinance review is not anticipated as this review process is separate from the Section 106 review and consultation process.

Assumptions: Based on experience with similar trail projects, it is assumed that an abbreviated affects memo will be sufficient for any coordination with PENNDOT and PHMC regarding the trails effect on historic resources. A.D. Marble & Company recommends a field survey with the PENNDOT Cultural Resource Professional and a PHMC representative prior to the submittal of the affects memo.

6. Archeology

Background Research

A.D. Marble & Company will first conduct a literature review to understand the local history and development of the project parcel. Background research will also include a field view to examine current land conditions and determine if any areas have been comprehensively disturbed and thus contain no archaeological potential. A.D. Marble & Company will also review the Pennsylvania Cultural Resources GIS website to identify prehistoric and historic archaeological sites found or surveys conducted in or near the project area. Altogether, the background information will form a body of evidence for deducing if archaeological resources may be present in the project area.

Preliminary assessment of historic aerial mapping suggests the project area holds potential for historic and prehistoric archaeological resources. cursory review of CRGIS revealed no archaeological sites within the immediate vicinity of the proposed trail section. Review of the existing conditions indicates potential for archaeological resources in undisturbed sections of the proposed trail route.

Archaeological Resource Assessment

Based on the extent of vertical and horizontal ground disturbance, coupled with the results of the background research, A.D. Marble & Company will assess the archaeological sensitivity of the proposed project area. Prehistoric site sensitivity will be based on criteria such as amount of subsurface disturbance, proximity to known sites, and understandings of prehistoric settlement and subsistence in the local region. Historic site sensitivity will be derived primarily from



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understandings gleaned from the history and illustrations of parcel use. The project area will then be divided into zones of no, low, and high sensitivity, and if warranted, mapped on an aerial of the proposed project area.

Reporting

A.D. Marble & Company will prepare a Phase IA archaeology letter report that will include the results of the background research and archaeological assessment. The report will include any relevant maps and photographs to illustrate the findings. The study will include compliance recommendations and determine the level of effort of any next steps, if warranted.

A pdf copy of the draft report will be submitted to the client for review and comment. After the comments have been incorporated, a copy of the report will be submitted by A.D. Marble & Company to the Pennsylvania Historical and Museum Commission (PHMC). Upon receipt of comments, A.D. Marble & Company will address them and incorporate them into a final version of the report for submission to the client and PHMC.

7. Section 4(F) Evaluation

Section 4(f) permits the use of publicly-owned parks, recreational areas, wildlife or waterfowl refuges, or any significant historic sites for transportation use only when it has been determined that there is no feasible and prudent alternative to such use, and the project includes all possible planning to minimize harm to the property resulting from such use. If there are no feasible and prudent alternatives to avoid the use of Section 4(f) resources, mitigation measures will be developed.

There are many potential and known Section 4(f) resources present within the project study area, including the Ithan Valley Park and multiple historic resources associated with the Villanova University Campus, as well as historic residences, transportation corridors (railroads & roadways) and schools along South Ithan and Bryn Mawr Avenue. For the purpose of this proposal, it is anticipated that the project will not result in an adverse effect on the various Section 4(f) resources and the No Use or De Minimis Use checklists will be sufficient for clearance of these uses. A.D. Marble & Company will complete the appropriate Section 4(f) programmatic checklist forms and submit them to PENNDOT for review and signatures. Once signed, A.D. Marble & Company will attach them to the CEE form. At this time, it is assumed that no more than 3 forms will be required.

8. Preparation of Permits

An existing gravel road parallels I-476 (Blue Route) along the undeveloped township property. It is anticipated that this alignment will be used for the proposed off-road trail section that terminates at the county line. Therefore, it is anticipated that no wetlands or waterways will be impacted by the project and no Chapter 105 Permit will be required.

A.D. MARBLE

environmental-cultural-engineering

**COST PROPOSAL FORM
BUDGET WORKSHEET**

Client: Simone Collins
 Final Client: Radnor Township
 Project Name : Radnor TAP - Villaanova Ithan Trail Segment
 Agreement Number:
 Task/Wk Order Number:
 Description of work: CE, Env/CR clearance, permitting
 ADM Opportunity #: OPP1164
 Type : New
 Start Date: April 1, 2017
 Duration: 16 months
 Computed By: XR, JV, PS
 Approved By: JV
 Date: 01/04/16, Rev 2/15/17

LABOR ESTIMATE																		
TASK	Phase Description	Senior Project Manager	Sr Environmental Scientist	Environmental Scientist II	Environmental Scientist I	Environmental Technician I	GIS / CAD II	Editor / Graphics	Principal Investigator	Field Director	Sr. Architectural Historian	Architectural Historian	Admin		Total Hours	Total Direct Labor	Total Fee	
1	Task 1: Project Management / Meetings	-	40.0	-	-	-	2.0	1.0	-	-	-	-	12.0	-	55.00	2,149.96	5,467.15	
2	Task 2: Categorical Exclusion Evaluation (CE 1b)	1.0	14.0	8.0	36.0	-	2.0	2.0	-	-	-	-	-	-	63.00	1,868.96	4,752.60	
3	Task 3: Wetlands & Waterways	-	16.0	-	24.0	-	3.0	2.0	-	-	-	-	-	-	45.00	1,368.48	3,479.92	
4	Task 4: Threatened & Endangered Species (BT)	1.0	26.0	-	2.0	-	3.0	2.0	-	-	-	-	-	-	34.00	1,353.56	3,441.98	
5	Task 5: Historic Resources	-	8.0	-	-	-	10.0	13.0	-	-	20.0	104.0	-	-	155.00	4,078.28	10,370.70	
6	Task 6: Archeology	-	-	-	-	10.0	-	8.0	54.0	8.0	-	-	-	-	80.00	2,850.26	7,247.95	
7	Task 7: Section 4(f)	1.0	8.0	-	24.0	-	2.0	2.0	-	-	-	-	-	-	37.00	1,062.40	2,701.59	
8	Task 8: Permitting - GP 7 & NPDES GP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Hours		3.0	112.0	8.0	86.0	10.0	22.0	30.0	54.0	8.0	20.0	104.0	12.0	-	469.0	Other Direct Costs	Total Cost	
Rate per hour		\$ 62.64	\$ 42.36	\$ 34.88	\$ 22.78	\$ 17.93	\$ 29.84	\$ 21.24	\$ 41.80	\$ 24.48	\$ 31.00	\$ 23.72	\$ 30.72	-	-	-	-	-
Total Direct Labor		\$ 187.92	\$ 4,744.32	\$ 279.04	\$ 1,959.08	\$ 179.30	\$ 656.48	\$ 637.20	\$ 2,257.20	\$ 195.84	\$ 620.00	\$ 2,466.88	\$ 368.64	-	\$ 14,731.50	-	-	-
Total Fee		\$ 477.86	\$ 12,064.38	\$ 709.57	\$ 4,981.76	\$ 455.94	\$ 1,669.37	\$ 2,078.07	\$ 5,739.86	\$ 498.00	\$ 1,576.60	\$ 6,273.05	\$ 937.42	-	\$ 39,440.37	\$ 169.60	\$ 40,082.85	-

Direct Labor	\$ 14,731.50
Overhead	145.031% \$ 21,365.82
Fixed Fee Labor	9.26% \$ 3,342.65
Total Labor Fee	\$ 39,440.37
Escalation Factor	1.31% \$ 472.88
Other Direct Costs	\$ 169.60
TOTAL PROJECT FEE	\$ 40,082.85



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Professional Services Agreement

Date: March 13, 2017 Client: Simone Collins Landscape Architecture

Client Address: 119 Lafayette Street
(no PO Boxes) Norristown, PA 19401

Client Contact: Peter Simone

Project Name: Radnor TAP Grant

Municipality/County/State: Radnor Township, Delaware County, PA

TPD Project Manager: Joseph Platt

TPD Project No.: RADT 00005

Traffic Planning and Design, Inc. (TPD) is pleased to submit this Professional Services Agreement regarding the above-referenced project. This Agreement will be between TPD and Simone Collins ("Client").

Scope of Services

Upon Client's authorization, TPD will perform the services outlined Exhibit A – Radnor TAP Grant – Technical Proposal, dated March 13, 2017.

Fee for Services

The services described above will be provided based on TPD's current fee schedule. TPD's fee for these professional services is **\$143,500.00**. TPD will not proceed with services beyond this fee unless first obtaining additional authorization from Client.

Expenses such as copies, prints, postage, mileage, next-day mail, and hand-delivery of materials are included in the fee for professional services.

{Continue to next Page for TPD Standard Terms and Conditions}

Terms and Conditions

1. *Payment Terms*

- a. *Invoices:* TPD shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Client on a monthly basis. Invoices are due and payable within 30 days of receipt. If Client fails to make full payment on any undisputed amount due to TPD within 30 days after receipt of TPD's invoice, then (1) the amounts due to TPD will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less), and (2) in addition TPD may, after giving seven days written notice to Client, suspend services under this Agreement until TPD has been paid in full all amounts due. Client waives any and all claims against TPD for any such suspension.
- b. *Payment:* As compensation for TPD providing or furnishing services, Client shall pay TPD as set forth in TPD's Professional Services Agreement. If Client disputes an invoice, either as to amount or entitlement, then Client shall promptly advise TPD in writing of the specific basis for doing so, and may withhold only that portion so disputed, and must pay the undisputed portion.

2. *Instruments of Service*

- a. All Documents are Instruments of Service. TPD shall retain the copyright thereto, and an ownership and property interest therein whether or not the project is completed.
- b. TPD grants Client a non-exclusive license to use the Instruments of Service solely and exclusively for the purpose of constructing, using, maintaining, altering and adding to the Project, provided that the Client substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. Client may make and retain copies of documents for information and reference in connection with use on the project by Client. Such documents are not intended or represented to be suitable for reuse by Client or others on extensions of the specific project for which they were prepared or on any other project. Any such reuse or modification without written verification or adaptation by TPD, as appropriate for the specific purpose intended, will be at Client's sole risk and without liability or legal exposure to TPD or to TPD's Consultants. Client shall defend, indemnify and hold harmless TPD and TPD's Consultants from all claims, damages, losses, economic damages and expenses, including attorneys' fees arising out of or resulting from such reuse or modification.

3. *Standard of Care*

TPD will strive to perform services under this Agreement in a manner consistent with that level of care and skill ordinarily used by members of the subject profession currently practicing in the same locality under similar conditions. No other representation and no warranty or guarantee, express or implied, is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

4. *Limitation of Liability*

- a. To the fullest extent permitted by law, the total liability in the aggregate, of TPD and TPD's officers, directors, employees, agents, and independent professional associates, and any of them, to Client and anyone claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to TPD's services, the project, or this Agreement, from any cause or causes whatsoever, including but not limited to, the negligence, errors, omissions, strict liability, breach of this Agreement, misrepresentation, or breach of warranty of TPD or TPD's officers, directors, employees, agents or independent professional associates, or any of them, shall not exceed the total compensation received by TPD under this Agreement or \$50,000 whichever is greater.
- b. Client and TPD agree to a mutual waiver of special, incidental, indirect, or consequential damages including but not limited to defense costs, attorney's fees, loss of profits, loss of use arising out of, resulting from, or in any way related to the project or this Agreement.

- c. TPD shall not be responsible for any acts or omissions, or accuracy of data and or information supplied upon which TPD may rely, of any Client, contractor, subcontractor, or supplier, or any agents or employees or any other persons acting on behalf of Client, contractor, subcontractor, or supplier; or for any decision made on interpretations or clarifications of information supplied by Client, contractor, subcontractor, or supplier without consultation and advice of TPD.

5. *Termination*

A. The obligation to continue performance under this Agreement may be terminated:

- 1. For cause,
 - a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay TPD for its services is a substantial failure to perform and a basis for termination.
 - b. By TPD:
 - 1) upon written notice if Client demands that TPD furnish or perform services contrary to TPD's responsibilities as a licensed professional; or
 - 2) upon written notice if TPD's services are delayed for more than 60 days for reasons beyond TPD's control.
 - c. TPD shall not be obligated to resume services under the Agreement until Client has paid all sums previously due and owed by Client.
 - d. TPD shall have no liability to Client on account of a termination for cause by TPD.
 - e. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 5.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice.
- 2. For convenience, by Client effective upon TPD's receipt of written notice from Client.

B. In the event of any termination under Paragraph 5, TPD will be entitled to invoice Client and to receive full payment for all services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the services, and TPD's consultants' charges, if any.

6. *Successors and Beneficiaries*

- a. TPD and Client each is hereby bound and the successors, executors, administrators, and legal representatives of TPD and Client are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- b. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Client or TPD to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the Client named in TPD's Professional Services Agreement and TPD and not for the benefit of any other party.

7. *Dispute Resolution*

Prior to the initiation of any legal proceedings, Client and TPD agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.

8. *General Conditions*

- a. TPD shall complete its services in accordance with the schedule identified in the Professional Services Agreement or if no time period is specified, within a reasonable period of time.
- b. If, through no fault of TPD, such periods of time or dates are changed, or the orderly and continuous progress of TPD's services is impaired, or TPD's services are delayed or suspended, then the time for completion of TPD's services, and the rates and amounts of TPD's compensation, shall be adjusted equitably.
- c. TPD shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall TPD have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. TPD shall not be responsible for the acts or omissions of any Constructor. TPD neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- d. TPD's opinions (if any) of probable construction cost are to be made on the basis of TPD's experience, qualifications, and general familiarity with the construction industry. However, because TPD has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, TPD cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by TPD. If Client requires greater assurance as to probable construction cost, then Client agrees to obtain an independent cost estimate.
- e. If any term or provision of this Agreement shall be held to be invalid or illegal, such term or provision shall not affect the validity or enforceability of the remaining terms and provisions of this Agreement.
- f. This Agreement is to be governed by the law of the state in which the project is located.

9. *Total Agreement*

- a. This Agreement (together with any expressly incorporated attachments), constitutes the entire agreement between TPD and Client and supersedes all prior written or oral understandings. This Agreement may only be amended or modified by a TPD representative.
- b. Signatures transmitted via facsimile or in PDF format by electronic mail shall be binding upon the parties hereto with the same force and effect as original signatures.
- c. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed an original, but all counterparts together shall constitute one and the same instrument and may be transmitted electronically with the same legal effect as if manually signed originals had been delivered.

{Continue to next page for Authorization Page}

AUTHORIZATION PAGE

Terms and Conditions for this Professional Services Agreement

TPD's standard Terms & Conditions below shall be considered part of this Professional Services Agreement.

Confidentiality

Client agrees that any unauthorized use or disclosure of TPD's standard Terms and Conditions or rate schedule constitutes a violation of applicable state laws, regarding, without limitation, unfair competition, misappropriation, and trade secrets.

Client Acceptance

TPD's offer of services under this Agreement shall remain valid for thirty (30) calendar days from the date of this letter. Acceptance of the Agreement after the end of the thirty (30) day period shall be valid only if TPD elects, in writing, to reaffirm the letter, and waives its right to re-evaluate and resubmit the letter. In order for TPD to begin our services, we request that Client review this Agreement and return the signed authorization to our office.

Prepared by:

Traffic Planning and Design, Inc. (TPD)



Joseph Platt, P.E. – Senior Project Manager

Client Authorization (TPD Job # RADT 00005)

Client authorizes TPD to proceed with the services as described within this Agreement:

Signature: _____

Name (Please Print): _____

Position: _____ Firm: _____

Date: _____ E-mail Address: _____

Phone Number: _____

Please retain one copy for your file and forward an executed copy to TPD.

PART 1 – PRELIMINARY ENGINEERING

1.0 PROJECT MANAGEMENT/ADMINISTRATION

TPD staff will attend meetings or conference calls with the Township to review project status. For purposes of this proposal, it is assumed that TPD will attend four (4) status meetings at the Township offices

All design meetings not related to status are included with their specific task.

2.0 PUBLIC INVOLVEMENT

It is anticipated that one (1) public meeting will be required for this project. For purposes of this proposal, TPD assumes it will not be responsible for scheduling or facilitating the public meeting. TPD will attend the public meeting and provide any will the team draft plans for display as requested.

3.0 ALTERNATIVES ANALYSIS AND DEVELOPMENT

TPD will assist the team in the development of alternative trail alignments by providing feedback on the effects an alternative as on the existing transportation systems.

Any other services associated with this task are assumed to be provided by others as necessary for this project.

4.0 HAZARDOUS AND RESIDUAL WASTE (PHASE 1 ESA)

Services associated with this task are assumed to be provided by others as necessary for this project.

5.0 THREATENED AND ENDANGERED SPECIES

Services associated with this task are assumed to be provided by others as necessary for this project.

6.0 ABOVE GROUND HISTORIC PROPERTIES/STRUCTURES

Services associated with this task are assumed to be provided by others as necessary for this project.

7.0 BELOW GROUND RESOURCES/ARCHAEOLOGY

Services associated with this task are assumed to be provided by others as necessary for this project.

8.0 WETLAND DELINEATION/EVALUATION

Services associated with this task are assumed to be provided by others as necessary for this project.

9.0 NOISE

Services associated with this task are assumed to be provided by others as necessary for this project.

10.0 CATEGORICAL EXCLUSION DOCUMENTS

TPD will attend one scoping meeting and provide to the team the traffic data necessary in preparing a scoping form for the proposed project.

Services associated with this preparing the scoping documents, Categorical Exclusion Documents and obtaining environmental clearances are assumed to be provided by others as necessary for this project.

11.0 SURVEY

Services associated with this task are assumed to be provided by others as necessary for this project.

12.0 STRUCTURAL INSPECTION

TPD will perform a visual site inspection of the existing structure over Ithan Creek on the Cornerstone HOA property. It is TPD's understanding that the intent is to add railing to this structure and no additional structural modifications are proposed.

Based on photographs of the structure provided to TPD, there appears to be a low underclearance to the water line. Note, underwater inspection is not a service TPD provides and therefore our inspection will be limited to portions of the structure accessible to us. If underwater inspection is desired or

needed, TPD can refer you to a firms that conduct such inspections.

TPD will prepare a report of our inspection findings and document any structural issues and deficiencies found.

Since the condition of the structure is unknown at this time, no design tasks associated with this structure are assumed. If modifications and alterations are found to be needed to complete this project, a separate proposal will be prepared.

13.0 ROADWAY/TRAIL

TPD will advance the design as agreed upon at the completion of Task 3 - Alternatives Analysis and Development. It is assumed a preliminary horizontal and vertical layout of the trail system will be provided to TPD in CAD format.

Safety Review

TPD will prepare a Safety Review Submission in accordance with PennDOT Publication 10A, Design Manual 1A, Appendix E and District 6-0 Safety Review Submission requirements. The submission will include a Design Criteria Report, Safety Study and color-coded Safety Review Level Plans.

The Design Criteria Report will include all pertinent information related to the design of the trail system, including a description of work, location maps, traffic data, roadway and land use typology, geometry computations, guide rail length of need computations, traffic control methods, and descriptions of design deficiencies and design exceptions (if needed). The report will include tables that will identify existing conditions, design requirements, and proposed conditions for items such as lane widths, shoulder widths, curvature, etc.

The Safety Study will include an analysis of crashes that have occurred over the past three (3) years within the project limits of work. The analysis will include a comparison of the crash data at the site versus the statewide average for a similar roadway type. A listing of potential mitigation measures will be included. In

preparation of the Safety Study, TPD will coordinate with the District Project Manager to obtain a copy of the latest three years of crash data, homogenous report, and any crash cluster data. TPD will also coordinate with local municipal officials to obtain supplemental crash data.

The following plans will be included with the submission:

- » Title Sheet
- » Index Sheet
- » Location Sheet
- » Typical Sections
- » Plan Sheet (color coded)
- » Profile Sheet
- » Signing and Pavement Marking Plan

TPD will also identify the need for design exceptions at this time. If necessary, TPD will prepare a Level 2 Design Exception Request in accordance with PennDOT Publication 10A, Design Manual 1A, Appendix F. The Request will be included with the Safety Review Submission package.

TPD will attend the safety review meeting with the District to discuss the design items and review any design issues. Following the meeting, TPD will prepare minutes that will summarize decisions made at the meeting and will revise the plans/reports to address any comments generated from the District Safety Review.

Design Field View

If required by PennDOT, TPD will prepare a Design Field View Submission in accordance with PennDOT Publication 10A, Design Manual 1A, Chapter 6, PennDOT Publication 13M, Design Manual Part 2 and PennDOT Publication 14, Design Manual Part 3. The submission will include a Design Field View Report, Design Exception Request (if needed), and Design Field View Level Plans. If requested, TPD will attend a Design Field View.

The Design Criteria Report previously submitted with the Safety Review submission will be updated as a Design Field View Report based on

feedback from the Safety Review meeting and based on further refinement of the design. TPD will also prepare a detailed cost estimate that will be included with the submission package.

The following plans will be included with the submission:

- » Title Sheet
- » Index Sheet
- » Location Sheet
- » Plan Sheet (color coded)
- » Profile Sheet
- » Signing and Pavement Marking Plan
- » Preliminary Traffic Control Plan
- » Preliminary Traffic Signal Plan
- » Cross Sections

Following the meeting (if required), TPD will prepare minutes that will summarize decisions made at the meeting and will revise the plans/reports to address any comments generated from the District.

Design Exception Report

TPD assumes that design exception requests may be necessary where certain features cannot be designed per PennDOT standards. For purposes of this proposal, TPD assumes that one (1) design exception may be required (To be determined). TPD will utilize the standard PennDOT form provided in PennDOT Design Manual Part 10X for justification of the design exception.

14.0 PRELIMINARY DRAINAGE DESIGN

TPD will review the existing topographical information and will perform a site visit to determine existing drainage patterns and the condition of existing drainage structures, pipes, and swales. Based on this information, TPD will prepare an existing conditions map that will identify existing drainage areas and conveyance systems. TPD will prepare preliminary calculations to determine the approximate size and grade of pipes, spacing of inlets and depth of drainage channels. TPD will prepare a proposed conditions map that will identify proposed drainage areas and conveyance

systems based on proposed geometry. The locations and anticipated sizes of inlets, pipes, and drainage channels will be shown on the Design Field View plans.

15.0 STORMWATER MANAGEMENT DESIGN

TPD will coordinate with Radnor Township to obtain copies of any existing drainage and stormwater management requirements, including Act 167 plans, Township Ordinances, and copies of any land development projects within the project limits. TPD will perform preliminary design calculations to determine the approximate size and shape of the stormwater management facilities needed to determine the environmental footprint and right-of-way impacts. TPD will coordinate with the team in establishing the location of any preliminary infiltration testing needed for the stormwater management basins. Development of specific stormwater management details will be completed during Final Design.

Services associated with the infiltration testing are assumed to be provided by others as necessary for this project.

Based on discussions with the project team, it is assumed that structural design services related to the modification of the culvert/endwall on King of Prussia Road will not be required and therefore are excluded from this proposal.

16.0 PRELIMINARY CROSS SECTIONS

TPD assumed cross sections will only be prepared for the sections of trail that are off-road. Areas of the trail that are considered on-road, will be handled with Typical Sections.

TPD will develop Cross Sections in accordance with PennDOT Publication 10A, Design Manual Part 1A, and Design Manual Part 3, Chapter 2. Cross Sections will be developed at 50-foot intervals and will extend 20 feet to either side of the trail centerline. Partial cross sections will be developed at all driveways and critical locations. The cross sections will indicate existing and proposed ground, existing utilities, environmental constraints, waterways, profile

grade line, lane width dimensions, and cross slope information. Notes pertaining to design related information will be included on an as needed basis.

17.0 TYPICAL SECTIONS

TPD will develop Typical Sections in accordance with PennDOT Publication 10A, Design Manual Part 1A, and Design Manual Part 3, Chapter 2. The following items will be included on the Typical Sections:

- » Pavement depths (approximate)
- » Embankment and cut slopes
- » Swales and contiguous gutters as applicable
- » Subbase drainage treatment
- » Unusual design conditions (i.e., special treatment of subgrade, subbase or under-drain)
- » Point of profile grade
- » Centerline or baseline
- » Seeding treatment
- » Station Control

For purposes of this proposal, it is assumed that there will be five (5) typical sections. The Typical Sections will be included with the alternatives analysis, Safety Review Submission and Design Field View submission.

18.0 PRELIMINARY PAVEMENT DESIGN

TPD will provide technical assistance in developing the trail pavement depths; however services associated with this task are assumed to be provided by others as necessary for this project.

19.0 PRELIMINARY RIGHT-OF-WAY ACTIVITIES

TPD will coordinate with the project surveyor to establish a right-of-way centerline and the location all legal right-of-way lines, existing easement lines, property lines, and all relevant topographical features (i.e. utilities, trees, shrubbery, buildings, improvements, and other structures) that might affect the value of the right-of-way take. Using this information, a deed mosaic will need to be prepared. TPD will review the deed mosaic provided by the project

surveyor for overall consistency with existing conditions.

At or near the time of the Safety Review Submission, TPD will determine locations where required right-of-way, permanent easements, or temporary easements will be needed. TPD will refine the design, where feasible, to eliminate the right-of-way and easements, in particular those properties where environmental considerations (hazardous waste, agricultural, historic structures) are present. Upon establishing the required right-of-way and easement lines, TPD will prepare preliminary Right-of-Way plans in accordance with Publication 14, Design Manual Part 3, Chapter 3.

Individual property plot plans will be prepared for all parcels with takes on highway projects, unless directed by the District. The property plot plan shall contain all information necessary to provide a clear understanding, by all parties, of the existing conditions and the highway's taking requirements for the parcel, in accordance with Design Manual Part 3, Guidelines and Stipulations. The proposed effects on the individual property plot plan must be consistent with those shown on the right-of-way plan sheet, however, the showing of details and labels beyond the boundary lines of parcel shall be voided when practical.

The following plans will be included with the submission:

- » Title Sheet
- » Index Sheet
- » Location Sheet
- » Plan Sheet (color coded)
- » Profile Sheet
- » Property Plot Plans

For purposes of the proposal, it is assumed that there will be temporary and permanent construction easements from a total of three (3) properties along the project limits.

TPD will submit the preliminary Right-of-Way plan along with all supporting documentation (i.e. deeds, mapping, land development plans,

agreements, etc.) to the District for review and approval.

TPD will not be responsible for right-of-way appraisals, negotiations, survey or acquisitions.

20.0 PRELIMINARY MAINTENANCE AND PROTECTION OF TRAFFIC

This task consists of developing preliminary maintenance and protection of traffic plans in accordance with Publication 14M (Design Manual Part 3), the Manual on Uniform Traffic Control Devices, Publication 213 (Work Zone Traffic Control), and PennDOT District 6-0 Maintenance and Protection of Traffic Policy to maintain safe and efficient traffic operations throughout the construction work zone. TPD will prepare a preliminary maintenance and protection of traffic plan for anticipated work areas involving existing roads. For purposes of this proposal, it is assumed that staged construction will not be necessary to maintain traffic on the on-road sections of the trail and traffic control can be handled with standard PennDOT figures.

Drawings will show the work areas and note the traffic control requirements for each area. A conceptual sequence of operations will be developed identifying the anticipated phases and stages of work necessary to control traffic during hours of construction and at all other times during the project. Illustration of traffic control signs and devices, temporary pavement markings, temporary roads, detours, and other necessary details will not be developed. The plans will include a title sheet with index map and general notes, and a listing of anticipated traffic control devices without quantities. The plan will also include the sequence of operations and plan sheets depicting the areas.

21.0 PRELIMINARY TRAFFIC SIGNAL PLAN DESIGN

This task consists of developing preliminary traffic signal construction designs in accordance with Publication 10A (Design Manual Part 1A), Publication 14M (Design Manual Part 3), Traffic

Standards (TC 8700 Series), and Publication 149 (Traffic Signal Design Handbook).

TPD has identified the following signals seven (7) as being located in the limits of work and will be required to be updated as part of this project:

- » Lancaster Avenue and Radnor-Chester Road;
- » Lancaster Avenue and King of Prussia Road;
- » Lancaster Avenue and King of Prussia Road;
- » King of Prussia Road and Radnor-Chester Road;
- » Conestoga Road and Wayne Avenue;
- » Wayne Avenue and Lancaster Avenue
- » Wayne Avenue and West Avenue/Station Road.

TPD will develop a preliminary traffic signal construction plan at the seven (7) traffic signals. For the purposes of this proposal, it is assumed the only modifications to the intersection will be to be pedestrian pushbuttons and pedestrian signal indications. No changes to the existing timings, phasings, or signal supports are included. The traffic signal construction plans will include complimentary pavement markings, such as stop bars/yield lines, crosswalks, and lane lines that will be coordinated with the pavement marking and signing plans.

Electrical details, such as wiring diagrams, conduit, and junction box locations, will not be included at this time. The plan will consist of the signal plan layout, signing table and depiction of the number and types of signal heads.

As only pavement markings and pedestrian equipment are proposed; traffic counts and traffic analyses, and signal coordination are excluded from this agreement.

22.0 PRELIMINARY PAVEMENT MARKING PLAN

It is assumed that services associated with this task are assumed to be provided by others as necessary for this project.

TPD will provide technical assistance to the project team regarding PennDOT policies and standards related to pavement marking plans.

23.0 PRELIMINARY SIGNING PLAN

It is assumed that services associated with this task are assumed to be provided by others as necessary for this project.

TPD will provide technical assistance to the project team regarding PennDOT policies and standards related to signing plans.

PART 2 – FINAL DESIGN

1.0 PROJECT MANAGEMENT/ADMINISTRATION

TPD staff will attend meetings or conference calls with the Township to review project status. For purposes of this proposal, it is assumed that TPD will attend four (4) status meetings at the Township offices

All design meetings not related to status are included with their specific task.

2.0 ROADWAY PLANS

Final Plans

TPD will address any comments received from the District at the Design Field View and incorporate the changes into the Final Plans. It is assumed that Final Roadway Construction Plans will include:

- » Title Sheet
- » Index Sheet
- » Location Sheet
- » Typical Sections
- » Summary Sheets
- » Tabulation Sheets
- » Special Detail Sheets
- » Plan Sheet
- » Profile Sheet

TPD will submit 90% complete plans for review by the District Contract Management Unit and Central Office Plan Reviewer. TPD will revise and resubmit the plans to PennDOT if necessary. It is not anticipated that a Final Design Office Meeting will be required for this size project.

Curb Ramp Design

It is assumed any ADA curb ramp design will be a design-build item for the project. TPD will depict conceptual design layouts for the contractor to consider.

Final Drainage Design

This task includes the design of trail drainage items. Publication 13M (Design Manual Part 2) and Publication 524 applies to this task. One copy of the plan depicting the drainage design and the hydraulic design computations for roadway drainage structures shall be submitted to the appropriate District Office for review and comment by the Project Manager or designated drainage engineer. As directed by the District, one additional copy of the drainage submission shall be sent to Central Office, Bureau of Design for quality assurance review.

TPD will develop a drainage design that provides the proper capacity, spacing, size, and type of drainage facilities (existing and proposed) for each drainage area, location, fill height, roadway type and environmental condition including all inlets, pipes, culverts, channel, and base drains. TPD will prepare hydraulic design computations using appropriate methodologies for all roadway drainage structures. Include energy grade line and hydraulic grade line computations for existing and proposed systems. TPD will develop alternate pipe designs as required with corresponding hydraulic computations for each alternate. Provide "For Information Only" quantities for each pipe type and alternate as well as minimum and maximum fill heights as required. TPD will verify that downstream drainage capacity is sufficient for the proposed design and conform to local municipal storm water requirements, if a local stormwater ordinance exists. TPD will show all existing and proposed drainage facilities on construction cross sections and profiles. TPD will prepare a transmittal letter to include, plans showing drainage design and hydraulic design computations with a PE seal on all plans and computations.

Final Pavement Design

TPD will provide technical assistance in developing the trail pavement depths; however services associated with this task are assumed to be provided by others as necessary for this project.

Draft Special Provisions

TPD will prepare draft project specific Special Provisions as needed and will submit to the District for review and approval. This does not the development of special provision for proprietary items.

3.0 SUPPLEMENTAL SURVEYS

Services associated with this task are assumed to be provided by others as necessary for this project.

4.0 FINAL CROSS SECTIONS

TPD assumed cross sections will only be prepared for the sections of trail that are off-road. Areas of the trail that are considered on-road, will be handled with Typical Sections.

TPD will develop Final Cross Sections in accordance with PennDOT Publication 10A (Design Manual Part 1A) and Publication 14M (Design Manual Part 3, Chapter 2). Cross Sections will be developed at 50-foot intervals and will extend 20 feet to either side of the centerline. Partial cross sections will be developed at all driveways and critical locations. The cross sections will indicate existing and proposed ground, existing utilities, environmental constraints, waterways, profile grade line, lane width dimensions, and cross slope information. Notes pertaining to design related information will be included on an as needed basis.

Upon approval of the pavement design, the proposed pavement layers will be added to the cross sections.

Upon approval of the drainage design, stormwater conveyance items (i.e. pipe, inlets, manholes, headwalls, drainage ditches) will be

added to the cross sections. Corresponding information will be added.

Final construction notes and earthwork computations will be added to the cross sections along the left and right edges of cross sections.

5.0 FINAL RIGHT-OF-WAY PLANS

Upon approval of the Categorical Exclusion Evaluation document and Design Field View Plans, TPD will finalize the right-of-way plans. This includes verifying that the property owners are current and that the required right-of-way lines and easement lines shown in preliminary engineering are still adequate. For this project, it is assumed that a standard right-of-way plan will be required.

Individual property plot plans will be prepared for all parcels with takes on highway projects, unless directed by the District. The property plot plan shall contain all information necessary to provide a clear understanding, by all parties, of the existing conditions and the highway's taking requirements for the parcel, in accordance with Design Manual Part 3, Guidelines and Stipulations. The proposed highway effects on the individual property plot plan must be consistent with those shown on the highway right-of-way plan sheet, however, the showing of details and labels beyond the boundary lines of parcel shall be voided when practical.

The following plans will be included with the submission:

- » Title Sheet
- » Index Sheet
- » Location Sheet
- » Plan Sheet (color coded)
- » Profile Sheet
- » Property Plot Plans

For purposes of the proposal, it is assumed that there will be temporary and permanent construction easements from a total of three (3) properties along the project limits.

TPD will submit the final right-of-way plan along with all supporting documentation (i.e. deeds, mapping, land development plans, agreements,

etc.) to the project surveyor for review and concurrence.

Upon completion of the surveyors review, TPD will forward all plans and documents to the District for review and approval.

Upon approval by the District, TPD will forward a mylar copy of the plans to the District for recording purposes.

6.0 RIGHT OF WAY ACQUISITION SERVICES

Services associated with this task are assumed to be provided by others as necessary for this project.

7.0 UTILITY COORDINATION

Services associated with this task are assumed to be provided by others as necessary for this project to obtain utility clearance.

TPD will not be responsible for preparing the D-419 and D-4181 utility clearance forms. TPD will forward copies of the construction plans, and right-of-way plans to the project team for their use in utility coordination. TPD will revise the construction plans and right-of-way plans based on responses received from the various utilities.

TPD will not be responsible for obtaining utility easements, obtaining utility agreements or highway occupancy permits for any affected utilities. TPD will not be responsible for coordinating or preparing engineering reimbursement documentation for any utilities.

8.0 FINAL TRAFFIC CONTROL PLAN

This task consists of developing final maintenance and protection of traffic plans in accordance with Publication 14M (Design Manual Part 3), the Manual on Uniform Traffic Control Devices, Publication 213 (Work Zone Traffic Control), and PennDOT District 6-0 Maintenance and Protection of Traffic Policy to maintain safe and efficient traffic operations throughout the construction work zone. TPD will prepare a final maintenance and protection of

traffic plan for anticipated work areas involving existing roads. For purposes of this proposal, it is assumed that staged construction will be not utilized while maintaining traffic for the on-street sections of the trail.

Drawings will show the work areas and note the traffic control requirements for each area. A sequence of operations will be developed identifying the anticipated phases and stages of work necessary to control traffic during hours of construction and at all other times during the project. Illustration of traffic control signs and devices, temporary pavement markings, and temporary roads will be developed at this time. The plans will include a title sheet with index map and general notes, and a listing of anticipated traffic control devices with quantities. The plan will also include the sequence of operations and plan sheets depicting the areas.

TPD will prepare a Special Provision for Maintenance and Protection of Traffic during Construction in accordance with District 6-0 policy. The Special Provision for Maintenance and Protection of Traffic during Construction will include project specific directions to the contractor, including names and contact information for key stakeholders, work restrictions, and equipment maintenance requirements.

TPD will submit the traffic control plans and Final Specifications for review and signature by the District Traffic Engineer.

9.0 FINAL TRAFFIC SIGNAL PLAN

TPD will prepare a traffic signal construction plans for the following seven (7) intersections:

- » Lancaster Avenue and Radnor-Chester Road;
- » Lancaster Avenue and King of Prussia Road;
- » Lancaster Avenue and King of Prussia Road;
- » King of Prussia Road and Radnor-Chester Road;
- » Conestoga Road and Wayne Avenue;
- » Wayne Avnue and Lancaster Avenue

- » Wayne Avenue and West Avenue/Station Road.

Plans will be prepared in accordance with Publication 14M (Design Manual Part 3), Publication 148 (Traffic Standards - TC-8800 series), and Publication 149 (Traffic Signal Design Handbook). The Traffic Signal Construction Plan will include a Traffic Signal Plan Sheet, a Tabulation of Quantities Sheet, and Special Provisions.

Special Provisions will be developed when issues pertaining to Items of Work, Materials, Requirements, or Special Instructions meet any of the following conditions:

- » They are not contained on the drawings
- » They are not in the standard specifications,
- » They apply only to the project under consideration,
- » They are considered essential to the satisfactory completion of the contract within its intended scope.
- » Special Provisions will be submitted with the Traffic Signal Plan as a stand-alone document.

TPD will submit full size drawings of the Traffic Signal Construction Plans at the 60% and 90% project completion levels to the Project Manager for submission to the District Traffic Engineer. TPD will coordinate with the District Traffic Engineer or their assignee to discuss any review comments before advancing the design. The Special Provisions will be submitted at the 90% project completion level.

The Final Traffic Signal Construction Plans shall be originated and stored in a digital format. Digital and printed copies shall be provided to the District Project Manager. Final copies of drawings, design calculations, and Special Provisions shall be delivered in the format and quantities specified in the Engineering Agreement.

TPD will prepare a Traffic Signal Permit plan by modifying the Traffic Signal Construction Plan Sheet to reflect the final permitted operation of

the traffic signal. Notes specific to the signal construction shall be removed and notes identifying the Permittees responsibilities shall be added. A permit issue block will be added to the upper right hand corner of the plan sheet. The Traffic Signal Permit Plan will be submitted along with the completed signal permit application and a copy of the municipality's legally adopted resolution prior to the PS&E submission.

10.0 FINAL PAVEMENT MARKING PLAN

This task consists of developing final pavement marking plans in accordance with Publication 14M (Design Manual Part 3), the Manual on Uniform Traffic Control Devices, Traffic Standards (TC 8600 Series), and Publication 111M with guidance from the Pavement Marking Handbook.

TPD will develop final pavement marking plans depicting longitudinal lane lines and delineators on roadway sections. The locations of stop bars, legends, and crosswalks will be indicated. The type, size, and color of pavement markings and delineators will be noted on the plans. Specific details will be developed at this time.

The plan will include a title sheet with general notes and index map, tabulation of quantity sheets, and plan sheets for all roadway sections within the limits of work. It is anticipated that the Pavement Marking Plans will be combined with the Signing plans for clarity.

11.0 FINAL SIGNING PLAN

This task consists of developing final sign and sign lighting plans in accordance with Publication 14M (Design Manual Part 3), Publication 212 (Official Traffic Control Devices), Traffic Standards (TC8600 and 8700 series), and Publication 108 (Sign Foreman's Manual).

TPD will develop final signing plans for all roadway sections within the limits of work. The plans will depict destination, regulatory,

warning, information, and guide signs necessary to control and maintain traffic upon completion of construction. The plans will depict the approximate locations of signs, sign types, and sign messages. TPD does not anticipate needing any major sign structures or sign lighting.

Plans will be prepared at an appropriate scale. The plans will consist of a title sheet with an index map and general notes, tabulation of quantity sheets, and plan sheets showing sign types and locations. Sign sizes, sign structure and sign lighting details, and sign fabrication details, will be included at this time.

It is anticipated that the Pavement Marking Plans will be combined with the Signing plans for clarity.

12.0 FINAL EROSION AND SEDIMENT POLLUTION CONTROL PLAN/NPDES PERMIT

TPD will develop a narrative report describing the project and indicating the purpose, the engineering assumptions, the specifications, and the calculations for erosion and sediment pollution control measures and facilities. The narrative shall include a schedule of installation and removal of temporary and permanent erosion control measures and facilities as they relate to the various earthmoving operations and a maintenance program for each type of temporary and permanent erosion control measure and facility. TPD will provide detailed instructions relating to the sequence of construction on the plan and in the narrative. Staging, sequencing, and scheduling of earthmoving activities and installation/removal of erosion and sediment pollution control measures and facilities will be included in the plans and/or narrative as required. TPD will provide a detailed description in the narrative report of all soil types located within the project limits including each soil type, depth, slope and resistance to erosion. The soil boundaries and a summary table of the soil types and limitations will also be included on the plans. TPD will provide all applicable construction schedules,

maintenance programs (including the removal and disposal of accumulated soil materials). TPD will prepare transmittal letter, plans, and narrative report for submission to the County Conservation District.

As the disturbance for the project is assumed to be greater than 1.0 acre, it is assumed that a NPDES permit will be required for this project. TPD will develop an NPDES boundary map that includes the following information: limits of disturbance, highway alignment, cut & fill limits, ROW lines, contours, stations, location identifiers and, the permit boundary. TPD will complete the NPDES Permit Application. The application package will consist of the following items:

- » Act 14 Notification
- » PNDI Search
- » Location map
- » NPDES Application Form
- » Erosion and Sediment Pollution Control Plan.
- » Post Construction Storm Water Management Plans

TPD will be responsible for submitting the Erosion and Sediment Pollution Control Plan and supporting documentation to PennDOT District 6-0 for review and approval, prior to submitting the NPDES Permit package. The plans will be completed in accordance with Publication 14M (Design Manual 3) and Publication 584, Chapter 12 (PennDOT Drainage Manual). The Erosion and Sediment Pollution Control Plan will include the following:

- » Title/Index Sheet
- » General Notes
- » Detail Sheets
- » Erosion and Sediment Pollution Control Plan Sheets

Upon acceptance of the plans and receipt of signed forms by the District, the submission will be forwarded to the County Conservation District for review and approval.

For purposes of this submission, the development of Post Construction Stormwater

Management Plans, as required as part of the NPDES Permit package, will be prepared under a separate task.

13.0 FINAL PLAN CHECK

TPD will perform an internal final plan check with the Project Manager, Project Engineer, and Quality Control person prior to submission of the Final Plans, Specifications and Estimates Package. Upon completion, TPD will submit the Construction Plans to PennDOT District 6-0 and the Central Office Plans reviewer for concurrence. If requested, TPD will meet with the District and/or Central Office personnel to review the plans.

TPD assumes that a Final Design Office Meeting will not be required.

14.0 ASSEMBLE FINAL PROJECT DOCUMENTS FOR CONTRACT MANAGEMENT

TPD will prepare a listing of final items and will develop final quantity tabulations using the AutoTAB software package. Backup calculations will be prepared to indicate how all quantities were developed. TPD will develop unit costs for all items utilized for the project. TPD will document how the unit costs were developed, including cost drivers for all lump sum items. TPD will develop final special provisions for all non-standard items used on the project. TPD will upload the items, quantities, unit costs and special provisions to the PennDOT ECMS website.

TPD will develop the engineer's construction schedule using the PennDOT approved ASTA software package. TPD will forward either a hard copy or .pdf file of all approved Construction Plans, agreements, forms, certifications, approval letters, and the construction schedule to PennDOT District 6-0 for uploading to the PennDOT ECMS website.

TPD will coordinate with the District Project Manager and District Contract Management Unit to finalize the bid package and to generate a Proposal Report.

All project documents will be prepared in accordance with Publication 51M guidelines.

TPD will be available to review and respond to questions posted by contractors in ECMS during the bidding process. All responses will be forwarded to the District within five (5) working days of posting in ECMS.

TPD will attend pre-bid meeting, prepare responses to contract document questions from Contractors, issue Addenda necessary to address any plan or specification revisions that may be required to address the questions of the Contractors, and assist with the evaluation of the Contractor bids.

PART 3 – SERVICES DURING CONSTRUCTION


No services during construction are proposed at this time. At the time of construction, should those be requested, TPD will prepare a new agreement.

Radnor Township

PRESENTATION & POSSIBLE MOTION

DATE: May 1, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works 

CC: Robert A. Zienkowski, Township Manager
William R. White, Assistant Township Manager & Finance Director
Daniel Wible, PE CH2M

PRESENTATION & POSSIBLE MOTION: CH2M Presentation on the North Wayne Field Basin

As a part of the Township Wide Study (TWS), CH2M was directed to model the North Wayne Field Basin, specifically, in its current state of disrepair, and if it were to be cleaned and repaired. In the preliminary portion of the TWS presented last fall, the 2,5, 10, and 25-year frequency storms were modeled for the basin in the current state of disrepair, and if were to be cleaned and repaired. It was shown that in certain frequency storms, there would be a slight increase in flood water depth at Plant Avenue and Willow Avenue. This obviously caused consternation for residents in that area of North Wayne. In the final version of the study, only the 10-year event was modeled; this showed a marginal benefit to the area noted. We still do not have "final version" data for the other storm events. In the 2017 Stormwater Fund Budget, \$185,000 was slated for the cleaning and repair of the basin. To provide more data for proper decision making, and to ensure that no project will lessen one problem and worsen another, and to mitigate possible deleterious effects of the cleaning and repairing of the North Wayne Field Basin, Dan Wible will be presenting the following:

1. CH2M will use the refined model (final model), as was presented to the Board of Commissioners, to evaluate the 2, 5, 10, and 25-year frequency event, for the basin in its current state (in need of repair and cleaning), and the basin if were operating as originally constructed. Based on the information at hand, this will provide data showing the effects, beneficial or detrimental, of what would occur if the North Wayne Field Basin was cleaned, in the noted storms.
2. To mitigate any possible increase in flood water depth downstream of the basin (Plant Avenue, Willow Avenue), projects will be put forth that will reduce stormwater runoff to the basin, thereby reducing flow from the basin outfall. For instance, if the West Avenue Green Streets Project was constructed, and others upstream in the drainage area, the stormwater runoff reduction (through volume control), could alleviate any increased output from the cleaned and repaired basin. The upstream projects would have to be constructed prior to any basin work.

Clearly, no movement in any direction could take place without explicit direction of the Board of Commissioners. The intent of the CH2M presentation is to provide the Board of Commissioners the most relevant data on hand, to be able to make informed decisions. Please note the additional modeling will most likely not be complete prior to the Board's meeting. If that occurs, I will provide the information to the Board ASAP, and hard copies will be at the dais for the Commissioners, and at the table for our residents. It will then be posted on the website.

Projected Radnor Township Stormwater Budget 2017-2021

For Inclusion in the 2017 Comprehensive Budget Per the BOC on November 28, 2016

Prepared by: PRB/PM

Date: last revised 11/9/16

YEAR (actual \$ and %)	2016	2017	2018	2019	2020	2021						
PLANNED REVENUES												
Stormwater Fee Revenue	\$1,010,500	\$1,110,500	\$1,010,500	\$1,010,500	\$1,010,500	\$1,010,500						
Previous Year Balanc	\$2,267,442	\$1,964,562	\$961,857	\$147,831	\$191,054	\$272,299						
PLANNED EXPENDITURES												
Repair/Maintenance/MS4	\$762,692	75.5%	\$350,000	32%	\$328,686	33%	\$171,438	17%	\$133,415	13%	\$243,544	24%
Evaluation of Five Culverts in the Township	\$18,258											
Barley Cone Lane Storm Sewer	\$12,029											
Mill Rd Culvert	\$79,059											
Marlbridge Way Culvert - PDB, GF	\$19,108											
Marlbridge Way Culvert Replacement	\$260,675											
Marlbridge Way Culvert: Pipe Purchase	\$14,627											
Castlefinn Lane Culvert - Emergency Repair	\$18,936											
Malin Rd Culvert					\$206,927							
Maplewood/Odorasio Park Outfall*												
South Devon Rd Culvert												
Eagle Rd Culvert					\$71,759		\$121,438					
Earles Lane Culvert												
Chamounix Rd Culvert and retaining wall									\$83,415		\$193,544	
Highview Rd outfall design	\$46,000											
Highview Rd outfall construction			\$300,000									
Sawmill Road Culvert												
Arthur Road Inlet and Piping												
Radnor Street and Willow Inlets and Piping												
Cleaning, Televising, & Mapping	\$109,000		\$50,000		\$50,000		\$50,000		\$50,000		\$50,000	
North Wayne Basin - Inspect/Repair Existing system	\$185,000											
Capital Improvements	\$404,808	40.1%	\$1,500,000	135%	\$1,400,000	139%	\$700,000	69%	\$700,000	69%	\$700,000	69%
Ithan Creek Watershed Assessment	\$13,905											
Septa Train Station	\$30,000		\$100,000									
Banbury Way	\$95,236		\$1,200,000									
RMS Connector	\$7,560											
Township-wide SW Eng. Assessment	\$258,107											
Future Flood Mitigation Projects Design			\$200,000				\$100,000				\$100,000	
Future Flood Mitigation Projects Construction	\$0				\$1,400,000		\$600,000		\$700,000		\$600,000	
Admin/ General SW Engineering	\$143,880	14.2%	\$258,205	23.3%	\$90,840	9.0%	\$90,840	9.0%	\$90,840	9.0%	\$90,840	9.0%
MS4 progress report	\$5,037		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	
MS4 Update	\$50,003		\$167,365									
CH2M	\$80,840		\$80,840		\$80,840		\$80,840		\$80,840		\$80,840	
Stormwater ordinance update	\$3,000											
Credit card fees	\$5,000		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	
Rebate/Credit/Grants	\$2,000	0.2%	\$5,000	0.5%	\$5,000	0.5%	\$5,000	0.5%	\$5,000	0.5%	\$5,000	0.5%
%/\$ of current year fee:	\$1,313,380	130.0%	\$2,113,205	190.3%	\$1,824,526	180.6%	\$967,278	95.7%	\$929,255	92.0%	\$1,039,384	102.9%
Year-End Balance	\$1,964,562		\$961,857		\$147,831		\$191,054		\$272,299		\$243,415	

RESOLUTION NO. 2017-68

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING GILMORE & ASSOCIATES TO PROVIDE THE
ENGINEERING REQUIRED TO SUBMIT A PENNSYLVANIA DEPARTMENT OF
COMMUNITY AND ECONOMIC DEVELOPMENT GRANT APPLICATION FOR
FOUR SIDEWALK PROJECTS**

WHEREAS, Radnor Township wishes to apply for the above referenced grant for sidewalk projects at: North Wayne Avenue, South Devon Avenue, Glenmary Road, and Lancaster Avenue

WHEREAS, Gilmore & Associates has submitted cot proposals to perform the necessary engineering design work required of the grant application

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize Gilmore & Associates to perform the necessary engineering to submit a Pennsylvania Department of Community Development (DCED) Grant application for sidewalks on Lancaster Avenue, South Devon Avenue, North Wayne Avenue, and Glenmary Road, in the amount of \$84,980.

SO RESOLVED this 8th day of May, A.D., 2017

RADNOR TOWNSHIP

By: _____

Name: Elaine P. Schaefer

Title: President

ATTEST: _____

Robert A. Zienkowski


Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: April 30th, 2017

TO: Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works 

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager and Finance Director
Amy Kaminski, PE, PTOE, Township Traffic Engineer

Resolution #2017-69: Authorization for Gilmore & Associates to complete a Pennsylvania Department of Community Development (DCED) Grant application for Sidewalks at North Wayne Avenue, Lancaster Avenue, South Devon Avenue, and Glenmary Road

LEGISLATIVE HISTORY: At the April 24th, 2017, regularly scheduled Board of Commissioners meeting, a resolution was presented to the Commissioners requesting authorization for Gilmore & Associates, to perform design services regarding the DCED grant application for a proposed sidewalk on North Wayne Avenue. The Board of Commissioners directed staff to provide grant application costs for the sidewalks noted above, as outlined in the following paragraph.

PURPOSE AND EXPLANATION: There are four sidewalk segments being brought the Commissioners for evaluation and possible resolution. On the following page is the grant funding criteria matrix, for all four proposed projects. Following each brief description of the project below, are a few of the salient items from the matrix. Noted is the cost for Gilmore & Associates to perform the preliminary engineering required of the grant application, followed by the Township's funding match, should the grant be awarded. As part of the grant application, the Board of Commissioners will be required to pass a resolution for the funding of the matching costs.

1. **North Wayne Avenue (from Eagle Road to the Township line)** – connecting Woodsworth Court to existing sidewalks, and into downtown Wayne. Grant application cost \$5,100, matching funds: \$114,120
2. **Lancaster Avenue (from Garrett Avenue to Barley Cone Lane)** – connecting Radnor House and points east, to existing sidewalks, and west to S.R. 0320 (Sproul Road). Grant application cost: \$38,070, and matching funds \$101,057.
3. **South Devon Road (from Liberty Lane to Morris Circle)** – connecting points south (Bo Connor and Warren Filipone Parks) and west with the Friends of the Radnor Trail Park, and the Radnor Trail. This project does not meet the minimum cost requirement (\$100,000) required of the grant. As will be noted later in this memorandum, there are options to include this project. If included in the grant application: grant cost: \$17,720, matching funds: \$37,089.
4. **Glenmary Road (from Glenmary Road to King of Prussia Road)** – this sidewalk will connect pedestrians south of King of Prussia Road, on Glenmary Road, with the Radnor Elementary School. Grant application cost: \$24,590, matching funds \$24,908.

Department of Community and Economic Development Grant Funding Criteria Matrix					
Cost	Description	North Wayne Ave.	Glenmary Road	Lancaster Ave.	*South Devon Ave.
Total Project Cost	Includes Final Design, Permitting, Construct, Inspections, and Application Preparation	\$387,400	\$122,512	\$397,872	\$81,131
Total Eligible Amount	Total Project Cost: Final Engineering, Permitting,	\$380,400	\$83,027	\$336,859	\$28,146
Total Grant Request	70% of Total Eligible Amount	\$266,280	\$58,120	\$235,801	\$52,985
Township 30% Match	30% of Total Eligible Amount	\$114,120	\$24,908	\$101,057	\$37,089
Ineligible Costs/Application Costs	Includes revising plans, estimates and Application submission	\$5,100	\$39,486	\$61,012	\$15,895
Total Cost to Township	30% Match plus ineligible Costs	\$121,120	\$64,393	\$162,070	\$44,042

The South Devon Avenue sidewalk project does not meet the minimum cost of the grant criteria.

The Board of Commissioners has several options in regards to funding the projects:

1. Combine all four projects into one grant application (this will then allow the South Devon Road Sidewalk Project to be eligible for grant funding).
2. Choose any combination of projects to be combined in to one or more grant applications (this will then allow the South Devon Road Sidewalk Project to be eligible for grant funding).
3. Chose one or more projects, to be entered in on their own (solely) grant application.
4. Fund a project or projects form outside the grant.

IMPLEMENTATION SCHEDULE: I have included grant Resolution #2017 – 69, with the cost of all four projects being submitted on one grant application. Please note that at the Board of Commissioners direction, staff can change Resolution #2017-69 based on how they wish to proceed (as noted in 1-4 above). Gilmore & Associates will begin work immediately, pending Board authorization.

FISCAL IMPACT: The costs for the grant applications are not funded; the Board of Commissioners will have to determine how they wish to proceed in funding.

RECOMMENDED ACTION: *Based on the explanation under "Implementation Schedule", I respectfully recommend the Board of Commissioners authorize Gilmore & Associates to perform the necessary engineering to submit a Pennsylvania Department of Community Development (DCED) Grant application for sidewalks on Lancaster Avenue, South Devon Avenue, North Wayne Avenue, and Glenmary Road, in the amount of \$84,980.*

Enclosures: Gilmore & Associates cost proposals



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 1, 2017

Project No. 17-0407901

Mr. Stephen F. Norcini, P.E.
Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Reference: Professional Services Agreement
Lancaster Avenue (SR 0030) Pedestrian Improvements (MTF Grant)
Radnor Township, Delaware County, Pennsylvania

Dear Mr. Norcini:

Per your request, Gilmore & Associates, Inc. (G&A) will provide traffic engineering services for submitting the Department of Community and Economic Development (DCED) Multimodal Transportation Fund (MTF) grant for pedestrian improvements along Lancaster Avenue (SR 0030) from Barley Cone Lane to Garrett Avenue in Radnor Township, Delaware County. In addition to submitting the grant application on behalf of Radnor Township, G&A will be preparing the preliminary engineering design as required by the grant guidelines.

The Multimodal Transportation Fund grant is used to encourage economic development and ensure a safe and reliable system of transportation to residents of the Commonwealth. The grant includes projects related to improving transportation assets, enhancing pedestrian safety and encouraging transit revitalization. The grant requires a 30% match (liquid fuels or cash contributions) and the Township must notify Delaware County of the intent to submit the grant application.

The Township is required to pass an official resolution and include the signed resolution along with the grant application materials; a marked up sample will be provided for execution by the Board of Commissioners.

Traffic Engineering Services include the following items:

- A. Task 1: Prepare and submit the Multimodal Transportation Fund grant application and preliminary engineering design as follows:
 1. Conduct survey for preliminary plan preparation;
 2. Conduct site visit of study area to view existing features and potential conflicts;
 3. Prepare grant application and coordinate supplemental exhibits for submission;
 4. Prepare a preliminary submission to PennDOT to obtain initial feedback of the design;
 5. Prepare preliminary construction and grading plan for submission with the grant application, as required;

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6. Prepare drainage statement for PennDOT submission;
7. Prepare construction cost estimate.

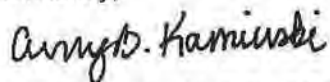
Gilmore & Associates, Inc. shall provide the services outlined above, **for a not-to-exceed fee of \$38,070.00** subject to the following conditions:

- A. Clerical services, travel expenses, meetings, costs for document reproduction, and other reimbursable expenses shall be in addition to the fee. Client to pay all review/application fees to reviewing agencies.
- B. Fees are based on acceptance of this contract agreement within the next 30 days. Gilmore & Associates, Inc. reserves the right to adjust the cost of these services in accordance with increases in company billing rates if this Contract Agreement is not accepted within 30 days. The fees assume the completion of all professional services within 12 months from the date of contract execution. In the event the professional services are not completed within 12 months from the date of Contract Agreement execution, Gilmore & Associates, Inc. reserves the right to adjust the cost of the remaining services in accordance with increases in company billing rates.
- C. Method of Payment - Invoices shall be submitted on a monthly basis and are due upon receipt. Payment is due upon presentation of an invoice and is past due thirty (30) days from invoice date. Client will be assessed a service charge of one and one-half (1-1/2) percent per month (18% per annum) or a fraction thereof on past due payments.
- D. Services do not include meetings or final engineering.

Should you find this contract agreement acceptable, please sign below and return the original to me as authorization to proceed. Services outlines herein shall commence upon receipt of the executed Services Agreement by the client.

Thank you for your continued consideration of Gilmore & Associates, Inc. We look forward to the successful completion of this project in Radnor Township. In the meantime, please do not hesitate to contact me with any questions or comments you may have.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Transportation Services Manager
Gilmore & Associates, Inc.
akaminski@gilmore-assoc.com

Authorization to proceed:

Authorized Signature

Date

Purchase Order Number



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 1, 2017

Project No. 17-0407902

Mr. Stephen F. Norcini, P.E.
Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Reference: Professional Services Agreement
Glenmary Road Pedestrian Improvements (MTF Grant)
Radnor Township, Delaware County, Pennsylvania

Dear Mr. Norcini:

Per your request, Gilmore & Associates, Inc. (G&A) will provide traffic engineering services for submitting the Department of Community and Economic Development (DCED) Multimodal Transportation Fund (MTF) grant for pedestrian improvements along the southeast side of Glenmary Road from King of Prussia Road (S.R. 1021) for approximately 250 feet to the cul-de-sac accessing several residential properties in Radnor Township, Delaware County. The project also includes the conversion of the existing pedestrian flashing warning device to a rectangular rapid flash beacon (RRFB) pedestrian signal along King of Prussia Road. In addition to submitting the grant application on behalf of Radnor Township, G&A will be preparing the preliminary engineering design for the sidewalk improvements as well as the proposed RRFB pedestrian signal as required by the grant guidelines.

The Multimodal Transportation Fund grant is used to encourage economic development and ensure a safe and reliable system of transportation to residents of the Commonwealth. The grant includes projects related to improving transportation assets, enhancing pedestrian safety and encouraging transit revitalization. The grant requires a 30% match (liquid funds or cash contributions) and the Township must notify Delaware County of the intent to submit the grant application.

The Township is required to pass an official resolution and include the signed resolution along with the grant application materials. A marked up sample resolution will be provided for execution by the Board of Commissioners.

Traffic Engineering Services include the following items:

- A. Task 1: Prepare and submit the Multimodal Transportation Fund grant application and preliminary engineering design as follows:
 - 1. Conduct survey for preliminary plan preparation;
 - 2. Conduct site visit of study area to view existing features and potential conflicts;
 - 3. Prepare grant application and coordinate supplemental exhibits for submission;

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4. Prepare a preliminary RRFB/Signal submission to PennDOT to obtain initial feedback of the design;
5. Prepare preliminary construction plan for submission with the grant application, as required;
6. Prepare construction cost estimate.

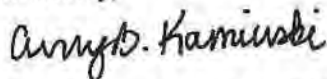
Gilmore & Associates, Inc. shall provide the services outlined above, **for a not-to-exceed fee of \$24,590.00** subject to the following conditions:

- A. Clerical services, travel expenses, meetings, costs for document reproduction, and other reimbursable expenses shall be in addition to the fee. Client to pay all review/application fees to reviewing agencies.
- B. Fees are based on acceptance of this contract agreement within the next 30 days. Gilmore & Associates, Inc. reserves the right to adjust the cost of these services in accordance with increases in company billing rates if this Contract Agreement is not accepted within 30 days. The fees assume the completion of all professional services within 12 months from the date of contract execution. In the event the professional services are not completed within 12 months from the date of Contract Agreement execution, Gilmore & Associates, Inc. reserves the right to adjust the cost of the remaining services in accordance with increases in company billing rates.
- C. Method of Payment - Invoices shall be submitted on a monthly basis and are due upon receipt. Payment is due upon presentation of an invoice and is past due thirty (30) days from invoice date. Client will be assessed a service charge of one and one-half (1-1/2) percent per month (18% per annum) or a fraction thereof on past due payments.
- D. Services do not include meetings or final engineering.

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Thank you for your continued consideration of Gilmore & Associates, Inc. We look forward to the successful completion of this project in Radnor Township. In the meantime, please do not hesitate to contact me with any questions or comments you may have.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Transportation Services Manager
Gilmore & Associates, Inc.
akaminski@gilmore-assoc.com

Authorization to proceed:

Authorized Signature

Date

Purchase Order Number



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

May 1, 2017

Project No. 17-0407903

Mr. Stephen F. Norcini, P.E.
Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Reference: Professional Services Agreement
Devon Avenue Pedestrian Improvements (MTF Grant) – 2 crossings at Morris Circle
Radnor Township, Delaware County, Pennsylvania

Dear Mr. Norcini:

Per your request, Gilmore & Associates, Inc. (G&A) will provide traffic engineering services for submitting the Department of Community and Economic Development (DCED) Multimodal Transportation Fund (MTF) grant for pedestrian improvements along the south side of Devon Avenue between the trail at Liberty Lane and the existing sidewalk at Morris Circle in Radnor Township, Delaware County. The project consists of the design and construction of approximately 140 feet of sidewalk between Liberty Lane and Morris Circle, as well as crosswalks with curb ramps at Liberty Lane, Morris Circle and the east leg of Devon Avenue at Morris Road (6 ramps total). In addition to submitting the grant application on behalf of Radnor Township, G&A will be preparing the preliminary engineering design for the sidewalk improvements as required by the grant guidelines.

The Multimodal Transportation Fund grant is used to encourage economic development and ensure a safe and reliable system of transportation to residents of the Commonwealth. The grant includes projects related to improving transportation assets, enhancing pedestrian safety and encouraging transit revitalization. The grant requires a 30% match (liquid funds or cash contributions) and the Township must notify Delaware County of the intent to submit the grant application.

The Township is required to pass an official resolution and include the signed resolution along with the grant application materials. A marked up sample resolution will be provided for execution by the Board of Commissioners.

Traffic Engineering Services include the following items:

- A. Task 1: Prepare and submit the Multimodal Transportation Fund grant application and preliminary engineering design as follows:
 1. Conduct survey for preliminary plan preparation;
 2. Conduct site visit of study area to view existing features and potential conflicts;
 3. Prepare grant application and coordinate supplemental exhibits for submission;

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4. Prepare preliminary construction plan for submission with the grant application, as required;
5. Prepare construction cost estimate.

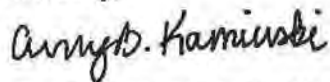
Gilmore & Associates, Inc. shall provide the services outlined above, **for a not-to-exceed fee of \$16,505.00** subject to the following conditions:

- A. Clerical services, travel expenses, meetings, costs for document reproduction, and other reimbursable expenses shall be in addition to the fee. Client to pay all review/application fees to reviewing agencies.
- B. Fees are based on acceptance of this contract agreement within the next 30 days. Gilmore & Associates, Inc. reserves the right to adjust the cost of these services in accordance with increases in company billing rates if this Contract Agreement is not accepted within 30 days. The fees assume the completion of all professional services within 12 months from the date of contract execution. In the event the professional services are not completed within 12 months from the date of Contract Agreement execution, Gilmore & Associates, Inc. reserves the right to adjust the cost of the remaining services in accordance with increases in company billing rates.
- C. Method of Payment - Invoices shall be submitted on a monthly basis and are due upon receipt. Payment is due upon presentation of an invoice and is past due thirty (30) days from invoice date. Client will be assessed a service charge of one and one-half (1-1/2) percent per month (18% per annum) or a fraction thereof on past due payments.
- D. Services do not include meetings or final engineering.

Should you find this contract agreement acceptable, please sign below and return the original to me as authorization to proceed. Services outlines herein shall commence upon receipt of the executed Services Agreement by the client.

Thank you for your continued consideration of Gilmore & Associates, Inc. We look forward to the successful completion of this project in Radnor Township. In the meantime, please do not hesitate to contact me with any questions or comments you may have.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Transportation Services Manager
Gilmore & Associates, Inc.
akaminski@gilmore-assoc.com

Authorization to proceed:

Authorized Signature

Date

Purchase Order Number



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 1, 2017

Project No. 17-0407903

Mr. Stephen F. Norcini, P.E.
Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Reference: Professional Services Agreement
Pedestrian Improvements: Lancaster Avenue, Glenmary Road & Devon Avenue
MTF Grant Application
Radnor Township, Delaware County, Pennsylvania

Dear Mr. Norcini:

Per your request, Gilmore & Associates, Inc. (G&A) will provide traffic engineering services for submitting the Department of Community and Economic Development (DCED) Multimodal Transportation Fund (MTF) grant for multiple pedestrian improvement projects within Radnor Township, Delaware County. The project consists of the following locations:

1. Lancaster Avenue – design and construction of curb and sidewalk between Barley Cone Lane and Garrett Avenue with associated curb ramps at intersections and signal upgrade at Lowry's Lane.
2. Glenmary Road – design and construction of sidewalk from King of Prussia Road (S.R. 1021) for approximately 250 feet to the cul-de-sac accessing several residential properties. The project also includes the conversion of the existing pedestrian flashing warning device to a rectangular rapid flash beacon (RRFB) pedestrian signal along King of Prussia Road.
3. Devon Avenue – design and construction of approximately 140 feet of sidewalk between Liberty Lane and Morris Circle, as well as crosswalks with curb ramps at Liberty Lane and crossing the south and east legs of Morris Circle and Devon Avenue (6 ramps total).
 - a. An alternate additional cost is provided below in the event that the Township decides to include the NW corner and two additional crossings at this location.

The Multimodal Transportation Fund grant is used to encourage economic development and ensure a safe and reliable system of transportation to residents of the Commonwealth. The grant includes projects related to improving transportation assets, enhancing pedestrian safety and encouraging transit revitalization. The grant requires a 30% match (liquid funds or cash contributions) and the Township must notify Delaware County of the intent to submit the grant application.

The Township is required to pass an official resolution and include the signed resolution along with the grant application materials. A marked up sample resolution will be provided for execution by the Board of Commissioners.

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Traffic Engineering Services include the following items:

- A. Task 1: Prepare and submit the Multimodal Transportation Fund grant application and preliminary engineering design as follows:
 1. Conduct survey for preliminary plan preparation;
 2. Conduct site visit of study areas to view existing features and potential conflicts;
 3. Prepare grant application and coordinate supplemental exhibits for submission;
 4. Prepare a preliminary submission to PennDOT to obtain initial feedback of the design, as needed;
 5. Prepare preliminary construction and grading plan, as needed, for submission with the grant application, as required;
 6. Prepare drainage statement for PennDOT submission;
 7. Prepare construction cost estimate.

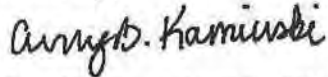
Gilmore & Associates, Inc. shall provide the services outlined above, **for a not-to-exceed fee of \$72,170.00** subject to the following conditions:

- A. Clerical services, travel expenses, meetings, costs for document reproduction, and other reimbursable expenses shall be in addition to the fee. Client to pay all review/application fees to reviewing agencies.
- B. Fees are based on acceptance of this contract agreement within the next 30 days. Gilmore & Associates, Inc. reserves the right to adjust the cost of these services in accordance with increases in company billing rates if this Contract Agreement is not accepted within 30 days. The fees assume the completion of all professional services within 12 months from the date of contract execution. In the event the professional services are not completed within 12 months from the date of Contract Agreement execution, Gilmore & Associates, Inc. reserves the right to adjust the cost of the remaining services in accordance with increases in company billing rates.
- C. Method of Payment - Invoices shall be submitted on a monthly basis and are due upon receipt. Payment is due upon presentation of an invoice and is past due thirty (30) days from invoice date. Client will be assessed a service charge of one and one-half (1-1/2) percent per month (18% per annum) or a fraction thereof on past due payments.
- D. Services do not include meetings or final engineering.
- E. If the Township chooses to add the additional corner and crossings as described in location 3.a and additional cost of \$710 will apply.

Should you find this contract agreement acceptable, please sign below and return the original to me as authorization to proceed. Services outlines herein shall commence upon receipt of the executed Services Agreement by the client.

Thank you for your continued consideration of Gilmore & Associates, Inc. We look forward to the successful completion of this project in Radnor Township. In the meantime, please do not hesitate to contact me with any questions or comments you may have.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Transportation Services Manager
Gilmore & Associates, Inc.
akaminski@gilmore-assoc.com

Authorization to proceed:

Authorized Signature

Date

Purchase Order Number



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 31, 2017

Project No. 17-03116

Mr. Stephen F. Norcini, P.E.
Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Reference: Professional Services Agreement for DCED MTF Grant Services
N. Wayne Avenue (S.R. 1046) Pedestrian Improvements
Radnor Township, Delaware County, Pennsylvania

Dear Mr. Norcini:

Per your request, Gilmore & Associates, Inc. (G&A) will provide traffic engineering services for submitting the Department of Community and Economic Development (DCED) Multimodal Transportation Fund (MTF) grant for pedestrian improvements along N. Wayne Avenue (S.R. 1046) from the intersection of Eagle Road (S.R. 1042) to Wordsworth Court in Radnor Township, Delaware County. In addition to submitting the grant application on behalf of Radnor Township, G&A will be preparing the preliminary engineering design as required by the grant application. The project will be in accordance with PennDOT policies and procedures and require oversight through the PennDOT ECMS process.

The Multimodal Transportation Fund grant is used to encourage economic development and ensure a safe and reliable system of transportation to residents of the Commonwealth. The grant includes projects related to improving transportation assets, enhancing pedestrian safety and encouraging transit revitalization. The grant requires a 30% match (liquid fuels or cash contributions) and the Township must notify Delaware County of the intent to submit the grant application.

The Township is required to pass an official resolution and include the signed resolution along with the grant application materials; a marked up sample will be provided electronically after the construction cost estimates are developed and the grant funding request is identified for adoption at a Board of Commissioners' meeting.

Traffic Engineering Services include the following items:

- A. Prepare/submit the Multimodal Transportation Fund grant application and preliminary engineering design at a not-to-exceed fee totaling \$5,100 for grant preparation, coordination and submission of all required Exhibits as follows noting **G&A** and **Radnor Township** responsibilities:
 - Exhibit 1 - Project description including items (a) through (g) as required by the grant- **Prepared by G&A**
 - Exhibit 2 - Detailed cost estimate for total project cost prepared by a licensed engineer- **Prepared by G&A**

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- Exhibit 3 - Preliminary construction drawings; G&A will utilize the construction drawings prepared in 2015 for the PennDOT MTF Grant Application with minor revisions - **Prepared by G&A**
- Exhibit 4 - Funding Commitment letters from all project funding sources – **Prepared by Radnor Township**
- Exhibit 5 - A color-coded map detailing the location of the proposed project; G&A will modify the PennDOT MTF Grant Application map as needed for this application - **Prepared by G&A**
- Exhibit 6 - The most recent audited financial statements of the applicant. Financial statement should include balance sheets, income statements, and notes to financials. **Prepared by Radnor Township**
- Exhibit 7 - If applicable, letter from the property owner giving applicant consent for the project. Previous support letter from residents dated December 16, 2015 may need to be revised. **Prepared by Radnor Township**
- Exhibit 8 - A list of all required project approvals; G&A will modify the previous list as needed for this application. **Prepared by G&A**
- Exhibit 9 - A letter from the appropriate planning agency certifying that the proposed project is in compliance with the comprehensive land use plans. **G&A** will prepare a ghost letter and contact the County Planning Department for a support letter.
- Exhibit 10 - Exhibit 11: Not Applicable to this grant application
- Exhibit 12 - For all applicants, provide copies of notifications provided to county and municipal governing bodies advising them of the proposed project. **G&A** will prepare a ghost letter from Radnor Township to the County Planning Department. **Radnor Township** will need to copy to Township letter head, sign and transmit to County Planning Department.
- Exhibit 13 - Not applicable.
- Exhibit 14 - **G&A** will prepare a resolution for adoption by Radnor Township Board of Commissioners' identifying the project scope and the grant amount.

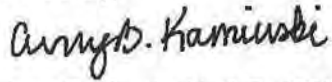
Gilmore & Associates, Inc. shall provide the services outlined above, **for a not-to-exceed fee of \$5,100** subject to the following conditions:

- A. Clerical services, travel expenses, meetings, costs for document reproduction, and other reimbursable expenses shall be in addition to the fee.
- B. Fees are based on acceptance of this contract agreement within the next 30 days. Gilmore & Associates, Inc. reserves the right to adjust the cost of these services in accordance with increases in company billing rates if this Contract Agreement is not accepted within 30 days. The fees assume the completion of all professional services within 12 months from the date of contract execution. In the event the professional services are not completed within 12 months from the date of Contract Agreement execution, Gilmore & Associates, Inc. reserves the right to adjust the cost of the remaining services in accordance with increases in company billing rates.
- C. Method of Payment - Invoices shall be submitted on a monthly basis and are due upon receipt. Payment is due upon presentation of an invoice and is past due thirty (30) days from invoice date. Client will be assessed a service charge of one and one-half (1-1/2) percent per month (18% per annum) or a fraction thereof on past due payments.
- D. Services do not include meetings or final engineering.

Should you find this contract agreement acceptable, please sign below and return the original to me as authorization to proceed.

Thank you for your continued consideration of Gilmore & Associates, Inc. We look forward to the successful completion of this project in Radnor Township. In the meantime, please do not hesitate to contact me with any questions or comments you may have.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Transportation Services Manager
Gilmore & Associates, Inc.
akaminski@gilmore-assoc.com

Authorization to proceed:

Authorized Signature

Date

Purchase Order Number

Radnor Township

PRESENTATION

DATE: February 6, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager & Finance Director
Richard Young, PE, T&M Associates

LEGISLATION: **Presentation:** T&M Associates, Incorporated, Follow Up Presentation on the Banbury Way Stormwater Management Design Project

Based on the original design as put forth in the RFP, T&M Associates was unable to meet the approved design criteria as directed from the Board of Commissioners. At the April 24th, regularly scheduled Board of Commissioners meeting, T&M Associates presented three options to have the project meet those storage requirements, but total project costs (sans easements) were not presented. T&M Associates will be before the Board of Commissioners to provide the total estimated costs of those options (attached is the last presentation, for informational purposes). The hope is that the Board of Commissioners will be provided enough information to direct staff as to which option to pursue.

Ancillary to this item is Resolution #2107-69, authorizing payment for additional work (performed at T&M's risk).

Enclosure: April 24th, 2017, T&M Associates Presentation

FLOOD MITIGATION

Banbury Way/Francis Avenue/Windsor Avenue

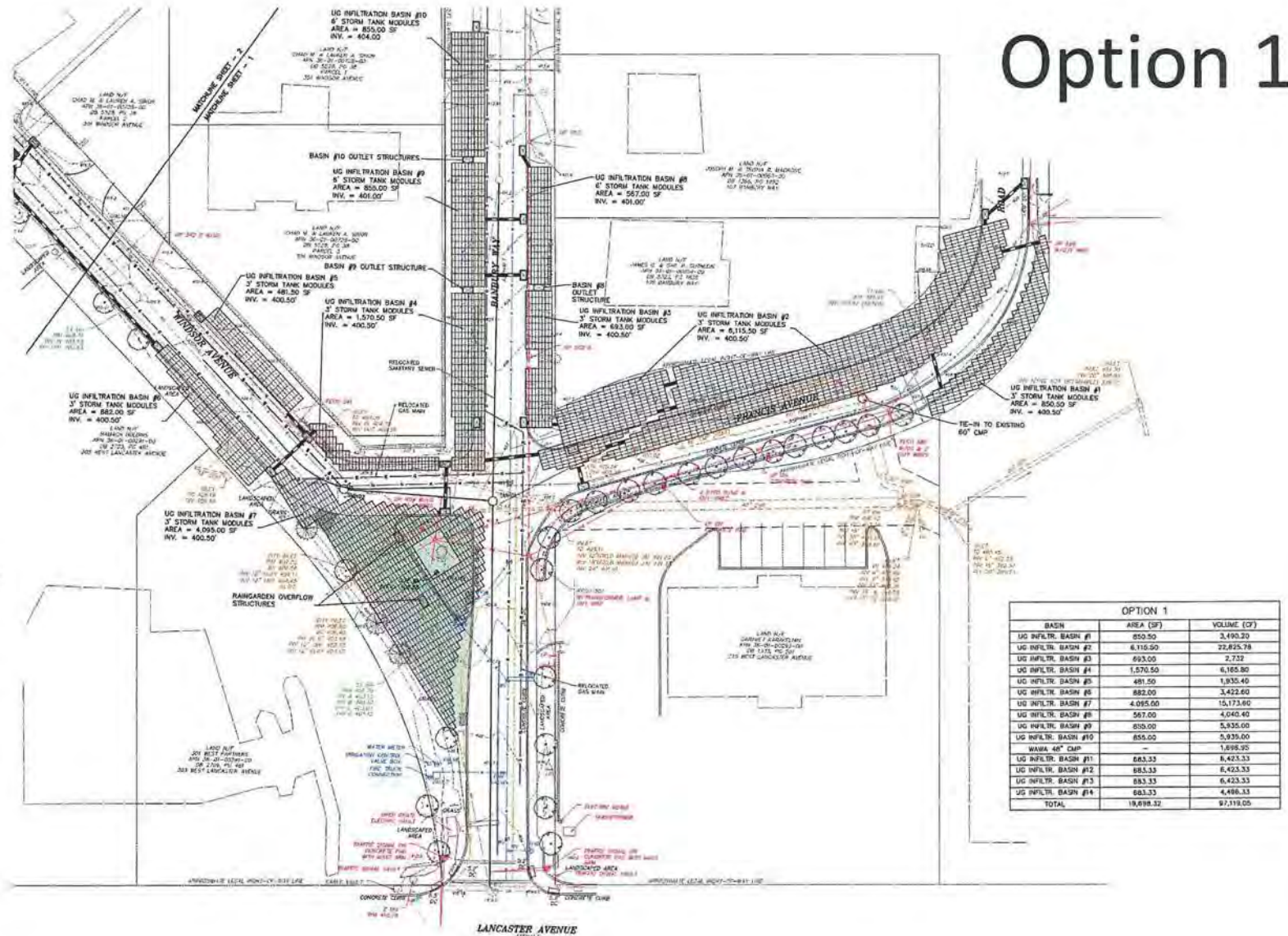
Option 1

Advantages

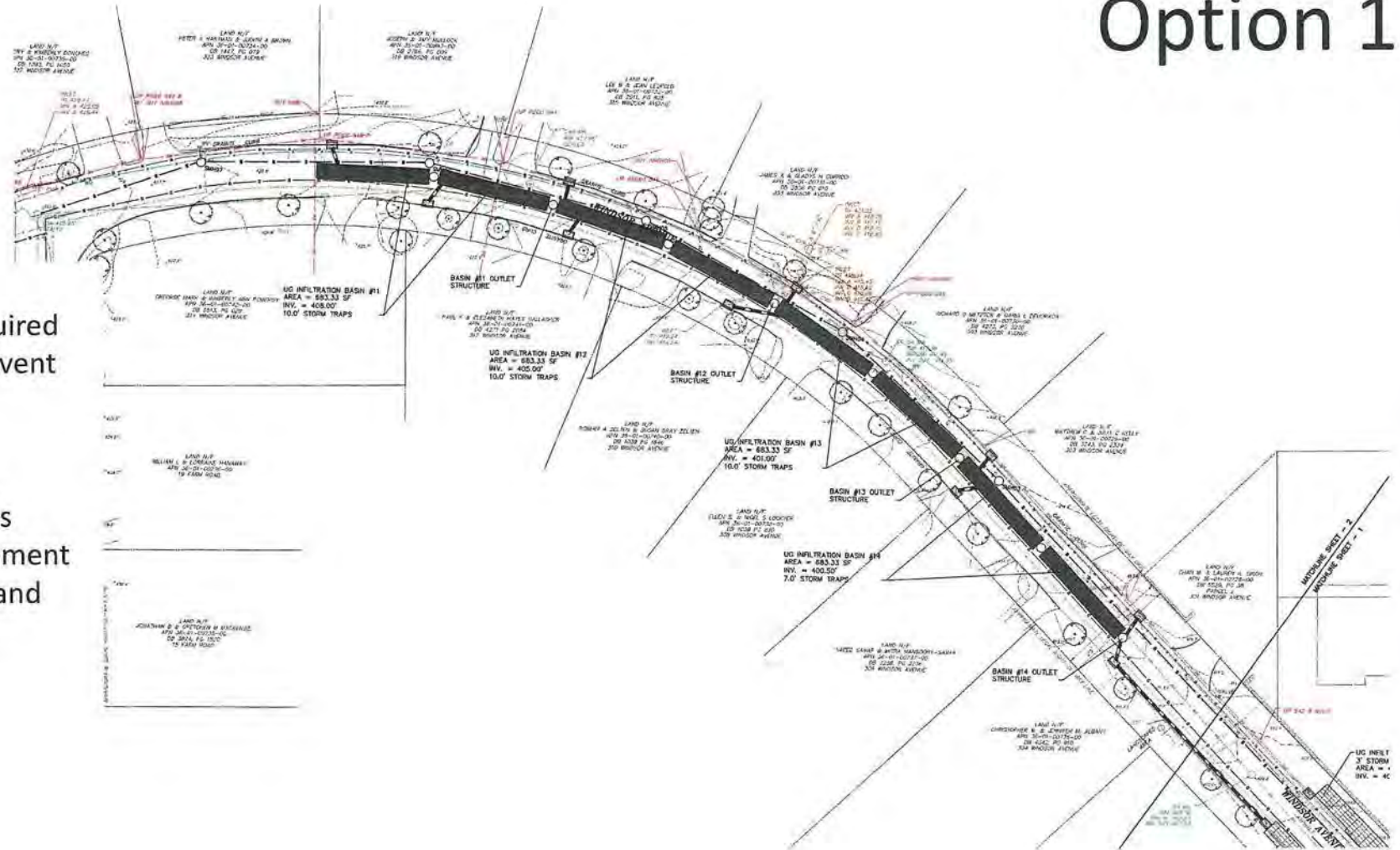
- No easements required
- Manages 25 year event

Disadvantages

- Greatest footprint
- Impact on residents
- Substantial replacement of water, sanitary, and roadway.



Option 1



Advantages

- No easements required
- Manages 25 year event

Disadvantages

- Greatest footprint
- Impact on residents
- Substantial replacement of water, sanitary, and roadway.

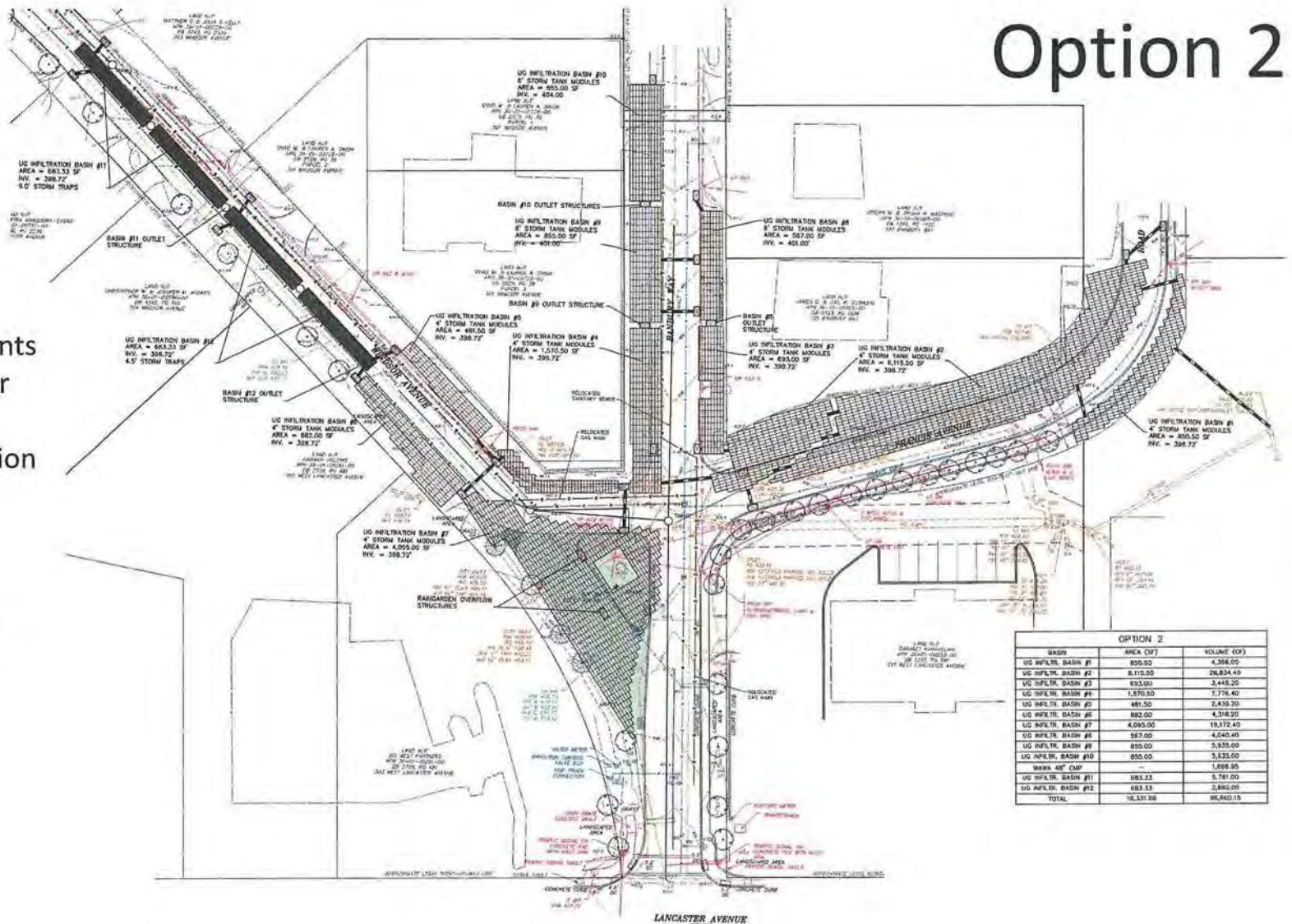
Option 2

Advantages

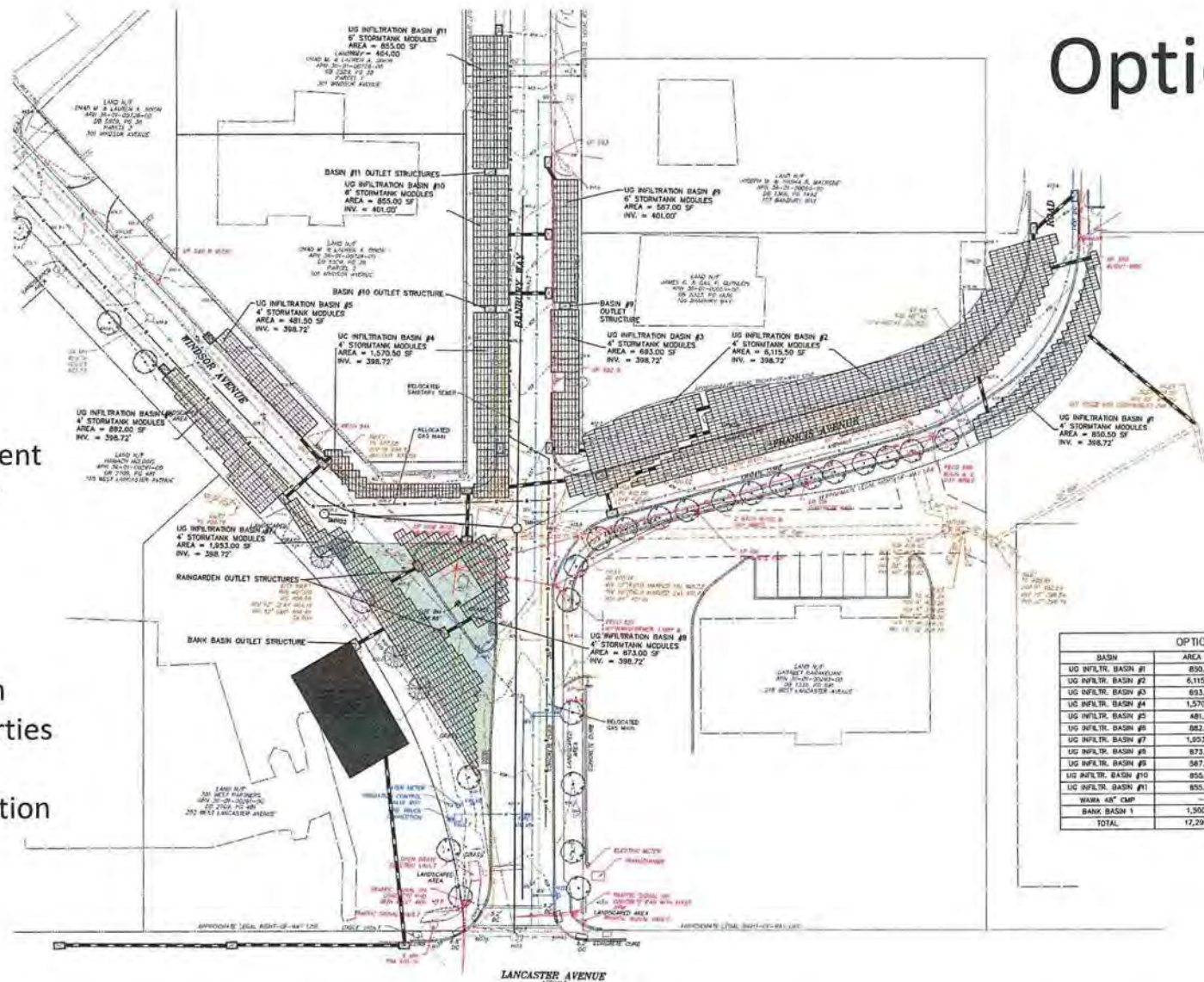
- Reduced impact to residents
- Less replacement of water and sewer
- Less roadway reconstruction
- Manages 25 year event

Disadvantages

- Easement required from Klovsky property



Option 3



OPTION 3		
BASIN	AREA (SF)	VOLUME (CF)
UG INFILTR. BASIN #1	855.00	4,388.00
UG INFILTR. BASIN #2	6,115.50	28,834.40
UG INFILTR. BASIN #3	693.00	3,445.20
UG INFILTR. BASIN #4	1,570.50	7,776.40
UG INFILTR. BASIN #5	481.50	2,439.20
UG INFILTR. BASIN #6	862.00	4,318.20
UG INFILTR. BASIN #7	1,053.00	5,461.00
UG INFILTR. BASIN #8	873.00	4,364.00
UG INFILTR. BASIN #9	587.00	4,040.40
UG INFILTR. BASIN #10	855.00	5,935.00
UG INFILTR. BASIN #11	855.00	5,935.00
WANA 48" CMP	—	1,898.85
BANK BASIN 1	1,500.00	14,100.00
TOTAL	17,298.00	96,741.73

Advantages

- Smallest construction footprint
- No water main replacement
- Minor impact to sanitary sewer
- Manages 25 year event

Disadvantages

- Easements required from Kloovsky and BB&T properties
- Permitting required
- Longest path to construction

Option	Description	Storage at Surveyed Intersection Without Easements (ft ³)	Storage at Surveyed Intersection <u>With</u> Easements (ft ³)	Estimated Storage Volume up Windsor (ft ³)	Total Scenario Storage Volume (ft ³)	Return Event Handled
1	Provide storage volume at intersection within the ROW provide additional storage in Windsor Ave. No easements required	71,656	-	23,766	97,119	25yr-1hr
2	Provide storage volume at intersection within the ROW provide additional storage in Windsor Ave. Easement needed for outlet pipe	86,292	-	8,671	96,660	25yr-1hr
3	Provide storage volume at intersection and on adjoining properties which require easements	80,945	14,100	-	96,742	25yr-1hr

All Options include storage in the existing pipe within the existing easement on the Wawa property. The additional storage is 1,697 cubic feet.

OPTION	RETURN EVENT	Approx. Constr. Cost	Eng. Cost
1	25 Year - 1 hr	\$700,000	\$17,503
2	25 Year - 1Hr	\$625,000*	\$17,503
3	25 Year - 1Hr	\$700,000*	\$17,503*

Please note, the Approx. Constr. Cost are an order of magnitude of costs and are not to be considered as an Engineer's Estimate of construction costs.

*The Approx. Constr. Cost for Options 2 and 3 do not include the cost required to acquire the required easements or preparation of highway occupancy permit plans.

MEMORANDUM SWMAC – 2017 -02

TO: RADNOR TOWNSHIP BOARD OF COMMISSIONERS
FROM: RADNOR TOWNSHIP STORMWATER MANAGEMENT ADVISORY COMMITTEE
SUBJECT: SWMAC RECOMMENDATIONS – DESIGN OPTIONS FOR BANBURY FRANCIS
DATE: APRIL 17, 2017
CC: FILE

On April 13, 2017, at SWMAC's monthly meeting, T&M Associates presented an update on their design of the Banbury Francis Windsor (BFW) project. After the presentation and the ensuing discussion of the design options, SWMAC recommends that the Board of Commissioners (BoC) pursue the option which remains exclusively within the Township right-of-way (ROW). This option can be pursued without delay as it does not require easements from private property owners.

However, design options which require easements may hold some advantages over the ROW only option, so SWMAC also recommends that, contemporaneous with the pursuit of the ROW only design, two other options be explored for cost, feasibility and constructability:

1. An option requiring a pipe easement for the system outlet to tie into an existing pipe on a parcel known as Tax Map 36, Block 12, Unit 239 (retail stores east of the Wawa store) and,
2. An option requiring easements for infiltration beds on a parcel known as Tax Map 36, Block 12, Unit 241 (currently a bank).

SWMAC asks that these recommendations be kept in mind when considering the T&M Associates presentation at your April 24, 2017 meeting.



RESOLUTION NO. 2017-69
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING PAYMENT
TO T&M ASSOCIATES FOR ADDITIONAL SERVICES
FOR THE BANBURY WAY STORMWATER
MANAGEMENT DESIGN

WHEREAS, in 2016, the Board of Commissioners awarded T&M Associates the design contract for the Banbury Way Stormwater Management, in the amount of \$95,236

WHEREAS, T&M Associates, at their own risk, performed additional, out of scope services to bring the project into compliance with the approved design criteria

WHEREAS, T&M Associates performed said work to keep the project on schedule, at a cost of \$17,503

WHEREAS, the additional cost brings the design project cost total to \$112,739

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize Payment to T&M Associates for Additional Services for the Banbury Way Stormwater Management Design, in the amount of \$17,503, increasing the total cost of the design project to \$112,739

SO RESOLVED this 8th day of May, A.D., 2017

RADNOR TOWNSHIP

By: _____

Name: Elaine P. Schaefer
Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: February 6, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager & Finance Director
Russel Benner, PE, T&M Associates

LEGISLATION: **Resolution #2017-69**, Authorizing Payment to T&M Associates for Additional Services for the Banbury Way Stormwater Management Design

LEGISLATIVE HISTORY: In 2016, the Board of Commissioners awarded the Banbury Way Stormwater Management Design Project to T&M Associates, Incorporated, in the amount of \$95,236.

PURPOSE AND EXPLANATION: The design as put forth in the RFP, did not meet the criteria as set forth by the Board of Commissioners. Staff and T&M met in a brainstorming meeting to put forth ideas on how to bring the project back into the approved design criteria, i.e. meet the storage volume requirements as directed by the Commissioners. In trying to keep the design project on schedule, T&M Associates, at their own risk, performed additional, out of scope work in regards to the additional options as presented at the April 24th regularly scheduled Board of Commissioners Meeting (they will be before the Board to provide cost data for these options).

IMPLEMENTATION SCHEDULE: This work has already been completed.

FISCAL IMPACT: The cost of \$17,503 would be funded by the Stormwater Fund. The original contract, awarded at \$95,236, would be amended to a new total of \$112,739, if this resolution is approved by the Commissioners.

RECOMMENDED ACTION: *Staff respectfully recommends the Board of Commissioners Authorize Payment to T&M Associates in the amount of \$17,503, for additional, out of scope services, for the Banbury Way Stormwater Management Design*

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

Enclosure: T&M Associates Memorandum



YOUR GOALS. OUR MISSION.

April 27, 2017

Stephen Norcini, PE, Director of Public Works
Radnor Township
Engineering Department
301 Iven Avenue
Wayne, PA 19087

RE: **Additional Analysis for Stormwater Management & Flood Mitigation
Project at Intersection of Banbury Way/ Francis Ave/ Windsor Ave**

Dear Mr. Norcini:

The T&M Proposal Dated March 24, 2016 contained the following Tasks:

Task 1A: Site Survey and Base Plan Development. This Task has been completed.

Task 1b: Geotechnical Investigation. This Task has been completed.

Task 2a: Review and Recommend Modifications to Concept Design. As part of this Task, T&M evaluated several alternatives to the original Concept Design. Four (4) initial alternatives were evaluated along with the original concept. T&M ruled out the original concept due to utility impacts. None of T&M's initial alternatives were favorable to the Township. Subsequently, three (3) additional alternatives were evaluated.

Alternative 1 provided for the control of the 25-year storm in accordance with the requirements of the RFP, but required easements on Karakelian property (Wawa) and Klovsy property.

Recommendation: Not recommended. Our understanding based on Township input was that Alternative 1 was not favorable due to the potential impact on the Wawa operations.

Alternative 2 was to provide underground storage within the right-of-way and within the area of the Concept Plan included with the RFP. It was determined that this Alternative did not meet the requirements of the RFP since it would only control a 5-year storm; however, it would improve the condition over the existing condition.

Recommendation: Not recommended. Our understanding is this Alternative does not have the support of the Township since it does not meet the requirements of the RFP to control the 25-year storm.

Alternative 3 is an expansion of the project area of work up-slope from the area shown on the Concept Plan along Windsor Avenue. This alternative adds underground storage areas along Windsor Avenue located to avoid trees, driveways, utilities, etc. This Alternative did not meet the requirements of the RFP since it only controlled a 10-year storm; however, it would improve the condition over the existing condition.



Recommendation: Not recommended. Our understanding is this Alternative does not have the support of the Township since it does not meet the requirements of the RFP and control the 25-year storm.

Alternative 4 adds storage through the use permeable pavement to the facilities referenced in Alternative 3. This alternative met the requirements to control runoff from the 25-year storm. It also met the requirement to include GSI by including permeable pavement.

Recommendation: Not recommended. Our understanding is this Alternative does not have support from the Township due to maintenance concerns for the permeable pavement.

After consultation with Township staff, T&M developed three (3) additional alternative concepts referenced as Alternatives 5, 6, and 7.

Alternative 5 provides storage within the right-of-way, in an easement on the property of Steven Kloovsky adjacent to Francis Avenue, and in an easement on property owned by 301 West Partners adjacent to Banbury Way and Lancaster Avenue. This Alternative provides for the storage of a 25-year storm, eliminates the need for an easement from Wawa, and controls the runoff from Lancaster Avenue. However, this alternative still requires easements from two (2) properties.

Alternative 6 provides all storage within existing public right-of-way. This Alternative adds storage in concrete structures along Windsor Avenue, due to increased depth of the structures. It also requires the relocation of the existing water and sewer lines. Alternative 6 provides for the storage of a 25-year storm.

Alternative 7 would require the removal of a portion of Francis Avenue. After laying out the cul-da-sac, it was determined the large impact on the Kloovsky property would make this alternative infeasible..

Alternatives 5 and Alternative 6 will be presented to the Township for their consideration. The estimated construction cost for Alternative 5 is \$625,000 plus the cost of easements. The estimated construction cost for Alternative 6 is \$700,000.

Task 2b: Further Investigate of Bioretention Concept/Permanent Road Closure. This Task has been completed and Bioretention will be included in the final design.

Task 3: Development of Construction Documents. This work needs to be completed.

Neither the original concept nor the initial alternatives were favorable to the Township requiring additional work to develop and analyze the three (3) additional alternatives. Accordingly, T&M is requesting an additional Task be added to the contract – **"Task 2c: ADDITIONAL ANALYSIS"**.

Additional Analysis Alternative 5 - \$6,111

Additional Analysis Alternative 6 - \$10,130

Additional Analysis Alternative 7 - \$1,262



The total amount for the additional analysis would be **\$17,503.00**. This would bring the total contract amount to **\$112,739.00**. We believe Alternatives 5 and 6 meet the goals of the project in a cost-effective manner. We do not anticipate any increase in the development of construction drawings for either Alternatives 5 or 6.

The additional fees are the actual effort used by T&M and not an estimate. We understand we performed the additional work at our risk. We did this to keep the project moving forward on schedule.

Sincerely,

T&M ASSOCIATES

A handwritten signature in black ink, appearing to read 'Russell Benner', is written over a horizontal line.

Russell Benner, PE
Operations Manager



SCOPE OF WORK

Task 2: Conceptual Design Verification

Task 2c (New Task): Additional Analysis

We will perform an in-depth analysis of 3 additional Scenarios to be presented to Radnor Township staff, the Stormwater Management Advisory Committee, and Board of Commissioners. We will provide a layout of the Scenarios along with construction cost estimates. These Construction Cost Estimates will be an order of magnitude of cost and are not to be considered as an Engineer's Estimate of construction cost. Rather, the costs are intended to be a guide in determining the best Scenario.



ADDITIONAL COMPENSATION

TOTAL	75	48	18	11	0		\$17,503.00

Radnor Township

PROPOSED LEGISLATION

DATE: February 6, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager & Finance Director
Russel Benner, PE, T&M Associates

LEGISLATION: **Resolution #2017-69**, Authorizing Payment to T&M Associates for Additional Services for the Banbury Way Stormwater Management Design

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IMPLEMENTATION SCHEDULE: This work has already been completed.

FISCAL IMPACT: The cost of \$17,503 would be funded by the Stormwater Fund. The original contract, awarded at \$95,236, would be amended to a new total of \$112,739, if this resolution is approved by the Commissioners.

RECOMMENDED ACTION: *Staff respectfully recommends the Board of Commissioners Authorize Payment to T&M Associates in the amount of \$17,503, for additional, out of scope services, for the Banbury Way Stormwater Management Design*

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

Enclosure: T&M Associates Memorandum



*Excellence Delivered **As Promised***

Date: May 1, 2017

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: 941 Academy Lane – Requesting a waiver from §245 – Stormwater requirements

The applicant is requesting a waiver of the Township's Stormwater Management Ordinance. Lot 7 had an approved Grading Permit (GP 05-30A) which was issued February 12, 2008. This Grading Permit recently expired on January 2, 2017. Below is a brief history of the project.

The 2.41 acre site known as Lot 7 and Lot 9 located on Academy Lane, originally supported 14,630 SF of impervious area in the form of a single family residence, driveway pool, and accessory buildings. The existing site contains a man-made pond which is located in line with a tributary to Meadowbrook Run. Runoff from the site is conveyed overland to this pond. 12,291 SF of the existing impervious on the site was demolished and credit for the impervious removed was divided among both lots, which Lot 7 receiving 5,000 SF of this credit. Both lots had separately approved grading permits.

The Grading Permit for Lot 7 (GP 05-30A) was originally issued February 12, 2008 and subsequently extended by Pennsylvania's Development Permit Extension Act, 53 P.S. § 11703.1, *et seq.* (the Act), was initially adopted as part of Act 46 of 2010, amended by Act 87 of 2012 and further amended and recodified by Act 31 of 2015. The Act expired on July 2, 2016, and therefore the time period that the permit is valid commenced. Section § 175-8 of the Radnor Township Code provides that work under an issued Grading Permit must begin within 6 months of issuance, or an extension requested prior to the permit expiring. Based on the previous dates outlined above, the expiration of Grading Permit # 05-30A was on January 2, 2017. At that time no permit extension had been requested.

Subsequently, the Applicant resubmitted a revised grading permit for the site. This includes a revised layout for the proposed dwelling and driveway configuration resulting in 3,532 SF of new impervious area. After consulting with the Township Solicitor, it was determined that since the old grading permit had expired, a new grading permit must be issued and the proposed



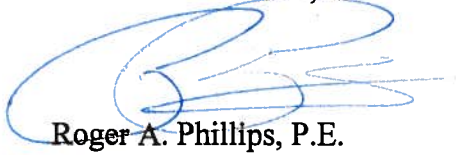
improvements would be subject to conformance with the current Stormwater Management Ordinance.

The applicant will be required to conform to the current Grading Ordinance.

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

Very truly yours,

GANNETT FLEMING, INC.



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



Ingram Engineering Services, Inc.
16 Hagerty Blvd Suite 400
West Chester, PA 19382
(P) 484-947-5549
(F) 610-431-7015

April 20, 2017

Mr. Roger Phillips, P.E., Township Engineer
Gannett Fleming, Inc.
P.O. Box 80794
Valley Forge, PA 19484-0794

Re: Waiver Request Letter for 941 Academy Lane (Lot 7)

Dear Mr. Phillips:

On behalf of my client, the Renaissance Builders, equitable owner of the subject parcel, I have prepared this 'Waiver Request Letter' regarding the waivers requested for the subject Grading Plan. The Grading Plan application for this property is currently under review, and the Township Engineer has identified some SWM Ordinance items which require a waiver to permit the plan as designed. I have prepared the following brief project history to explain my client's position and the subject request:

- The total site known as 'Lots 7 and Lot 9' at 941 Academy Lane contained 14,630 sq.ft. of existing impervious, containing a single dwelling with other associated pavement and hardscaping. Approximately 12,291 s.f. of the total impervious was demolished approximately 10 years ago.
- Credit for the 12,291 sq.ft. of impervious removed was divided among both lots, with Lot 9 receiving with 6,532 sq.ft., and Lot 7 receiving 5,000 s.f., because Lot 9 has are larger amount of buildable area.
- Lot 9 has since been built on with a new single-family home, using the credit given from the impervious removal, while Lot 7 was left vacant.
- The buildable footprint area for Lot 7 is narrow, due to the site constraints, (i.e., existing slopes, pond and space needed for a septic system), there is little room for a stormwater management. The existing pond located on Lot 7 was historically the stormwater control for the prior development.
- The original plan for Lot 7 was approved in 2005, under the current 2005 SWM Ordinance, and the prior Township Engineer, Dan Malloy, P.E.
- The project was most recently approved after various prospective buyer iterations in 2008, and revised per the Township Shade Tree Commission. However the property was never built upon.
- The prior Grading Permit approval for Lot 7 (#05-30A) expired in January of 2017.
- Renaissance Builders became the equitable owner of Lot 7 this year after the permit expired.
- The original Grading permit can no longer be extended as Pennsylvania's Development Permit Extension Act is expired. If the builder began construction as late as December 2016, a waiver would not be necessary.

A waiver of the Township Stormwater Management *full* requirements outlined in Chapter 245 is requested due to the difficult site constraints for Lot 7 outlined above, and under the unusual historical circumstances. However my client recognizes that the previously approval is expired, and some form of stormwater should be implemented in keeping with the Township's current position on existing impervious credit, since the last plan approval. We believe there is an opportunity to provide a stormwater recharge bed east of the proposed dwelling to handle the proposed building footprint, which represents the majority of the proposed impervious. The stormwater bed can be designed in the spirit of Radnor Township Ordinance Section 245-22.A(2)(b), which requires stormwater recharge for the first 1 inch of runoff. Renaissance Builders actually proposes less than 4,000 s.f. of total impervious, which is considerably less than the original allotment of 5,000 s.f. Lot 7 is already served by an existing shared driveway which serves Lot 9. Only a small driveway extension is proposed in order to connect the new Lot 7 dwelling to the existing shared driveway.

We respectfully ask that you consider this waiver request at your earliest convenience. Should you have any questions on the submitted material, please do not hesitate to call.

Very truly yours,



Chadd W. Ingram, PE
President
Ingram Engineering Services, Inc.
Office: 484-947-5549 ext. 206
Mobile: 484-321-1890
chadd@ingram-engineering.com

&

JMR Engineering, LLC



John M. Robinson, P.E., M.B.A.

SOILS LIST

- MgC2 = MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- MgD2 = MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
- GnB2 = GLENVILLE SILT LOAM 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- MhE = MANOR LOAM AND CHANNERY LOAM 25 TO 35 PERCENT SLOPES
- MgC = MANOR LOAM 8 TO 15 PERCENT SLOPES

LOT 7: IMPERVIOUS COVERAGES

PROPOSED HOUSE DRIVEWAY	2,384 SF 1,148 SF
TOTAL	3,532 SF < 5,000 S.F. (SEE NOTE BELOW)
LOT AREA	55,247 S.F. (1.227 AC.)
% IMPERVIOUS COVER	6.39%

NOTE: 5,000 SF IMPERVIOUS COVER PERMITTED WITH STORMWATER MANAGEMENT SYSTEM ON LOT 9. SEE "GRADING PLAN - LOT 9: ACADEMY LANE" SHEET 1 FOR ADDITION IMPERVIOUS AREA INFORMATION.

ZONING REQUIREMENTS
R-1 RESIDENCE DISTRICT

	REQUIRED	PROPOSED
LOT AREA	1 ACRE	1.028 ACRE
BUILDING AREA	15% MAX.	4.32% (2,384 SF)
FRONT YARD	60'	60'
REAR YARD	40'	40'
SIDE YARD MINIMUM	25'	25'
SIDE YARD AGGREGATE	60'	60'
MAX. BUILDING HEIGHT	35'	35'
MAX. IMPERVIOUS COVER	22% MAX.	6.39%

GENERAL NOTES:

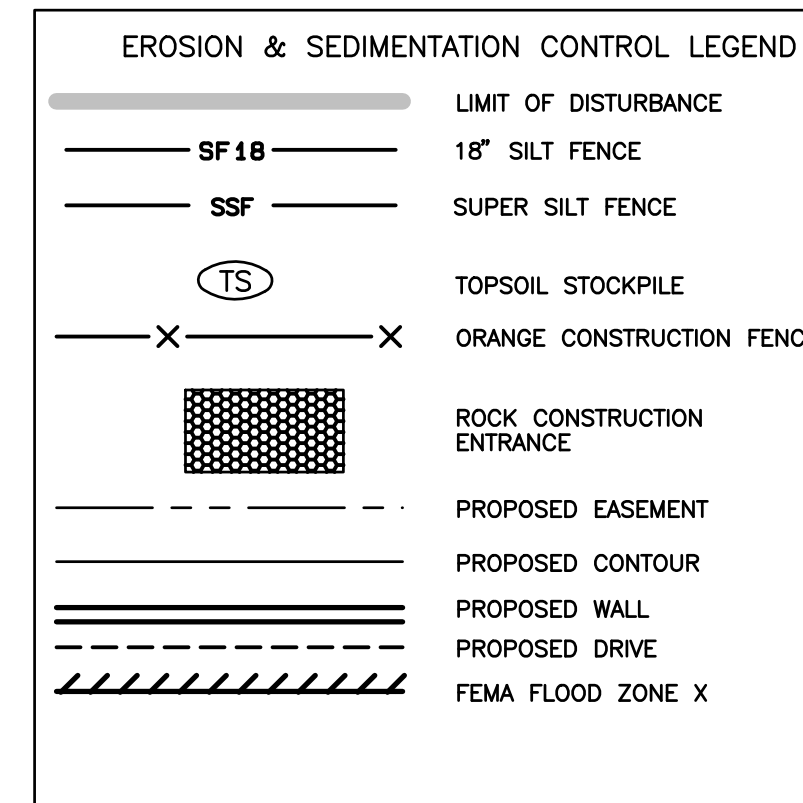
- PARCEL INFORMATION: FOLIO #36-05-02759-00 SOURCE OF TITLE: DEED BOOK 3108, PAGE 642
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM AS-BUILT PLANS PREPARED BY MONEEVE SURVEY GROUP, INC. BRYN MAWR, PA DATED AUG. 18, 2004 LAST REVISED DEC. 20, 2004.
- VERTICAL DATUM: U.S.G.S. SITE B.M. OUTLET OF EXISTING 42" DRIVEWAY CROSSPIPE ELEVATION=286.34
- TOTAL TRACT AREA LOT 7 : 1.028 ACRES
- NUMBER OF DWELLING UNITS PROPOSED: 1
- EQUITABLE OWNER AND APPLICANT: RENAISSANCE BUILDERS 565 SPRAGUE ROAD NARBERTH, PA 19072
- STEEP SLOPE AREAS INDICATED THUS:
 - SLOPE 14-20%
 - SLOPE > 20%
 - SLOPE > 20% (MAN-MADE)
- LOTS 7 AND 9 PREVIOUSLY APPROVED BY RADNOR TOWNSHIP DATED 1953. PREDATES SLOPE ORDINANCE 280-112 DATED 12-12-1977.
- THE FLOOD PLAN HAS BEEN ILLUSTRATED PER THE FLOOD INSURANCE RATE MAP NO. 42045C0009D EFFECTIVE DATE SEPTEMBER 30 1993.
- ON LOT SEWAGE DISPOSAL AND PUBLIC WATER SUPPLY ARE PROPOSED.
- ON LOT SEWAGE DISPOSAL EASEMENT TO BE PLACED ON LOT 9 FOR RESERVE SEPTIC SYSTEM.
- THE SITE LIES WITHIN ZONE X PER FLOOD INSURANCE RATE MAP NO. 42045C00039F, EFFECTIVE DATE OF NOVEMBER 18, 2009, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

LOT CONSTRUCTION SEQUENCE

- INSTALL TREE PROTECTION/ORANGE CONSTRUCTION FENCE AS SHOWN. RADNOR TOWNSHIP ENGINEER MUST VERIFY TREE PROTECTION PRIOR TO FURTHER EARTH DISTURBANCE.
- INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN.
- STAKE THE LIMIT OF DISTURBANCE FOR ALL AREAS TO BE DISTURBED.
- INSTALL SUPR SILT FENCE AS INDICATED ON THE PLAN.
- PERFORM CLEARING AND GRUBBING WITH THE LIMIT OF DISTURBANCE AS ILLUSTRATED ON THE PLANS. NO TREE REMOVAL MAY OCCUR OUTSIDE THE PROPOSED LIMIT OF DISTURBANCE. ON-LOT SEPTIC AREA MUST BE PROTECTED, NO DISTURBANCE TO THIS AREA MAY OCCUR OR THE ON-LOT SEWAGE PERMIT MAY BE REVOKED.
- REMOVE EXISTING STRUCTURES AND BEGIN TO REMOVE TOPSOIL FROM AREAS TO BE DISTURBED STOCKPILE TOPSOIL AT LOCATION SHOWN. STOCKPILE HEIGHT NOT TO EXCEED 35 FEET AND SIDE SLOPES TO BE 2:1 OR FLATTER. UPON COMPLETION OF TOPSOIL REMOVAL, SEED AND MULCH STOCKPILE WITH TEMPORARY SEED MIX AND INTALL SILT FENCE.
- BEGIN EARTHMOVING FOR DRIVEWAY SUBGRADE AND HOUSE.
- INSTALL STONE BASE FOR DRIVEWAY, STONE BASE TO BE MAINTAINED DURING CONSTRUCTION.
- BEGIN CONSTRUCTION OF HOUSE.
- INSTALL SEWAGE SYSTEM, PUBLIC WATER AND REMAINING UTILITIES REQUIRED TO SERVICE THE LOT.
- PAVE DRIVEWAY WITH WEARING COURSE, STONE BASE MUST BE FREE OF DEBRIS.
- FINISH GRADE, LANDSCAPE, PLACE TOPSOIL ON ALL AREAS TO BE VEGETATED, AND SEED AND MULCH ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEED MIX SPECIFICATIONS.
- UPON STABILIZATION (70% UNIFORM PERENNIAL VEGETATIVE COVER) WITHIN THE PROJECT AREA CONTACT THE TOWNSHIP ENGINEER TO SCHEDULE AN INSPECTION OF THE SITE.

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FACILITIES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGED OR BROKEN FACILITY MUST BE REPAIRED OR REPLACED IMMEDIATELY.
- ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH N.A.G. S-75 EROSION CONTROL MATTING.
- TREE PROTECTION FENCING TO BE INSTALLED ALONG THE LIMIT OF DISTURBANCE LINE IN ORDER TO PROTECT TREES TO REMAIN.
- NO GRADING MAY OCCUR WITHIN 3 FEET OF PROPERTY LINES.
- NO GRADING OR CONSTRUCTION MAY OCCUR WITHIN THE FLOOD PLAIN.



DECIDUOUS TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	CONDITION
AR	3	Acer Rubrum Red Sunset	Red Sunset Maple	14'-16'	2 1/2" - 3"	B & B
SR	3	Syringa Reticulata	Japanese Tree Lilac	14'-16'	2 1/2" - 3"	B & B
QI	1	Quercus Imbricaria	Shingle Oak	14'-16'	2 1/2" - 3"	B & B

PLANT SCHEDULE
EVERGREEN TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
AC	6	Abies Concolor	White Fir	6'-8"	B & B
CJ	3	Cryptomeria Japonica	Japanese Cedar	6'-8"	B & B Sheared

TREE REMOVAL CHART

TREE SPECIES	QUANTITY AND CALIPER TO BE REMOVED
SPRUCE	2 (15" AND 19")
BEECH	3 (25", 27" AND 28")
OAK	1 (25")
POPULAR	1 (25")
MAPLE	1 (CLUSTER)
ASH	1 (25")

TREE TO BE REMOVED

TREE REMOVAL & COMPENSATORY TREE DETERMINATION

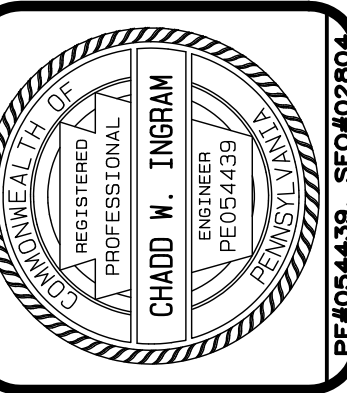
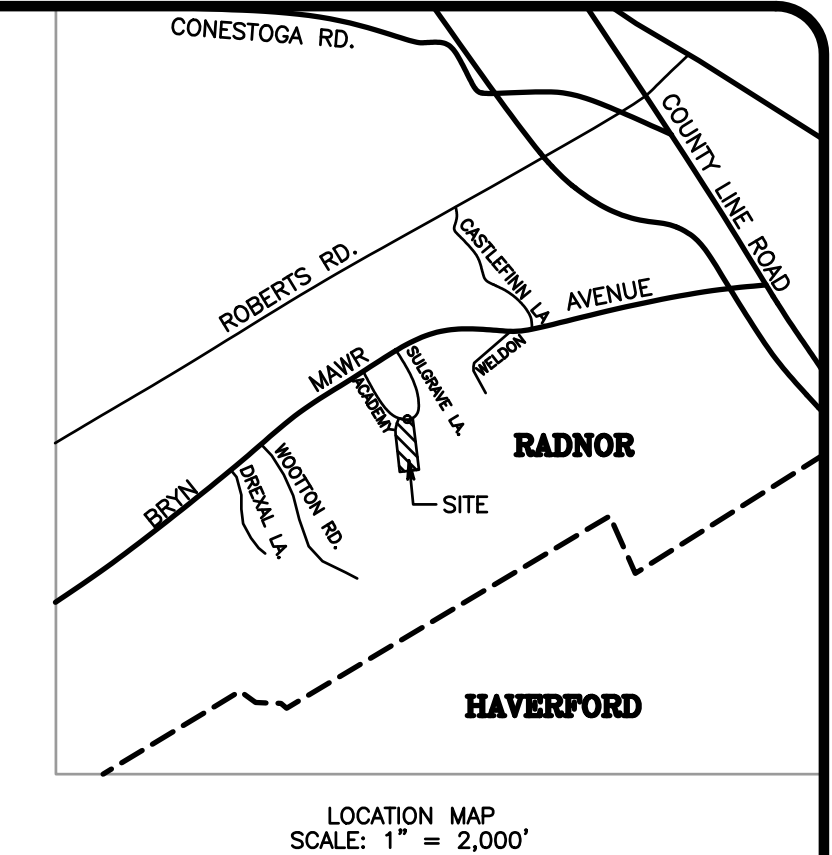
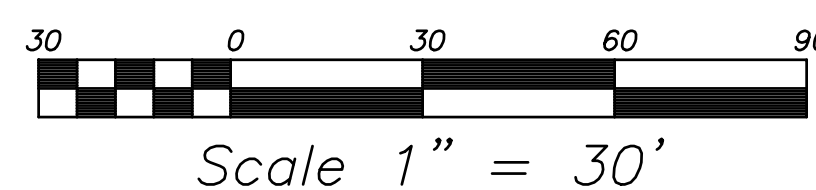
TREES BEING REMOVED	REPLACEMENT REQUIREMENT
15" SPRUCE	1
19" SPRUCE	1
25" BEECH	2
27" BEECH	2
28" BEECH	2
25" OAK	2
26" POPULAR	2
22" MAPLE	1
CLUSTER MAPLE	1
25" ASH	2
TOTAL REPLACEMENT TREES	16

SOIL LIMITATIONS

SYMBOL	SOIL NAME	DEPTH TO SEASON HIGHWATER TABLE	DEPTH TO BEDROCK
We	Wetadkee silt loam	0-1'	5-8'
GnB2	Glenville Silt Loam, 3 to 8 percent slopes	1'-1.5'	3'-6'
MgC2	manor loam, 8 to 15 percent slopes, moderately eroded	5'+	2'-7'
MhE	Manor loam, 25 to 35 percent slopes, severely eroded	5'+	2'-7'
MgC	Manor Loam, 8 to 15 percent slopes	5'+	2'-7'

THE PROJECT AREA IS LOCATED WITHIN THE DARBY CREEK WATERSHED, CLASSIFIED AS AN TROUT STOCKED FISHERY (TSF) WATERSHED UNDER TITLE 25 CHAPTER 93.

TOTAL LIMIT OF OF DISTURBANCE = 0.48 ACRES



DATE: 03-21-2005	SCALE: 1" = 30'
DRAWN BY: N.F.	CHECKED BY: C.I.
NAME: CAPRIOTTI, INC.	PROJECT NO.: 0001

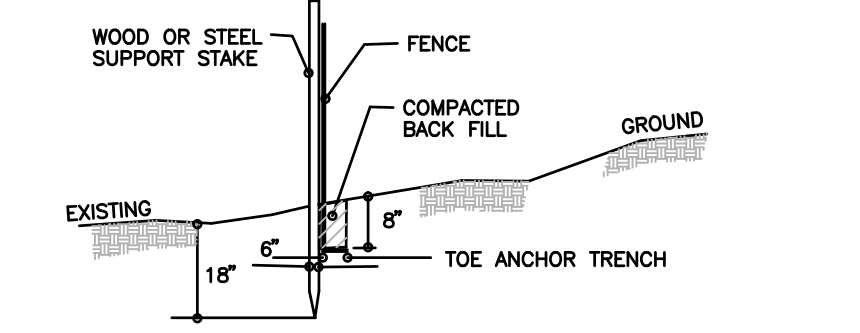
REV.	DATE	DESCRIPTION
1	03-21-05	ISSUED PER TOWNSHIP ENGINEER REVIEW
2	11-07-05	REVISED WITH NEW BUILDING EQUIPMENT
3	02-09-06	REVISED PER SHAKE TREE COMMISSION COMMENTS
4	03-21-07	REVISED WITH NEW BUILDING FOOTPRINT

DR. RICHARD & PAIGE GREENBERG
941 ACADEMY LANE - LOT 7
RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

BUILDING PERMIT PLAN
FOR
LOT 7:
ACADEMY LANE

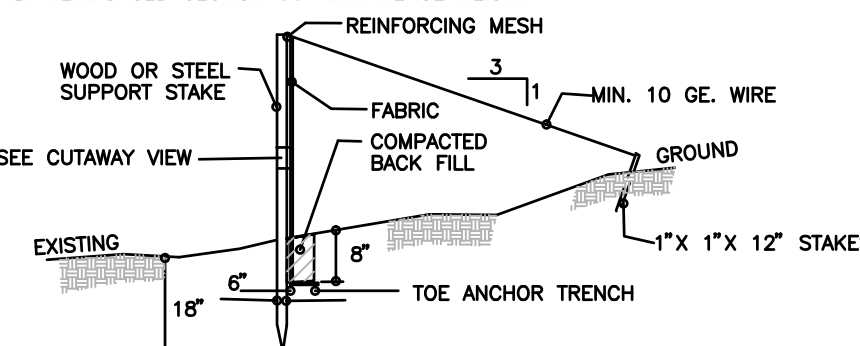
SHEET
1
OF
2

A. STANDARD SECTION 18" MIN. FENCE HEIGHT



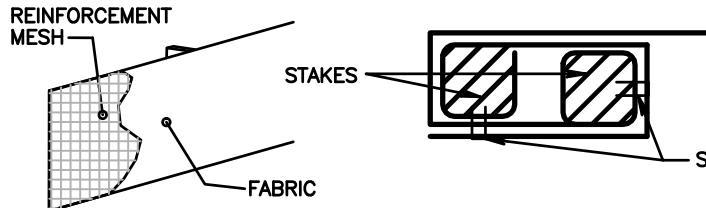
* SPACING OF SUPPORT STAKES @ 8' MAX. MINIMUM DIMENSION OF SUPPORT STAKES IS TO BE 2" X 2" NOMINAL.

B. REINFORCED SECTION 30" MIN. FENCE HEIGHT



* SPACING OF SUPPORT STAKES @ 8' MAX. MINIMUM DIMENSION OF SUPPORT STAKES IS TO BE 2" X 2" NOMINAL.

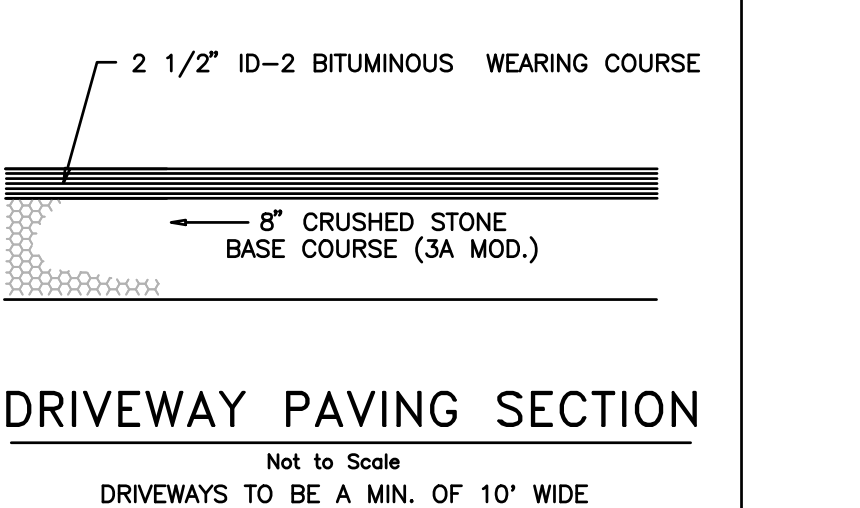
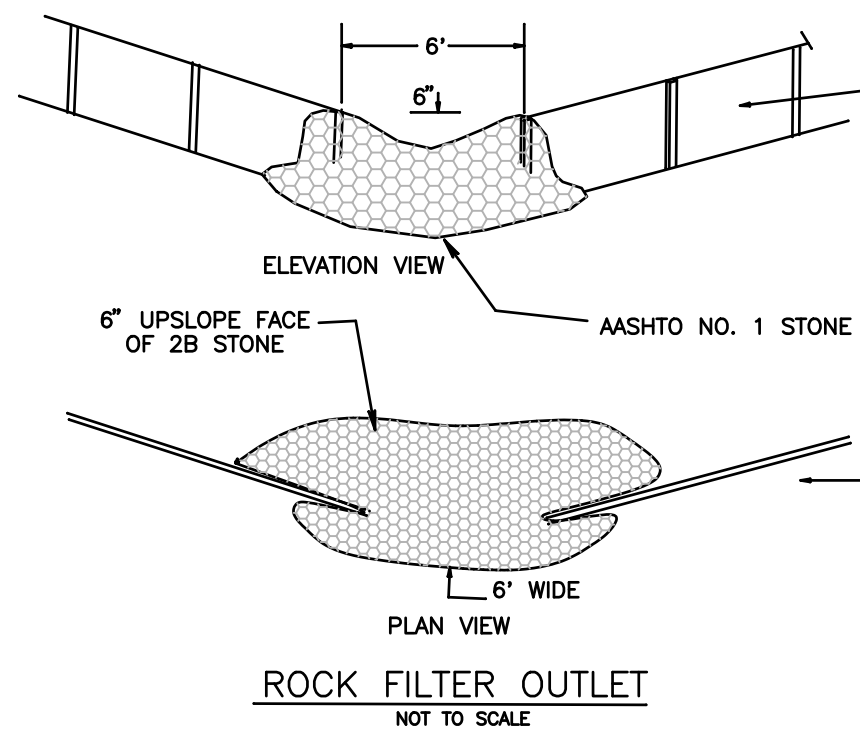
* MESH EITHER INDUST. POLYPROPYLENE OR STEEL MESH W/MAX 6" OPENING = 1" MIN. 1/4 GGE.



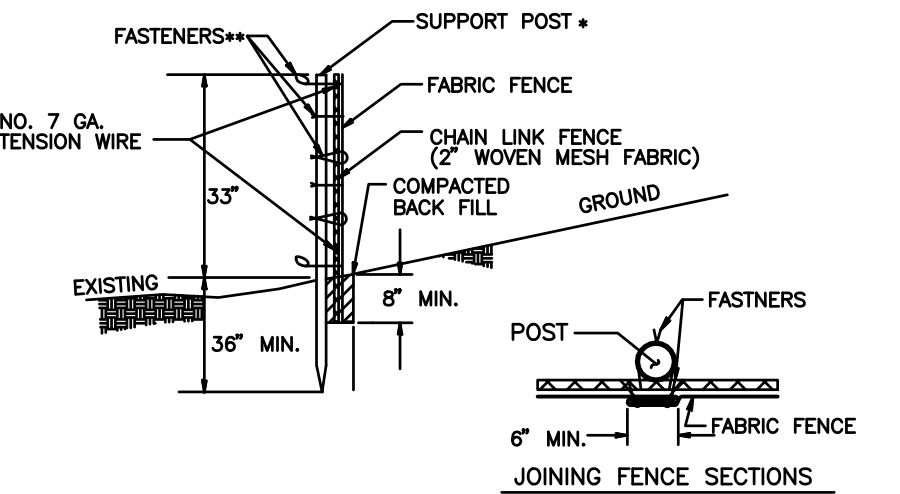
FILTER FABRIC FENCE INSTALLATION DETAILS NOT TO SCALE. EITHER INDUSTRIAL POLYPROPYLENE OR STEEL MESH WITH 6" MAX. OPENING. STEEL MESH SHALL BE 1/4 GAGE MIN.

SILT FENCING MAINTENANCE NOTES

- 1. Silt fencing must be installed parallel to existing contours or constructed level alignments. Ends of fencing must be extended 10 feet, traveling upslope at 45 degrees to the alignment of the main fencing section.
2. Sediment must be removed where accumulations reach 1/2 the above ground height of silt fence.
3. Any silt fencing which has been undermined or topped must be replaced with rock filter outlets immediately.



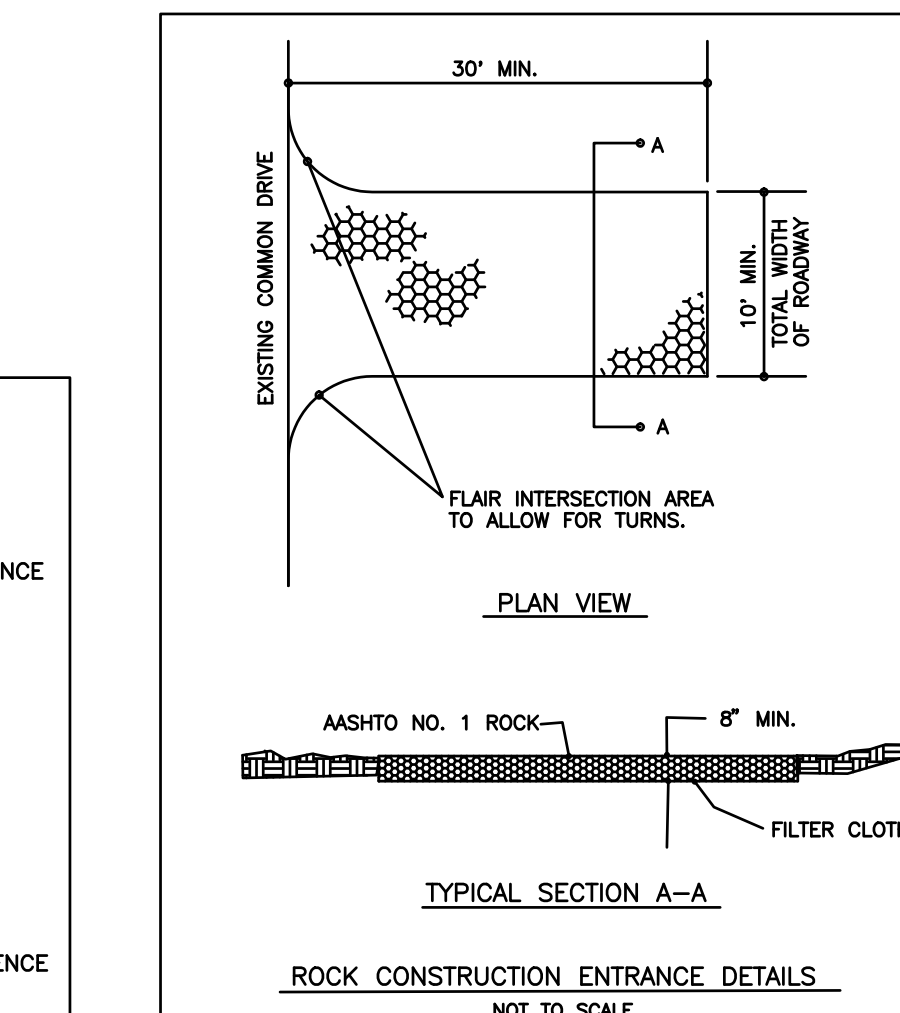
DRIVEWAYS TO BE A MIN. OF 10' WIDE



SUPER FILTER FABRIC FENCE DETAIL

POST SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS. CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 GA. ALUMINUM WIRE OR NO. 8 STEEL GALVANIZED PERENNIAL CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 24" MAX. C. TO C. TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO C.

- 1. Should unforeseen erosive 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.
2. The contractor is advised to become thoroughly familiar with the provision of Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Resources, Sub-Part C, Protection of Natural Resources, Chapter 102, Erosion Control.
3. Protection to existing trees and shrubs shall be taken by the contractor to eliminate unnecessary damage.



ROCK CONSTRUCTION ENTRANCE 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.

SEED MIX SPECIFICATIONS

Grass Seed: All seed shall be fresh, and new crop seed shall be labeled in accordance with the U.S. Department of Agriculture's Rules and Regulations under the Federal Seed Act in effect on the date of invitation for bids. All seed shall be furnished in sealed standard containers, bearing the warranty of the supplier and certifying as to the kind, percent by weight, purity and germination. The grass seed shall contain the percentages of varieties and shall be of the quality indicated by the percentages of purity and germination indicated on the list furnished with the applicable plan. Seed mix shall be as specified. Spread at the rate of 4 lbs. per 1000 sq. ft. minimum for slopes 3:1 if greater, use 5 lbs. per 1000 sq. feet.

PERMANENT SEEDING DATES MARCH 1 TO JUNE 1, AUGUST 1 TO OCTOBER 1

Table with columns: NAME, PARTS BY WEIGHT, PURITY, GERMINATION. Rows include Kentucky Blue Grass, Pennator of Pennine Perennial, Ryegrass, Fennian Fescue, Annual Ryegrass.

Mulch: Shall be hay which is free of weeds and seeds, not moldy or rotten, and shall be applied at all disturbed areas at a rate of 3 tons per acre.

Kentucky Bluegrass Sod (if called for) Sod shall be grown under supervision of the Bureau of Plant and Industry Pennsylvania Department of Agriculture or shall be composed of only Blue Tag Certified Seed.

Temporary Seeding Dates: Anytime. Temporary Seeding: Shall be annual ryegrass at 40 lbs. per acre. Site preparation - apply 1 ton of agricultural grade limestone per acre plus fertilizer at the rate of 50-50-50 per acre with the seed.

Hydroseeding: Shall be lime, fertilizer, grass seeds, legume seeds and inoculant mixed with water and applied as slurry, at a rate of 1,000 gallons per acre. Fertilizer: at rate of 50-100-100 per acre. Inoculant: use 5 times rate recommended on the package when seeding with a hydroseeder.

PERMANENT SEEDING: For permanent seeding, soil supplements shall be applied to areas to be seeded as follows: 10-20-20 fertilizer shall be applied to 25 LBS/1000 Sq. Ft. dolomite limestone at 90 LBS/1000 Sq. Ft.

SEEDING AND MULCH NOTES

- 1. Any undisturbed area in which activity has ceased must be immediately stabilized in one of the following methods. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redistributed within 1 year may be seeded and mulched with a quick growing temporary seeding mixture and mulch.
2. Diversions, channels, sedimentation basins, sediment traps, and stockpiles must be seeded and mulched immediately.
3. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.

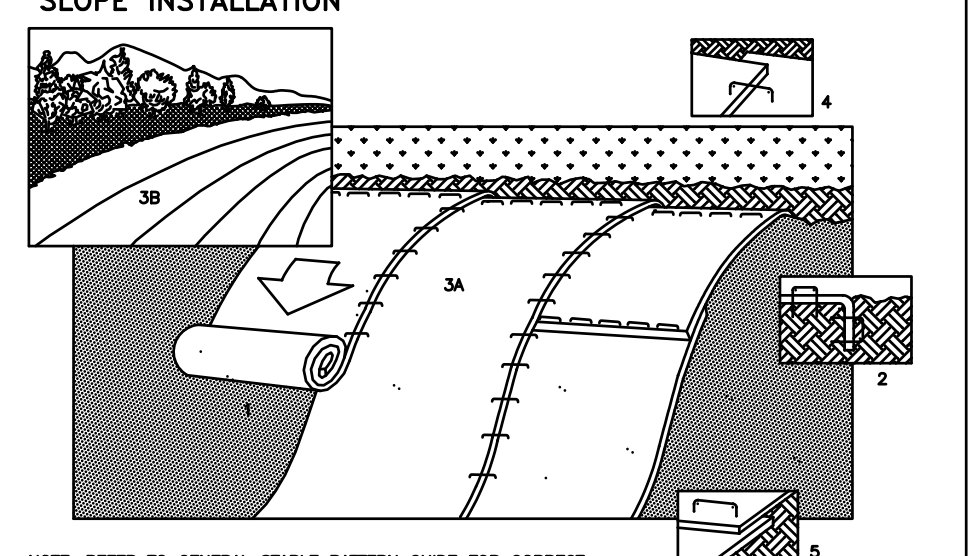
4. Graded areas are to be temporarily seeded and mulched immediately following earth moving procedures. Seed shall be annual ryegrass applied at the rate of 3 lbs. per 1000 sq. ft.

5. Establish permanent immediately after final grading is complete. Permanent seeding shall be 30% Fennian Red Fescue, 10% Pennifind Perennial Ryegrass and 60% Kentucky Bluegrass applied at the rate of 3.5 lbs. per 1000 sq. ft.

GENERAL NOTES

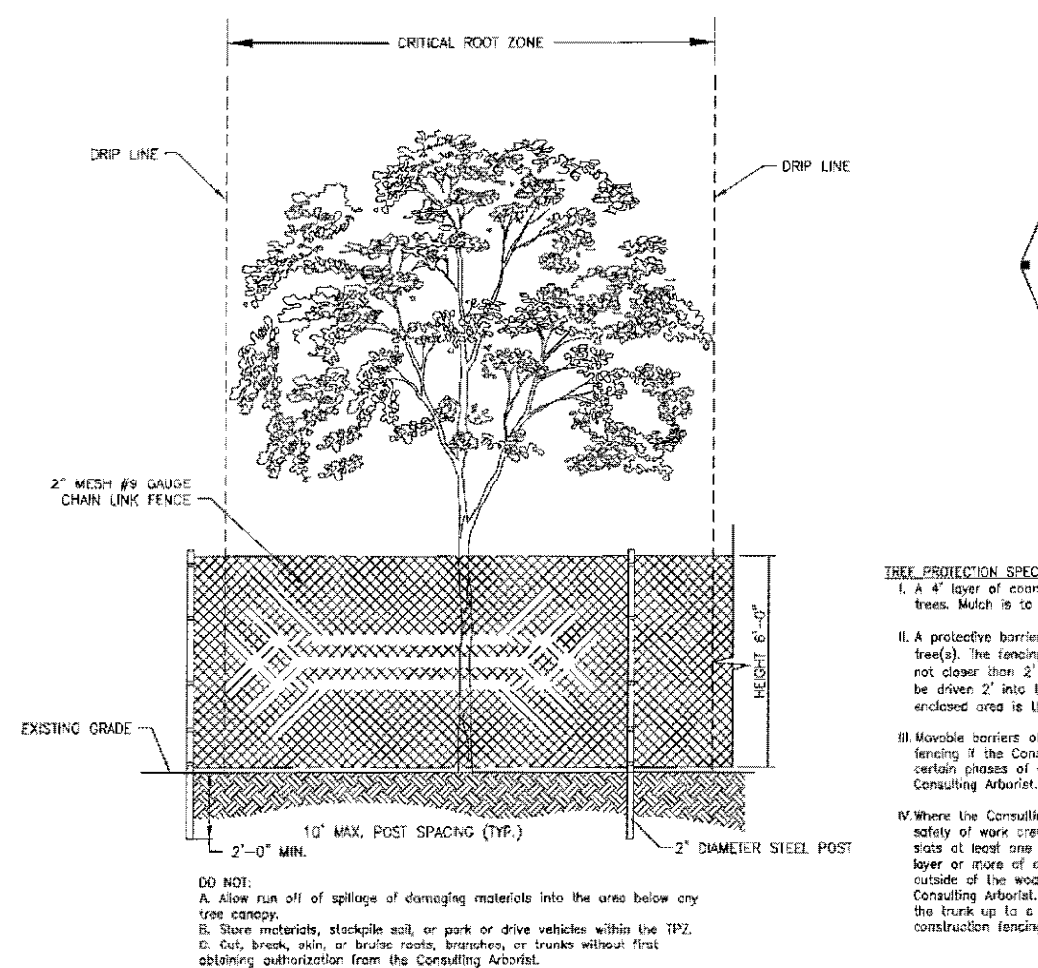
- 1. Should any measures contained within this plan prove incapable of adequately removing sediment from on-site flows prior to discharge or of stabilizing the surfaces involved, additional measures must be immediately implemented by the developer to eliminate all such problems.
2. Only limited upslope disturbance will be permitted to provide access to sediment traps and interceptor channels for grading and acquiring borrow to construct these controls.
3. Erosion and sedimentation controls must be constructed, stabilized, and functional before general site disturbance within the tributary areas of those controls.
4. After final site stabilization has been achieved, temporary erosion and sedimentation controls must be removed. Areas disturbed during removal of the controls must be stabilized.
5. Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance must include inspections of all erosion and sedimentation controls after each storm event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, mulching, and renetting must be performed immediately.
6. The developer is advised to become thoroughly familiar with the provisions of Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Resources, Sub-Part C, Protection of Natural Resources, Chapter 102, Erosion Control.
7. A copy of this plan must be posted at the construction site implemented in accordance with state law.
8. Limits of disturbance must be clearly marked in the field prior to disturbance. Any change or encroachment into these areas without Radnor Township review and approval may require the developer to cease disturbance.
9. The developer must develop and have approved by the Township, a separate erosion and sedimentation control plan for each spoil, borrow, or other work area not detailed in the approved plan, whether located within or outside the construction limits.
10. Sediment must be removed when accumulations reach 1/2 above ground heights of silt fencing.
11. If any significant changes are to be made to the limits of disturbance or to the erosion and sediment control Plan, the builder or landowner will contact Radnor Township for adequacy of these changes.
12. All areas requiring interim or final stabilization must be immediately upon establishing finished grade and/or upon temporary cessation of earth disturbance. Areas utilizing vegetative stabilization must be seeded/planted and mulched in sufficient time to germinate by October 15 of each year. Seeding will be accomplished through the use of hydroseeding techniques or conventional seeding and mulching at a rate of 3.0 tons per acre as recommended in the Penn State Agronomy Guide.

SLOPE INSTALLATION



- 1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STILES) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 2" APART.
6. NORTH AMERICAN GREEN S 75 BLANKET SHALL BE UTILIZED ON ALL SLOPES OVER 25%.

14849 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711 USA 1-800-772-2040 CANADA 1-800-448-2040



TREE PROTECTION SPECIFICATIONS

- 1. A 12" high chain link fence shall be installed in the drip line of the protected tree. The fence shall be supported by 4" x 4" wooden posts driven into the ground.
2. A protective barrier of 12" chain link fencing shall be installed around the drip line or protected trunk of the tree. The fence shall be supported by 4" x 4" wooden posts driven into the ground.
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P.O. Box 542, Ridley Park, PA 19078 Phone: (610) 731-7969 Fax: (610) 521-0108

EROSION AND SEDIMENTATION CONTROL NOTES

- 1. 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 E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM RADNOR TOWNSHIP.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON DISTURBED AREAS.
3. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT ALL TIMES.
5. 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 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
6. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CURBED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OR EROSION.
7. PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN ELIMINATE UNNECESSARY DAMAGE.
8. 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 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. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED REPLACEMENT BMP'S OF MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

WHERE BMP'S ARE FOUND TO FAIL TO ALLEVATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

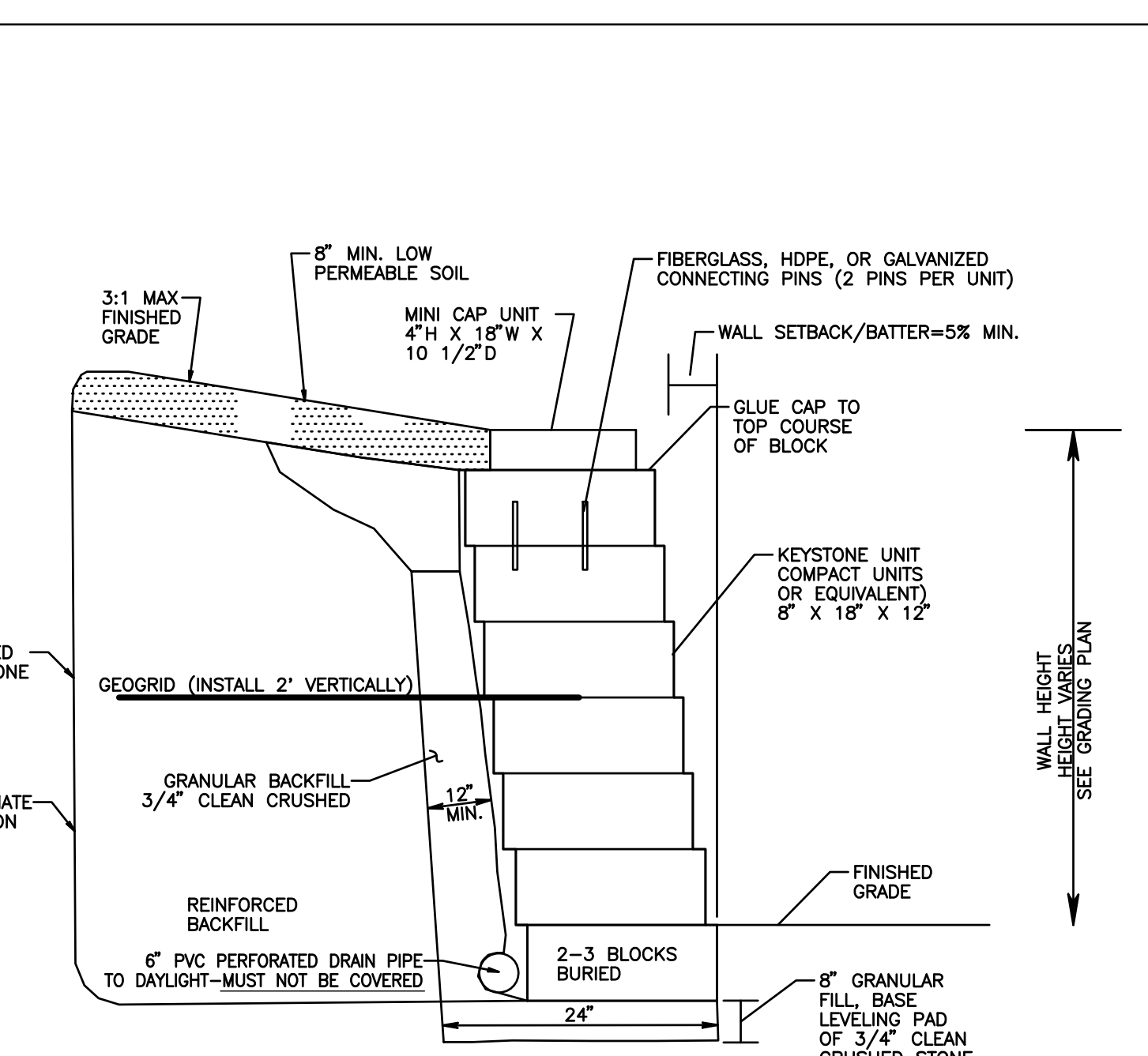
- A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
B. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURENCE OF THE NON-COMPLIANCE.
C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

9. 3:1 SLOPES OR STEEPER TO BE STABILIZED W/ EROSION CONTROL BLANKET N-75 OR SODDED.

10. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FACILITIES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGED OR BROKEN FACILITY MUST BE REPAIRED OR REPLACED IMMEDIATELY.

11. THE CONTRACTOR MUST PREVENT ANY SEDIMENT FROM ENTERING INTO THE UNDERGROUND INFILTRATION BED.

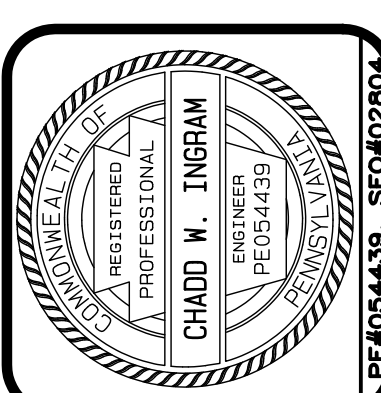
12. PRIOR TO THE REMOVAL OF E&S CONTROLS, RADNOR TOWNSHIP MUST BE NOTIFIED.



KEYSTONE RETAINING WALL DETAIL*

* BUILDER TO CONTACT IES TO PREPARE WALL DESIGN FOR TOWNSHIP APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

NOTE: RETAINING WALL REQUIREMENTS SHALL BE AS FOLLOWS: THE APPLICANT SHALL PROVIDE FIELD OVERSIGHT AND CONSTRUCTION REPORTS, PREPARED BY A REGISTERED PROFESSIONAL ENGINEER IN THE PRACTICE OF GEOTECHNICAL ENGINEERING.



EIS INGRAM ENGINEERING SERVICES, INC. LICENSED ENGINEER: CHAD W. INGRAM. ADDRESS: 15 HAGERTY BOULEVARD, SUITE 400, WEST CHESTER, PA 19382. PHONE: (484) 447-5540.

Table with columns: DATE, DESCRIPTION, DRAWN BY, CHECKED BY, SCALE. Entries include: 03-21-05, REVISED PER TOWNSHIP ENGINEER REVIEW, 1" = 30', 03-21-05, REVISED PER TOWNSHIP ENGINEER REVIEW, 03-21-05, REVISED PER SHAKE TREE COMMISSION COMMENTS, 03-21-05, REVISED PER NEW BUILDING FOOTPRINT.

Table with columns: DATE, DESCRIPTION. Entries include: 03-21-05, REVISED PER TOWNSHIP ENGINEER REVIEW, 1" = 30', 03-21-05, REVISED PER TOWNSHIP ENGINEER REVIEW, 03-21-05, REVISED PER SHAKE TREE COMMISSION COMMENTS, 03-21-05, REVISED PER NEW BUILDING FOOTPRINT.

DR. RICHARD & PAIGE GREENBERG. Site Location: 941 ACADEMY LANE - LOT 7, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA.

BUILDING PERMIT PLAN FOR LOT 7, ACADEMY LANE.

SHEET 2 OF 2.



*Excellence Delivered **As Promised***

Date: April 28, 2017

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: 106 & 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential – Applicant

Date Accepted: December 5, 2016
90 Day Review: March 5, 2017, extended indefinitely

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

The applicant is proposing to subdivide 106 Cambria Court into 2 parcels and construct 1 home on each lot. The applicant is proposing to also adjust the lot line for 110 Cambria Court. This project is located in the R-3 district of the Township.

The applicant has requested waivers for the following items as outlined in the March 22, 2017 letter:

1. §255.27.C(1) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet. The applicant requesting a waiver from installing curbing and sidewalks along the site frontage.
2. §255.27.C(2) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.
3. §255.27.C(4) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.



4. §255.37.A – The applicant is requesting a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court.
5. §255-49 – The applicant is requesting a waiver from installing streetlights. Currently there are not streetlights within Cambria Court.
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Minor Final Subdivision Plans – 106 & 110 Cambria Road

Plans Prepared By: Momenee, Inc.

Dated: 12/01/2016, revised 03/01/2017

I. Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP.

II. Zoning

1. §280.27.C – Accessory structures are permitted in the rear yard or side yard of a lot, in which case they shall not be located closer than 10 feet from the side or rear property lines. The detached garages are accessory structures. The garage on Lot #1 appears to be approximately 8 feet from the side and rear setback lines and the garage on Lot #2 appears to be 8 feet from the side setback and 11 feet from the rear setback line. This must be revised or a variance received from the Zoning Hearing Board.

III. Subdivision and Land Development

1. §255.27.C(1) – Culs-de-sac streets must have a right of way of 60 feet, a cartway of 28 feet, curbing and sidewalks. The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet, not increase the cartway width and to not installing curbing and sidewalks along the site frontage.
2. §255.27.C(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate adequate provisions for the transportation and other public requirements and to promote general welfare. The applicant is requesting a waiver to not provide additional right-of-way or increase the cart way width.
3. §255.27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of



rights-of-way to conform with the required standards. The applicant is requesting a waiver to not provide additional right-of-way or increase the cart way width.

4. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners. The applicant was requested a waiver from this requirement.
5. §255-38 – The applicant has indicated on the landscape plan that street trees will be provided. The landscape plan must be incorporated as part of the entire plan set.
6. §255-38.B – The applicant has indicated on the landscape plan that street trees will be provided. The landscape plan indicates that large street trees and small street trees will be provided. The calculation for the small street trees appears to be incorrect. The required number shown on the plan is 8, but the actual calculation is 8.5 (255 LF Street/ 1 tree per 30 LF). Nine trees must be provided.
7. §255-42.B – The applicant has indicated on the landscape plan that Class A Buffer will be required for this project. In accordance with 255 attachment 2, this appears to be incorrect. Since the adjacent land use is non-residential off-street parking, Class B Buffer must be provided.
8. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company. The applicant has requested a waiver from this requirement.
9. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.

III. Stormwater

1. §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 Pre-Developed Drainage Area plans and the Existing Conditions plan show that the existing site conditions do not contain impervious surfaces. We note that the impervious areas at this site was previously demolished as part of an approved grading permit. The stormwater report appears to include existing impervious surfaces in the supporting calculations. Please revise the stormwater calculations to be consistent with the existing land cover conditions.
2. Please show location of infiltration test pit on the plans.

3. 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.

IV. General

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

The applicant was scheduled to appear before the Shade Tree Commission on April 26, 2017. The Shade Tree meeting was cancelled. The applicant will appear at the next available Shade Tree Commission meeting.

The applicant appeared before the Planning Commission on April 3, 2017. The Planning Commission recommended approval of the preliminary/final plans and waivers conditioned on the applicant complying with all staff 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



Gannett Fleming

*Excellence Delivered **As Promised***

Date: March 28, 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

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Plans Prepared By: Momenee, Inc.

Dated: 12/01/2016, revised 03/01/2017

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2. Please show location of infiltration test pit on the plans.

3. 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.

IV. General

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

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: March 14, 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.
Leslie Salsbury, E.I.T., Gilmore & Associates, Inc.

Reference: 106, 108 & 110 Cambria Ct
Subdivision & Lot Line Change Plan Review 2
Radnor Township, Delaware County, PA
G&A 16-12037

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The subject parcels located at 106 & 110 Cambria Court are situated in the R-3 Residential Zoning District and take access to Lancaster Avenue, west of Radnor-Chester Road in Radnor Township, Delaware County. The applicant intends on subdividing 106 Cambria Ct in order to provide two single-family dwelling units, thus creating 106 and 108 Cambria Ct. A lot line adjustment will also be required at 110 Cambria Ct.

B. DOCUMENTS REVIEWED

1. Subdivision & Lot Line Change Plans for 106 & 110 Cambria Court, prepared by Momenee, Inc., prepared for Lombardi Residential; consisting of 6 sheets, dated March 1, 2017.
2. Submission letter prepared by Momenee, Inc., prepared for Radnor Township, dated March 3, 2017.
3. Landscape Plan for 106 & 110 Cambria Court, prepared by Momenee, Inc., prepared for Lombardi Residential; consisting of 1 sheet, dated March 1, 2017.

C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-27.C(1) – Cambria Court along the site frontage is required to provide the following standards.
 - a. 60' Right of Way (30' Half Width)
 - b. 28' Cartway (14' Half Width)
 - c. Curbing along the site frontage
 - d. 4' sidewalk along the site frontage

The Applicant has indicated pursuit of a waiver from providing the required right of way, cartway and sidewalk along the site frontage.

2. §255-27.C(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of right-of-way to conform to the above standards. The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way. The Applicant has indicated pursuit of a waiver from this requirement.
3. §255-27.H(6) – Although the applicant's submission letter indicates this section was addressed in the plan set, the radius was still not provided on the plans. Revise the plans to include the proposed driveway radii for review and construction purposes.
4. §255-35 – Although the applicant's submission letter indicates this section was addressed in the plan set, a portion of the radius for the existing driveway for 110 Cambria Ct. continues to encroach upon the 108 Cambria Ct. property lot line.

If you have any questions regarding the above, please contact this office.

March 23, 2017

Mr. Roger A. Phillips, PE
Radnor Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

**Re: 106 and 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential**

Momenee No. 16084

Dear Mr. Phillips:

Our firm, Momenee, Inc. represents Mr. Matt Lombardi, Lombardi Residential (“Applicant”), owner of properties located at 106 and 110 Cambria Court. As you are aware, 106 Cambria Court is proposed to be subdivided into two separate lots 106 and 108 Cambria Court. To accommodate this subdivision, the property located at 110 Cambria Court will require a lot line revision along the western side.

We respectfully request the following waivers as noted in the December 19, 2016 Traffic Engineer’s review letter and the December 23, 2016 Township Engineer’s review letter be granted from the Board of Supervisors,

- §255.27.C (1) *Cambria Court along the site frontage is required to provide the following standards.*
- a. *60’ Right of Way (30’ Half Width)*
 - b. *28’ Cartway (14’ Half Width)*
 - c. *Curbing along the site frontage*
 - d. *4’ sidewalk along the site frontage*

The applicant requests a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet. The applicant requests a waiver from installing curbing and sidewalks along the site frontage.

§255.27.C (2) *Where a subdivision about or contains an existing street of inadequate right of way width, the Board of Commissioners may require the reservation or dedication of rights of way to conform with the required standards. Cul-de-sac streets must have a right of way of 60 feet and a cartway of 28 feet.*

The applicant requests a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.

§255.27.C (4) *Where a subdivision abuts or contains an existing street of inadequate right of way width, the Board of Supervisors may require the reservation or dedication of right of way to conform to the above standards. The center line of the ultimate right of way shall be the same center line as the existing right of way.*

The applicant requests a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.

Page 2 - 106 and 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential

§255.37. A *Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.*

The applicant requests a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court. Adding sidewalks would create discontinuity in the neighborhood and possible safety issues at the transition points where sidewalks start and end.

§255-49 *Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights services by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.*

The applicant requests a waiver from installing streetlights. Currently there are no streetlights within Cambria Court.

§255-51.A *Sidewalks shall be constructed as required by §255-27 C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience.*

The applicant requests a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court. Adding sidewalks would create discontinuity in the neighborhood and possible safety issues at the transition points where sidewalks start and end.

If you have any questions or concern, please contact me.

Very truly yours,
MOMENEE, INC.



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

Cc: Matt Lombardi, Lombardi Residential

JCM
16084 Letter of Waivers 3-23-17

March 3, 2017

Radnor Township Planning Commission
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 106, 108 & 110 Cambria Court
Minor Final Subdivision Plan
Township File No. 2016-S-15
Momenee File No. 16-084

Dear Planning Commission,

Our office is receipt of engineering comments dated December 23, 2016 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.

Since our original submission and presentation to the Planning Commission on January 3, 2017, our client has met almost all the neighbors on Cambria Court. Based on this meeting the homes proposed for 106 and 108 Cambria Court have been revised. In addition, a landscape plan has been included for consideration. Below are our responses to the comments enumerated in Mr. Phillips' letter.

Zoning:

1. The deck on Lot # 1 has been removed. The proposed homes at 106 and 108 have been redesigned to use patios on grade instead of elevated decks.
2. The zoning table on the plans has been revised. The gross area for Lot #2 has been added to the zoning table. The net lot areas have been checked and displayed on the plans. The zoning table for 110 Cambria court has been checked and displayed on the plans.

Subdivision and Land Development:

1. We have prepared a plan titled "Vicinity Plan" with satellite image and all physical features within 500 feet of the project site.
2. The cart way has been labelled. Curbing will be provided.

Page 2 – 106, 108 & 110 Cambria Court
Minor Final Subdivision Plan
Township File No. 2016-S-15
Momenee File No. 16-084

3. We are requesting a waiver from §255-37. A to not install sidewalks. Cambria Court currently does not have either sidewalk. Adding sidewalks on the project site would be inconsistent with the character of the street.
4. We are requesting a waiver from §255-49 to not install streetlights. Cambria Court currently does not have either streetlight. Adding streetlights on the project site would be inconsistent with the character of the street.
5. We are requesting a waiver from §255-27.C for the construction of sidewalks.

Stormwater:

1. Infiltration testing has been completed since our original submission. Copies of the test results are included in the stormwater calculations.
2. Based on our infiltration testing we have revised our stormwater management locations to comply with the infiltration requirements.

General:

1. New deeds will be prepared and recorded at the Delaware County Court House at the time of plan recording.

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 3-3-17.doc

cc: Mr. Matthew Lombardi, Property Owner

March 3, 2017

Mr. Steve Norcini, PE
Radnor Township Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 106, 108 & 110 Cambria Court
Minor Final Subdivision Plan
G&A File No. 16-12037
Momenee File No. 16-084

Dear Mr. Norcini,

Our office is receipt of engineering comments dated December 23, 2016 from Ms. Amy Kaminski, PE, PTOE, Transportation Services Manager of Gilmore and Associates, Inc. for the above-mentioned project. For your consideration, we are submitting this engineering response letter, revised plans and stormwater calculations.

Since our original submission and presentation to the Planning Commission on January 3, 2017, our client has met almost all the neighbors on Cambria Court. Based on this meeting the homes proposed for 106 and 108 Cambria Court have been revised. In addition, a landscape plan has been included for consideration. Below are our responses to the comments enumerated in Ms. Kaminski's letter.

Subdivision and Land Development Comments:

1. The cart way has been labelled on the plans.
2. We are requesting a waiver from §255-27.C (1) to not provide the right of way, cart way or installation of sidewalks. Curbing will be replaced due to damage from any construction.
3. We are requesting a waiver from §255-27.C (4) to not provide the right of way.
4. Plans have been revised to identify the radius on the proposed driveway.
5. The plans have been revised to remove the portion of driveway radius that appeared on 110 Cambria Court. No easement will be necessary.

Page 2 - 106 & 110 Cambria Court
Minor Final Subdivision Plan
G&A File No. 16-12037
Momenee File No. 16-084

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

Traffic Engineering Response Letter 3-3-17.doc

cc: Mr. Matthew Lombardi, Property Owner

MI MOMENEE, INC.

a Karins Company

ENGINEERING | PLANNING | SURVEYING

924 County Line Road • Bryn Mawr, PA 19010
 Phone: (610) 527-3030 • Fax: (610) 527-9008

From:	Joseph C. Mongeluzi, Jr., PE jmongeluzi @momenee.com	Date: 3/3/17	Job No: 16084
To:	Radnor Township 301 Iven Avenue Wayne, PA 19087	Attention: Hollye Wagner	Phone: 610-688-5600
		Re: 106, 108 and 110 Cambria Court Subdivision	

We are sending you the attached:


- Plans Computer Disk Specifications Calculations
 Copy of Letter Change Order Shop Drawings Other

Copies	Date	No.	Description
26	3-1-17	6	24" x 36" plans of the project (record plan, existing conditions, vicinity plan, grading plan, E&S, construction details)
10	3-1-17	6	11" x 17" reduced plan set
2	3-1-17	Book	Hydrological Study for 106 Cambria Court
2	3-1-17	Book	Hydrological Study for 108 Cambria Court
10			Thumb drive containing electronic copies of documents in this submission
10	3-1-17	1	11" x 17" Landscape Plan LP1
26	3-1-17	1	24" x 36" Landscape Plan LP1

These are transmitted as checked below:

- For Approval Approved as Submitted Resubmit _____ Copies for Approval
 For Your Use Approved as Noted Submit _____ Copies for Distribution
 As Requested Returned for Corrections Return _____ Corrected Prints
 For Review and Comment: _____
 For Bids Due: Prints Returned After Loan to Us

Remarks: Attached please find revised information concerning this project for your use. Please schedule us for the next available Shade Tree and Planning Commission meetings. Thank you.

Copy To:	Lombardi Residential, LLC	Signed:		Joseph C. Mongeluzi, Jr., PE
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February 23, 2017

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

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

Dear Mr. Mongeluzi:

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

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

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

- Instructions
- Form

Sewage Facilities Planning Module Component 4

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

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

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

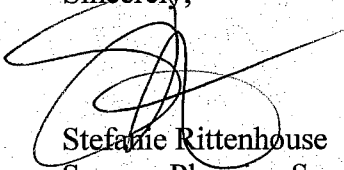
Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at http://www.portal.state.pa.us/portal/server.pt/community/Permit_Decision_Guarantee/21215/SOPs/1294992. Consistent with the SOP, DEP may disapprove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

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

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

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

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

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

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
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	
	Municipal Responses to Component 4B comments are included	
Component 4C - County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
	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	
	For new treatment facilities, the discharge location is provided	
	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
	Copies of easement(s) or right-of-way(s) are attached	
	Section G.4. The boxes are checked regarding Wetland Protection	
	Section G.5. The boxes are checked regarding Primary Agricultural Land	
	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
	A return receipt for its submission to the PHMC is attached	
	The PHMC review letter is attached	

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

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

<i>Section O: Sewage Management</i>		
	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
	Section O.4.b. The private Collection System information is completed, signed and dated	
	Section O.4.c. The private Conveyance System information is completed, signed and dated	
	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
	All Public Notification boxes in this section are checked	
	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: _____

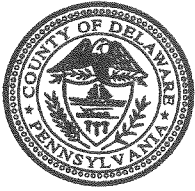
Date: _____

Applicant (or Applicant's authorized representative)

Signed: _____

Date: _____

Municipal Secretary



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN
COLLEEN F. 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

PLANNING COMMISSION

WILLIAM C. PAYNE
CHAIRMAN
THOMAS J. JUDGE
VICE CHAIRMAN
KENNETH J. ZITARELLI
SECRETARY
LINDA F. HILL
DIRECTOR

January 19, 2017

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


RE: Name of Dev't: 106 and 110 Cambria Court
DCPD File No.: 34-7225-17
Developer: Matt Lombardi c/o Lombardi Residential
Location: South side of Cambria Court,
approximately 100' west of its terminus
Recv'd in DCPD: December 7, 2016

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on January 19, 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: Matt Lombardi c/o Lombardi Residential
Momenee and Associates, 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: January 19, 2017
File No.: 34-7225-17

PLAN TITLE: 106 and 110 Cambria Court

DATE OF PLAN: December 1, 2016

OWNER OR AGENT: Matt Lombardi,
c/o Lombardi Residential

LOCATION: South side of Cambria Court,
approximately 100' west of its
terminus

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Subdivision

ZONING DISTRICT: R-3 Residential

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivide 1.16 acres into three lots

UTILITIES: Public

RECOMMENDATIONS: Proceed to Final, with
consideration given to staff
comments

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

CURRENT PROPOSAL

The applicant proposes subdivide two lots into three, creating two developable lots, and retaining an existing dwelling on Lot 3.



Date: January 19, 2017
File No.: 34-7225-17

REMARKS (continued):

SITE CHARACTERISTICS

The site is located within a residential neighborhood and neighbored by single-family dwellings.

APPLICABLE ZONING

The proposed development is located within the R-3 Residential district and is subject to applicable regulations set forth in the Township's zoning code.

NONCONFORMITIES

The site's existing dwelling does not appear to comply with the setback regulations as established within the Township zoning code.

Where zoning requires a 35' front yard setback, the existing dwelling has an approximate setback of 25'. It should be noted that the plan does not exacerbate the nonconformity.

COMPLIANCE

With exception to the existing non-conforming structure, the proposal appears to comply with the R-3 Residential district provisions.

SITE DESIGN

It is suggested that the side yard setbacks between Lots 1 and 2 be adjusted to 20' and the outer setbacks be reduced to 15', in order to provide more buffer space between the two proposed dwellings.

Date: January 19, 2017
File No.: 34-7225-17

REMARKS (continued):

ENVIRONMENTAL

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

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

STORMWATER MANAGEMENT

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

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



Gannett Fleming

*Excellence Delivered **As Promised***

Date: December 23, 2016

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.
Hollye Wagner – Radnor Township Engineering Department
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 106 & 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential – Applicant

Date Accepted: December 5, 2016

90 Day Review: March 5, 2017

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

The applicant is proposing to subdivide 106 Cambria Court into 2 parcels and construct 1 home on each lot. The applicant is also proposing to adjust the lot line for 110 Cambria Court. This project is located in the R-3 district of the Township.

Minor Final Subdivision Plans – 106 & 110 Cambria Road

Plans Prepared By: Momenee, Inc.

Dated: 12/01/2016

I. Zoning

1. §280.25.D(1) – For every single-family detached dwelling, there shall be two side yards, which shall not be less than 35 feet in aggregate width and neither of which shall be less than 15 feet in width. It appears that the deck for Lot#1 is encroaching in the side yard setback. This must be revised or a variance obtained.
2. §280.25 – The zoning table shown on the plans is incomplete. The gross area for Lot #2 must be shown on the zoning table. The applicant should verify the net areas for all lots as they are all shown on the plans to be exactly the same size. Also the proposed information



shown on the zoning compliance table for 110 Cambria does not match what is shown in the lot areas table for the corresponding lot.

II. Subdivision and Land Development

1. §255.22.B(1)(k) – Existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets). This information must be shown on the plans or a waiver requested.
2. §255.27.C(2) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Culs-de-sac streets must have a right of way of 60 feet and a cartway of 28 feet. The right-of-way shown on the plans for Cambria Court is 40 feet and the cartway is not labeled. Curbing and sidewalks must be provided in accordance with this section.
3. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.
4. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer’s expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer’s engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
5. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.

III. Stormwater

1. §245-22(A).(1).(b) – 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 1.63 inch per hour for Stormwater Management System #1 and #2. The applicant must submit infiltration testing results supporting this assumption.
2. Final approval of the stormwater management plan for 106 and 108 Cambria Court 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.



IV. General

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

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: December 19, 2016

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.
Leslie Salsbury, E.I.T., Gilmore & Associates, Inc.

Reference: 106 & 110 Cambria Ct
Subdivision & Lot Line Change Plan Review 1
Radnor Township, Delaware County, PA
G&A 16-12037

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The subject parcels located at 106 & 110 Cambria Court are situated in the R-3 Residential Zoning District and take access to Lancaster Avenue, west of Radnor-Chester Road in Radnor Township, Delaware County. The applicant intends on subdividing 106 Cambria Ct in order to provide two single-family dwelling units, thus creating 106 and 108 Cambria Ct. A lot line adjustment will also be required at 110 Cambria Ct.

B. DOCUMENTS REVIEWED

1. Subdivision & Lot Line Change Plans for 106 & 110 Cambria Court, prepared by Momenee, Inc., prepared for Lombardi Residential; consisting of 6 sheets, dated December 1, 2016.
2. Submission letter prepared by Momenee, Inc., prepared for Radnor Township, dated December 1, 2016.
3. Subdivision and Land Development Application
4. Application for ACT 247 Review

C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-21.B.(1)(o)[1] – Revise the plans to clearly label the cartway width for Cambria Court.
2. §255-27.C(1) – Cambria Court along the site frontage is required to provide the following standards.
 - a. 60' Right of Way (30' Half Width)
 - b. 28' Cartway (14' Half Width)
 - c. Curbing along the site frontage
 - d. 4' sidewalk along the site frontage
3. §255-27.C(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of right-of-way to conform to the above standards. The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way.
4. §255-27.H(6) – Revise the plans to include the proposed driveway radii for review and construction purposes.
5. §255-35 – It appears that a portion of the radius for the existing driveway 110 Cambria Ct driveway is enclosed within the proposed adjusted property lot line for 108 Cambria Ct. The radius does appear within the ROW for Cambria Court. We will defer to the Solicitor regarding if an easement is required.

If you have any questions regarding the above, please contact this office.



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: 12/1/2016	Job No: 16084
To:	Radnor Township 301 Iven Avenue Wayne, PA 19087	Attention: Hollye Wagner	Phone: 610-688-5600
		Re: 106 & 108 Cambria Court Subdivision	

We are sending you the attached:

- Plans Computer Disk Specifications Calculations
 Copy of Letter Change Order Shop Drawings Other

Copies	Date	No.	Description
26	12-1-16	6	24" x 36" plans of the project (record plan, existing conditions, vicinity plan, grading plan, E&S, construction details)
7	12-1-16	6	11" x 17" reduced plan set
2	12-1-16	Book	Hydrological Study for 106 Cambria Court
2	12-1-16	Book	Hydrological Study for 108 Cambria Court
10			Thumb drive containing electronic copies of documents in this submission
2	7-29-16	2	106 Cambria Court Held Open Policy
2	6-30-16	5	106 Cambria Court Deed
3	11-29-16	3	Check to Radnor Twp. for Subdivision Application \$1,250.00, check to Radnor Twp. for \$7,000.00 for professional services agreement, and check to Treasurer of Delaware County \$170.00.

These are transmitted as checked below:

- For Approval Approved as Submitted Resubmit _____ Copies for Approval
 For Your Use Approved as Noted Submit _____ Copies for Distribution
 As Requested Returned for Corrections Return _____ Corrected Prints
 For Review and Comment: _____
 For Bids Due: Prints Returned After Loan to Us

Remarks: Attached please find the above referenced information for your use.

Copy To:	Lombardi Residential, LLC	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 106 CAMBRIA COURT

Zoning District R-3

Application No. _____
(Twp. Use)

Fee _____ Ward No. 2-1 Is property in HARB District NO

Applicant: (Choose one) Owner X Equitable Owner _____

Name MATT LOMBARDI c/o LOMBARDI RESIDENTIAL

Address 406 MANTOLOKING ROAD, BRICK, NJ 08723

Telephone 908-705-1074 Fax _____ Cell 908-705-1074

Email matt@lombardiresidential.com

Designer: (Choose one) Engineer X Surveyor _____

Name JOSEPH C. MONGELUZI JR, PE c/o MOMENCE, INC.

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610 527 3030 Fax 610 527 9008

Email jmongeluzi@momence.com

Area of property 50,509 SF Area of disturbance 24,293 SF

Number of proposed buildings 2 Proposed use of property RESIDENTIAL

Number of proposed lots 2

Plan Status: Sketch Plan _____ Preliminary _____ Final X Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

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

No

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

No

Individual/Corporation/Partnership Name

MATT LOMBARDI, LOMBARDI RESIDENTIAL

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

Matt Lombardi

Print Name

Matt Lombardi

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

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

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

DEVELOPER/APPLICANT

Name Matt Lombardi c/o Lombardi Residential E-mail matt@lombardiresidential.com

Address 406 Mantoloking Road, Brick, NJ 08723 Phone _____

Name of Development 106 and 110 Cambria Court

Municipality Wayne, Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Momenee, Inc. Phone 610-527-3030

Address 924 County Line Road, Bryn Mawr, PA 19010

Contact Joseph C. Mongeluzi, Jr., PE E-mail jmongeluzi@momenee.com

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District R3

Tax Map # 14 / 163 / 000 **106 Cambria**

Tax Folio # 36 / 02 / 00857 / 000 **106 Cambria**

Tax Map 14/162/000 110 Cambria

Tax Folio 36/02/00858/000 110 Cambria

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Applicant would like to subdivide 106 Cambria Court from one lot to two lots thus creating 106 and 108 Cambria Court. In addition, a lot line adjustment will be required at 110 Cambria Court. Both 106 and 110 Cambria Court are owned the applicant.

The applicant would like to construct single family homes on the lots.

Total Site Area 1.16 Acres
Size of All Existing Buildings 3,677 (110 Cambria) Square Feet
Size of All Proposed Buildings 4,595 (16 & 108 Cambria) Square Feet
Size of Buildings to be Demolished NA Square Feet

Matt Lombardi
Print Developer's Name

[Signature]
Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting 1/3/2017

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 # _____

Roger A. Phillips PE Township Engineer
Print Name and Title of Designated Municipal Official

610-688-5600
Phone Number

[Signature]
Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

DEED

Grantor:

John Franklin Haws and Doris S. Haws, his wife

TO

Grantee:

Lombardi State Realty, LLC, a Pennsylvania
Limited Liability Company

PREMISES

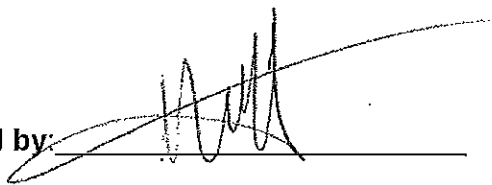
106 Cambria Court
Radnor Township
Delaware County, Pennsylvania

Folio No. 36-02-00857-00

GRANTEE ADDRESS

406 Mantoloking Road
Brick Twp., NJ 08723

Certified by: _____

A handwritten signature in black ink, appearing to be 'JFH', is written over a horizontal line. The signature is stylized and somewhat cursive.

Record & Return To:
Homestead Abstract Settlement Services
2327 West Chester Pike
Broomall, PA 19008
(610) 353-4755

Prepared by:
Homestead Abstract Settlement Services

Record & Return To:
Homestead Abstract Settlement Services
2327 West Chester Pike
Broomall, PA 19008
(610) 353-4755

RD BK05834-1395 OT-DEED
2016034056 07/01/2016 11:03:36 AM:3
RCD FEE: \$100.50 POL SUB TAX: \$6,375.00 ST TAX: \$4,250.00
36-RADNOR \$6,375.00 THOMAS J. JUDGE SR. ROD
DELAWARE COUNTY

Folio No. 36-02-00857-00

This Indenture made this 30th day of June, 2016,

Between

John Franklin Haws and Doris S. Haws, his wife

(hereinafter called the Grantor),

AND

Lombardi State Realty, LLC, a Pennsylvania Limited Liability Company

(hereinafter called the Grantee),

Witnesseth that the said Grantor for and in consideration of the sum of:

FOUR HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$425,000.00)
lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and 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 and Grantee's heirs, successors and assigns the following in fee simple:

See Legal Description Attached Hereto and Made a Part Hereof as Schedule "A".

SCHEDULE "A"
Legal Description

ALL THAT CERTAIN tract of piece of ground, situate in St. Davids, Radnor Township, Delaware County, Pennsylvania, bounded and described in accordance with a Map of Cambria Court, by E. J. Wendell, dated May 5, 1922, as follows, to wit:

BEGINNING at a point in the middle line of Cambria Court at a corner of land now or late of H. K. Mulford, Jr., said point of beginning being measured the 4 following courses and distances along said middle line of Cambria Court from its intersection with the middle line of Lancaster Avenue; (1) North 19 degrees 16 minutes 45 seconds East 179.39 feet (2) on the arc of a circle curving to the right with a radius of 190.42 feet (the chord of which bears North 20 degrees 37 minutes 2 seconds East 8.60 feet) the arc distance of 8.60 feet to a spike; (3) on the arc of a circle curving to the right with a radius of 190.42 feet (the chord of which bears North 48 degrees 52 minutes 3 seconds East 172.64 feet) the arc distance of 179.18 feet to a spike; (4) on the arc of a circle curving to the right in a Northeasterly direction the arc distance of 57.631 feet; thence extending from said point and place of beginning along the middle line of Cambria Court on the arc of a circle curving to the right in a Southeasterly direction of the arc distance of 30.57 feet to a spike and South 77 degrees 38 minutes 15 seconds East 108 feet to an iron pin; and on the arc of a circle curving to the left with a radius of 444.42 feet (the chord of which arc bears South 80 degrees 5 minutes 20 seconds East) the arc distance of 15.38 feet to a point in line of land now or late of Henry Pleasants; thence extending along same South 6 degrees 15 minutes West 196.58 feet to an iron pin; thence extending North 75 degrees 1 minute 20 seconds West 101.76 feet to an iron pin; thence extending North 81 degrees 31 minutes West 13.24 feet to a point; thence extending along land now or late of H. K. Mulford, Jr., North 5 degrees 16 minutes West 198.30 feet to the first mentioned point and place of beginning.

BEING Folio No. 36-02-00857-00.

BEING the same premises which Charles E. Alexander and Eleanor H. Alexander, his wife and William V. Alexander, Jr. and Isabelle F. Alexander, his wife by Deed dated 2/8/1954 and recorded 2/19/1954 in Delaware County in Deed Book 1676 Page 549 conveyed unto John Franklin Haws and Doris S. Haws, his wife, in fee.

AND the said John Franklin Haws is also known as J. Frank Haws, John F. Haws and J. F. Haws.

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

To have and to hold the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever, in fee simple.

And the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns 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 and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's, successors and assigns all and every Person or Persons whomever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will **WARRANT and FOREVER DEFEND.**

The remainder of this page is intentionally left blank

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US

[Signature]
WITNESS

John Franklin Haws
John Franklin Haws, GRANTOR

[Signature]
WITNESS

Doris S Haws
Doris S. Haws, GRANTOR

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF DELAWARE :

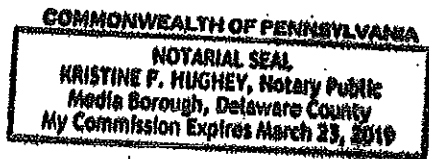
On this, the 30th day of June, 2016, before me, a notary public the undersigned officer, personally appeared:

John Franklin Haws and Doris S. Haws

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Kristine F. Hughey
Notary Public



Homestead Abstract and Settlement Services, Inc.
2327 West Chester Pike
Broomall, PA 19008
Phone: (610)353-4755 Fax: (610)353-6454
homesteadabstract@verizon.net

July 29, 2016

Chris Lombardi
Lombardi State Realty, LLC
406 Mantoloking Road
Brick Township, NJ 08723

Purchaser: Lombardi State Realty, LLC, a Pennsylvania Limited Liability Company
Address: 110 Cambria Court, Radnor Township, Delaware County, PA
Held Open Owner's Policy

Dear Chris,

Enclosed please find the following documents in reference to the above property which should be maintained with your permanent records:

 X Copy Held Open Request
 X Original Recorded Deed

Our thanks for selecting us to be part of your real estate transaction and please do not hesitate to contact us if you have any questions or need title insurance or closing services in the future.

Best regards,

Michael K. Molinaro

Michael K. Molinaro

MKM/jg
enc.

Homestead Abstract and Settlement Services, Inc.
2327 West Chester Pike
Broomall, PA 19008
Phone: (610)353-4755 Fax: (610)353-6454
homesteadabstract@verizon.net

June 30, 2016

Chris Lombardi
Lombardi State Realty, LLC
406 Mantoloking Road
Brick Township, NJ 08723

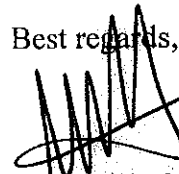
Purchaser: Lombardi State Realty, LLC, a Pennsylvania Limited Liability Company
Address: 110 Cambria Court, Radnor Township, Delaware County, PA
Held Open Owner's Policy

Dear Chris,

Per your request, the Owner's Policy on the above premises will be held open for a period of 12 months from the date of recording of the Deed. If during the 12 month period a mortgage is placed on the premises, an additional charge due for a Loan Policy in an amount in excess of the Owner's Policy, if any, will be charged for the issuance of the Owner's and Loan Policies. However, a work charge for conducting the loan closing and issuance of an updated Title Commitment, if required, will be made which shall not exceed 25% of the sale rate for such Loan Policy. An Owner's Policy will issue if requested at any time or if no mortgage is placed on the premises during this time, whichever is first to occur.

Please sign below if this meets with your understanding and our thanks for selecting us to be part of your real estate transaction and please do not hesitate to contact us if you have any questions or need title insurance or closing services in the future.

Best regards,

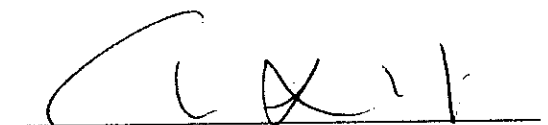


Michael K. Molinaro

MKM/jg

enc.


Acknowledged and Approved By:


Christopher J. Lombardi, Member, Buyer

Prepared by:
Homestead Abstract Settlement Services

Record & Return To:
Homestead Abstract Settlement Services
2327 West Chester Pike
Broomall, PA 19008
(610) 353-4755

Folio No. 36-02-00858-00

RD BK05834-1400 DT-DEED
2016034057 07/01/2016 11:03:36 AM:4
RCD FEE: \$100.50 POL SUB TAX: \$6,375.00 ST TAX: \$4,250.00

36-RADNOR \$6,375.00 THOMAS J. JUDGE SR. ROD
DELAWARE COUNTY

This Indenture made this **30th** day of **June**, **2016**,

Between

J. Frank Haws and Doris S. Haws, husband and wife

(hereinafter called the Grantor),

AND

Lombardi State Realty, LLC, a Pennsylvania Limited Liability Company

(hereinafter called the Grantee),

Witnesseth that the said Grantor for and in consideration of the sum of:
FOUR HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$425,000.00)
lawful money of the United States of America, unto Grantor well and truly paid by the said
Grantee and 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 and
Grantee's heirs, successors and assigns the following in fee simple:

See Legal Description Attached Hereto and Made a Part Hereof as Schedule "A".

SCHEDULE "A"
Legal Description

ALL THAT CERTAIN messuage and garage and lot or piece of ground, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the middle line of Cambria Court 578.73 feet Northeastwardly measured along the middle line of said Court from the middle line of Lancaster Avenue.

CONTAINING in front along the middle line of Cambria Court, aforesaid, 101.84 feet and extending Southeastwardly 225.16 feet on the East side and 196.58 feet on the West side of land now or late of Elizabeth Moorehouse.

BEING Folio No. 36-02-00858-00.

BEING the same premises which Alex A. Fulton and Barbara L. Fulton by Deed dated 02/28/1973 and recorded 03/02/1973 in Delaware County in Deed Book 2461 Page 830 conveyed unto J. Frank Haws and Doris S. Haws, husband and wife, in fee.

AND the said J. Frank Haws is also known as John Franklin Haws, John F. Haws and J. F. Haws.

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

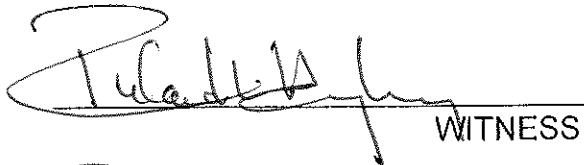
To have and to hold the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever, in fee simple.

And the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns 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 and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's, successors and assigns all and every Person or Persons whomever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will **WARRANT and FOREVER DEFEND**.

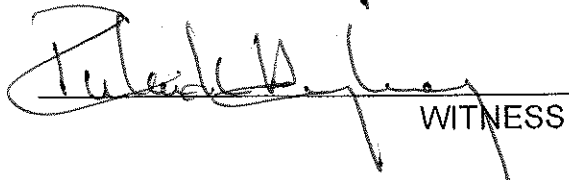
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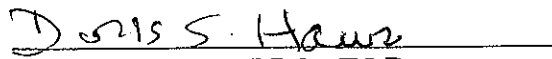
In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US


WITNESS


J. Frank Haws, GRANTOR


WITNESS


Doris S. Haws, GRANTOR

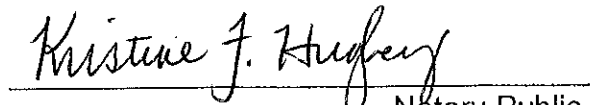
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DELAWARE : SS
:

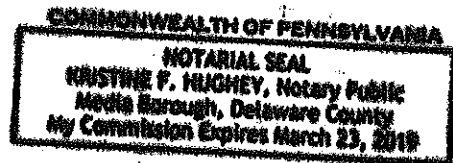
On this, the 30th day of June, 2016, before me, a notary public the undersigned officer, personally appeared:

J. Frank Haws and Doris S. Haws

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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


Notary Public



DEED

Grantor:

J. Frank Haws and Doris S. Haws, his wife

TO

Grantee:

Lombardi State Realty, LLC, a Pennsylvania
Limited Liability Company

PREMISES


110 Cambria Court
Radnor Township
Delaware County, Pennsylvania

Folio No. 36-02-00858-00

GRANTEE ADDRESS

406 Mantoloking Road
Brick Twp., NJ 08723

Certified by: _____

A handwritten signature in black ink, appearing to be 'J. Frank Haws', written over a horizontal line.

Record & Return To:
Homestead Abstract Settlement Services
2327 West Chester Pike
Broomall, PA 19008
(610) 353-4755

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
---	PROPOSED BUILDING SETBACK
X - X	EXISTING FENCE LINE
---	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T/C	EXISTING TELECOM LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
ST	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPERTY LINE TO BE CHANGED

SYMBOL LEGEND:

TV	WATER VALVE
SM	SURVEY MARKER
SM	SURVEY MONUMENT
UP	UTILITY POLE
CL	CLEANOUT
SG	SIGN
ET	EXISTING TREE
TR	TREE TO BE REMOVED
IT	TREE TO BE IMPACTED
PT	PERCOLATION TEST

TREES TO BE REMOVED:
 12" SPRUCE 8" CHERRY TWIN 8"-6" TREE 14" CHERRY 10" OAK 12" MAPLE 16" POPLAR 12" SPRUCE
 8" MAPLE 45" POPLAR 6" MAPLE 8" SPRUCE 12" MAPLE 12" TREE CLUSTER 6" MAPLE 10" MAPLE
 12" MAPLE 10" MAPLE 6" TREE 8" MAPLE 42" POPLAR 12" MAPLE 6" PINE 6" PINE 6" PINE 12"
 MAPLE 12" MAPLE 8" MAPLE

TREES TO BE IMPACTED:
 22" POPLAR 31" SYCAMORE 6" CHERRY 16" SPRUCE 38" SYCAMORE 8" MAPLE 8" MAPLE 8" MAPLE
 12" MAPLE

TREE REPLACEMENT FORMULA:
 6 - 18 INCH DBH REMOVED = 1 REPLACEMENT TREE
 19 - 29 INCH DBH REMOVED = 3 REPLACEMENT TREES, 2 BEING LARGE CANOPY TREES
 30 INCH DBH & GREATER REMOVED = 6 REPLACEMENT TREES, 4 BEING LARGE CANOPY TREES

TOTAL TREES BEING REMOVED:
 6 - 18 INCH DBH = 26
 19 - 29 INCH DBH = 0
 30 INCH DBH & GREATER = 2
 TOTAL = 28

REPLACEMENT TREES REQUIRED = 38, 8 BEING LARGE CANOPY TREES

NOTE: SHOULD ANY ADDITIONAL TREES BE REMOVED, ADDITIONAL REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE RADNOR TOWNSHIP ORDINANCE NO. 2012-05.

TREE REPLACEMENT NOTES:
 1. REPLACEMENT TREES WILL BE SELECTED FROM THE LIST OF TOWNSHIP APPROVED TREES PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
 2. TREES TO BE PLANTED OUTSIDE OF REQUIRED SITE LINE.

LANDSCAPE REQUIREMENTS

STREET TREES	REQUIRED	PROVIDED
CAMBRIA COURT - 255 LF	6	6
LARGE STREET TREES 1/45 LF	6	6
SMALL STREET TREES 1/30 LF	6	6

BUFFER (CLASS "A")

DECIDUOUS TREE (1/40 LF)	6	6
EVERGREEN TREE (1/30 LF)	8	8

TOTAL TREES REQUIRED:
 30 INTERIOR TREES
 8 INTERIOR LARGE CANOPY TREES
 6 LARGE STREET TREES
 8 SMALL STREET TREES
 6 CLASS "A" DECIDUOUS TREES
 8 CLASS "A" EVERGREEN TREES
 66 TREES TO BE PLANTED
 80 TREES PROPOSED

PLANT SCHEDULE DECIDUOUS TREES

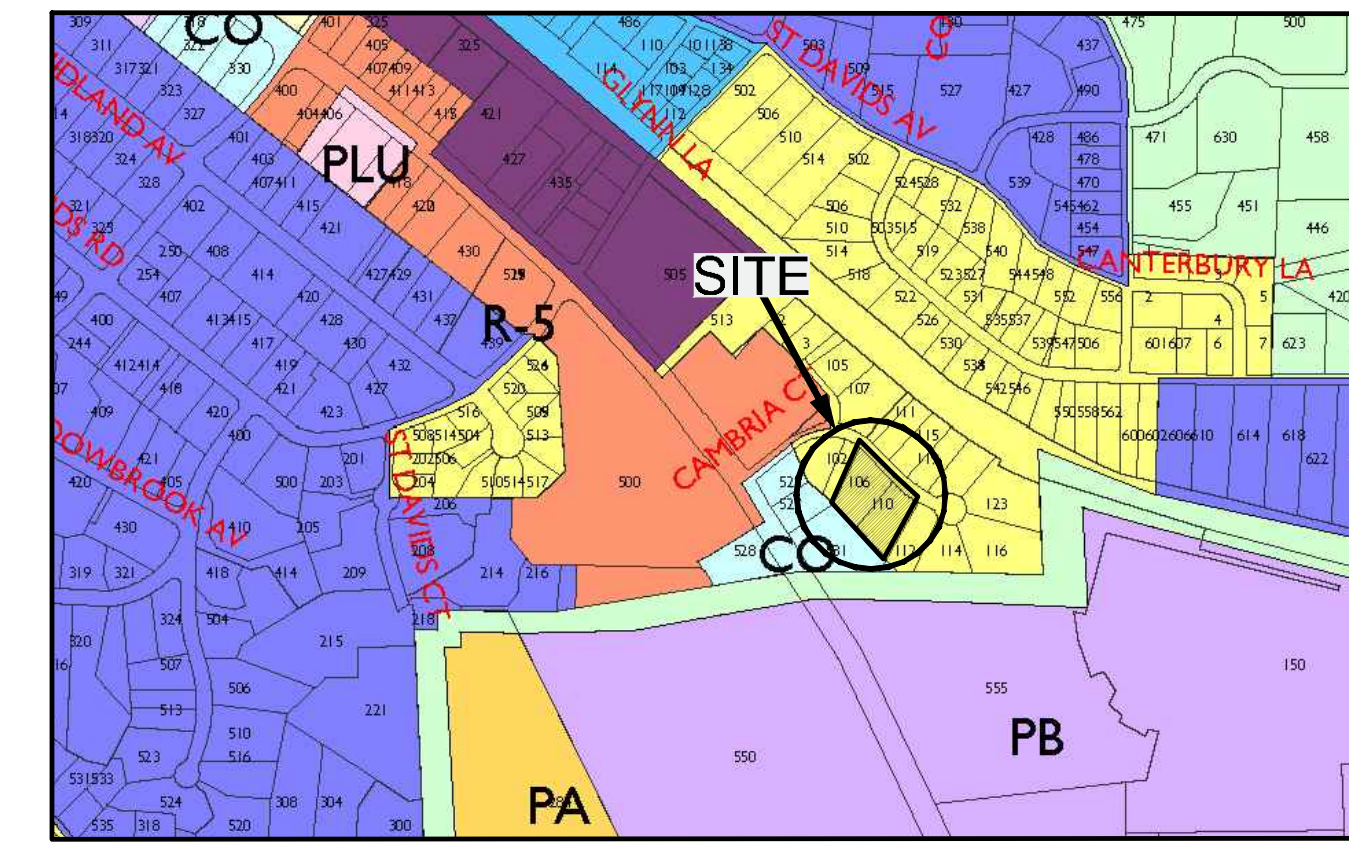
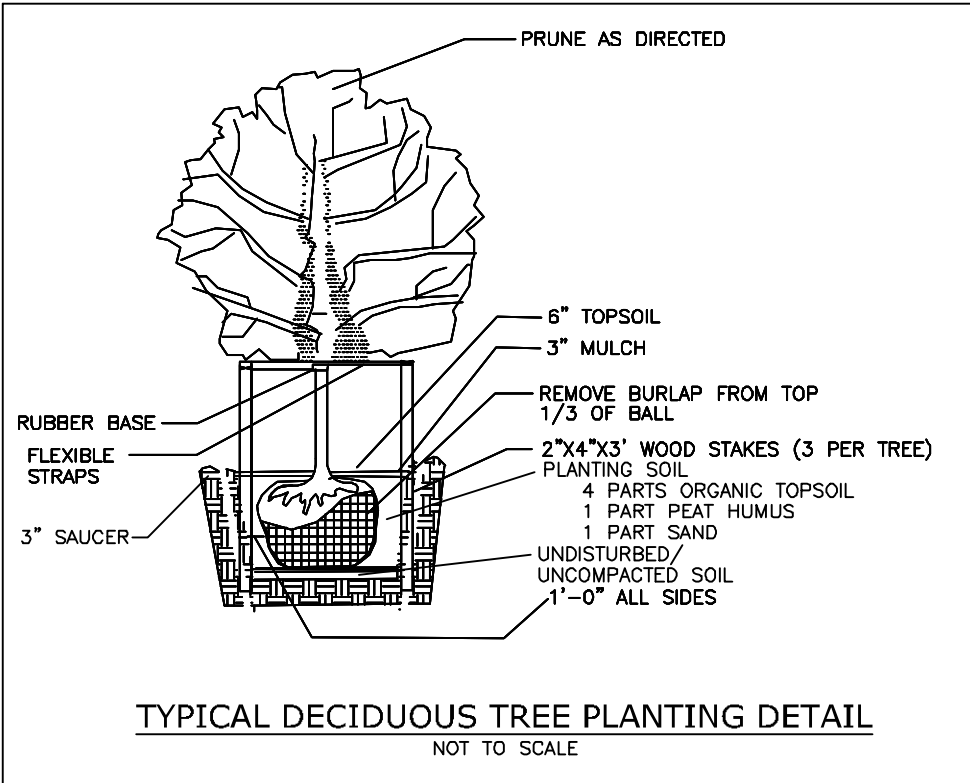
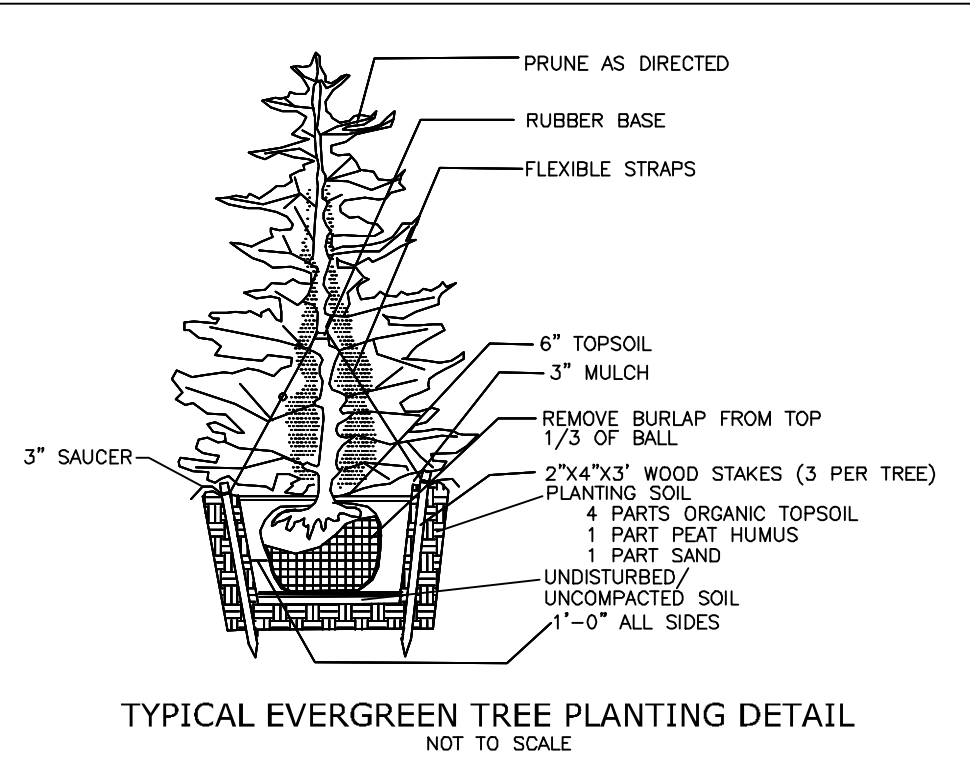
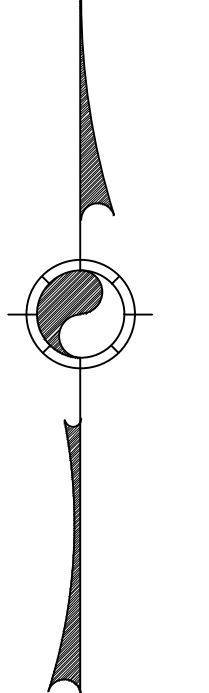
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPREAD	CALIPER	CONDITION
AG	0	ACER GINNALA	AMUR MAPLE	9'-11'	2 1/2"	B&B
AR	6	ACER RUBRUM COLUMNARE ARMSTRONG	ARMSTRONG RED MAPLE	17'-19'	4"	B&B
CB	0	CARPINUS BETULUS COREANA	COREANA HORNBEAM	10'-12'	2 1/2"	B&B
CK	8	CORNUS KOUSA	KOUSA DOGWOOD	7'-8'	2 1/2"	B&B
MS	6	MAGNOLIA STELLATA	STAR MAGNOLIA	6'-8'	2 1/2"	B&B
PK	8	PRUNUS SARGENTI COLUMNARIS	COLUMNAR SARGENT CHERRY	10'-12'	2 1/2"	B&B
BL	3	BETULA LENTA	SWEET BIRCH	35'-45'	6"	B&B
FA	2	FRAXINUS AMERICANA	WHITE ASH	40'-50'	6"	B&B

TOTAL = 33

PLANT SCHEDULE EVERGREEN TREES

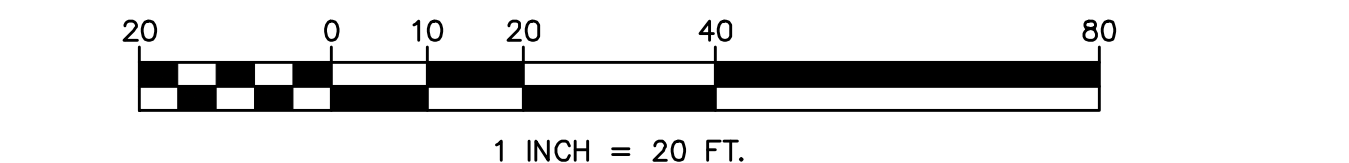
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPREAD	CONDITION
JV	0	JUNIPERUS VIRGINIANA CORCORCOR	EMERALD SENTINEL EASTERN RED CEDAR	6'	B&B
PO	43	PICEA OMORICA	SERBIAN SPRUCE	6'	B&B
TO	0	THUJA OCCIDENTALIS ARBORVITAE	WINTERGREEN ARBORVITAE	6'	B&B
PM	4	PSEUDOTSUGA MENZIESII VAR. GLAUCA	DOUGLAS-FIR	12'-20'	B&B

TOTAL = 47



LOCATION MAP
SCALE: 1" = 600'

- LANDSCAPE NOTES:**
- PLANT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL STAKE LOCATIONS FOR APPROVALS BY THE LANDSCAPE ARCHITECT/TWP. ARBORIST PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
 - PROVIDE CONTINUOUS MULCH (3" THICK) IN ALL BEDDING AND GROUND COVER AREAS AND AT THE BASE OF SPECIMEN TREES.
 - SIZES OF PLANT MATERIAL GIVEN ARE TO BE CONSIDERED MINIMUM.
 - NO SUBSTITUTIONS FOR PLANT MATERIAL ARE ACCEPTABLE UNLESS APPROVED BY THE TOWNSHIP.
 - CONTRACTOR IS RESPONSIBLE FOR PLANTING AND MAINTENANCE, INCLUDING WATERING OF PLANT MATERIAL AND LAWN AREAS UNTIL JOB IS TURNED OVER TO OWNER AND ACCEPTED BY THE OWNER.
 - CONTRACTOR SHALL LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES ONE TO ONE AND A HALF INCHES (1 - 1 1/2") IN ANY DIMENSIONS AND STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER.
 - WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR SUSPECTED, SUCH AS RUBBLE FILL, UNACCEPTABLE TOPSOIL, ADVERSE DRAINAGE CONDITIONS OR OTHER OBSTRUCTIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT/TWP. ARBORIST IN WRITING BEFORE PLANTING ANY TREES, SHRUBS OR LAWN AREAS.
 - TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
 - TREES AND SHRUBS SHALL BE FREE FROM DISEASES AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
 - TREES AND SHRUBS MUST BE FRESHLY GROWN AND NURSERY STOCK THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
 - ALL PLANTING BEDS AND TREES SHALL BE MULCHED WITH LICORICE ROOT MULCH INSTALLED AT A MINIMUM DEPTH OF THREE INCHES (3").
 - ALL CANOPY TREES MUST HAVE A SPREAD EQUAL TO FIFTY PERCENT (50%) OF THE HEIGHT.
 - ALL PLANTING BEDS WITHOUT SHRUB OR GROUND COVER PLANT MATERIAL SHALL BE PLANTED WITH A BLUE GRASS SEED MIX.
 - ALL PARKING LOT TREES ARE TO BE PRUNED TO PROVIDE SEVEN FEET (7') CLEARANCE FROM THE GROUND AT BASE OF TREE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PLAN.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER AND/OR LANDSCAPE ARCHITECT.
 - THIS PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.
 - NO MORE THAN FIVE INCHES (5") OF SOIL SHALL BE PLACED AROUND THE TRUNKS OF TREES WHICH ARE TO REMAIN. FOR THOSE TREES WHICH ARE TO REMAIN, WHERE MORE THAN FIVE INCHES (5") OF SOIL ARE TO BE PLACED, TREE WELLS SHALL BE CONSTRUCTED TO PRESERVE SUCH TREES.
 - ALL SIZES AND GRADING STANDARDS FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATES OF NURSERMEN, INC., AND APPROVED MAY 1986 BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC., OR THE LATEST REVISED EDITION OF THIS STANDARD.
 - TOPSOIL REMOVED BY GRADING OPERATIONS SHALL BE REDISTRIBUTED AND STABILIZED AS SOON AS POSSIBLE FOLLOWING THE COMPLETION OF A PHASE OF WORK OR THE ENTIRE PROJECT. ALL EXPOSED EARTH SURFACES SHALL BE STABILIZED BY THE FOLLOWING METHODS OR APPROVED EQUAL: (A) SEEDING OR PLANTING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR MORE STEEP. (B) SODDING OR HYDRO SEEDING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR MORE STEEP.
 - ALL TREES TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS AS APPROVED BY THE TOWNSHIP.
 - THE CONTRACTOR SHALL LABEL EACH TREE AND SHRUB WITH SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
 - ALL DISTURBED AREAS ARE TO BE SEEDED TO ESTABLISH A VIABLE LAWN.
 - ANY TREE OR SHRUB WHICH DIES WITHIN EIGHTEEN (18) MONTHS OF THE DEDICATION OF PUBLIC IMPROVEMENTS OF OCCUPANCY SHALL BE REPLACED. ANY TREE OR SHRUB WHICH, WITHIN THE AFORESAID TIME PERIOD IS DEEMED, IN THE OPINION OF AN AGENT AUTHORIZED BY THE BOROUGH, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
 - EXISTING TREES AND SHRUBS AT THE CORNER OF AN INTERSECTION OF STREETS AND/OR DRIVEWAYS, SHALL BE CUT TO THE HEIGHT OF TWENTY-FOUR INCHES (24") FROM POINT OF INTERSECTION OF CORNER PROPERTY LINES BACK FIFTY FEET (50') TO AVOID BLOCKING SIGHT DISTANCE TO ONGOING TRAFFIC; AND SHRUBS OR GROUNDCOVERS TO BE PLANTED SHALL BE OF THE DWARF VARIETY AND SHALL NOT EXCEED TWENTY-FOUR INCHES (24") IN HEIGHT AT MATURITY.
 - ALL TREES ALONG THE RIGHT-OF-WAY OF ANY PROPERTY SHALL BE KEPT TRIMMED NINE FEET (9') ABOVE ANY SIDEWALK AND ELEVEN FEET (11') ABOVE ALL STREETS.
 - PROPER SIGHT LINES SHALL BE MAINTAINED AT ALL INTERSECTIONS OF STREETS. THERE SHALL BE A CLEAR SIGHT TRIANGLE MEASURING FIFTY FEET (50') ALONG THE INTERSECTING STREET LINES FROM THE POINT OF INTERSECTION INDICATING ON THE PLAN, THAT IS MAINTAINED FREE AND CLEAR OF STRUCTURES, SIGNS AND OTHER VISUAL OBSTRUCTIONS.
 - ALL TREES TO BE RETAINED WITHIN TWENTY-FIVE FEET (25') OF A BUILDING, PARKING OR OTHER PROPOSED IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS AS APPROVED BY THE TOWNSHIP.
 - ALL PLANTING BEDS, LAWN AREAS AND TREE BASES ARE TO BE TOP DRESSED WITH 4" OF ORGANIC TOPSOIL.
 - ALL PLANTS SHALL CONFORM WITH THE STANDARDS FOR NURSERY STOCK OF AMERICAN ASSOCIATION OF NURSERMEN.
 - PLANTING SOIL SHALL CONSIST OF 4 PARTS ORGANIC TOPSOIL, 1 PART PEAT HUMUS, 1 PART WASHED SAND. TOPSOIL SHALL HAVE THE FOLLOWING COMPOSITION AND MAKE-UP:
 -BE FRIABLE
 -SHALL CONTAIN ORGANIC MATTER SUITABLE TO SUPPORT PLANT LIFE, INCLUDING A COMPOSITION OF APPROXIMATELY 5-10% SAND, 7-16% ORGANIC MATERIAL, NO MORE THAN 30% WEIGHT OF CLAY.
 -SHALL BE WEED FREE (ABSENCE OF LIVING/DYING WEED CONTAMINATION)
 -SHALL HAVE LESS THAN 2% BY WEIGHT OF UNWANTED MATERIALS SUCH AS STONES (NO LARGER THAN 12mm IN DIAMETER IN THE TOP 50mm, CONCRETE, STEEL, CLAY LUMPS, TREE ROOTS, STICKS OR OTHER INORGANIC MATERIAL).
 - NO TREES SHALL BE PLANTED CLOSER THAN FIFTEEN (15) FEET FROM THE FIRE HYDRANTS OR STOP SIGNS.
 - NO TREES SHALL BE PLACED WITH THEIR CENTERS LESS THAN FIVE (5) FEET FROM ANY PROPERTY LINE AND NO SHRUBS WITH THEIR CENTERS LESS THAN THREE (3) FEET FROM ANY PROPERTY LINE.
 - FERTILIZER ALL LAWN AREAS WITH A 10-20-15 FERTILIZER AT A RATE OF 5LBS/1,000 S.F.
 - THE CONTRACTOR SHALL REMOVE THE WOODEN TREE STAKES FROM THE DECIDUOUS TREES AND EVERGREEN TREES ONE YEAR AFTER THE COMPLETED DATE OF THE LANDSCAPE INSTALLATION.



Serial Number: 20160902450

CALL BEFORE YOU DIG!
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN PHASE STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

REGISTERED PROFESSIONAL ENGINEER
 KEVIN R. MOMENEE
 PENNSYLVANIA REG. NO. PE003335E

MOMENEE, INC.
 a Kairns Company
 ENGINEERING | PLANNING | SURVEYING

LANDSCAPE PLAN
 SUBDIVISION / LOT LINE CHANGE PLAN
106 & 110 CAMBRIA COURT
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 OWNER/APPLICANT
 LOMBARDI RESIDENTIAL
 406 MAN TOLKING ROAD
 BRICK, NJ 08723

ONE-CALL: 20160902450
 DRAWN BY: SWB
 CHECKED BY: JCM

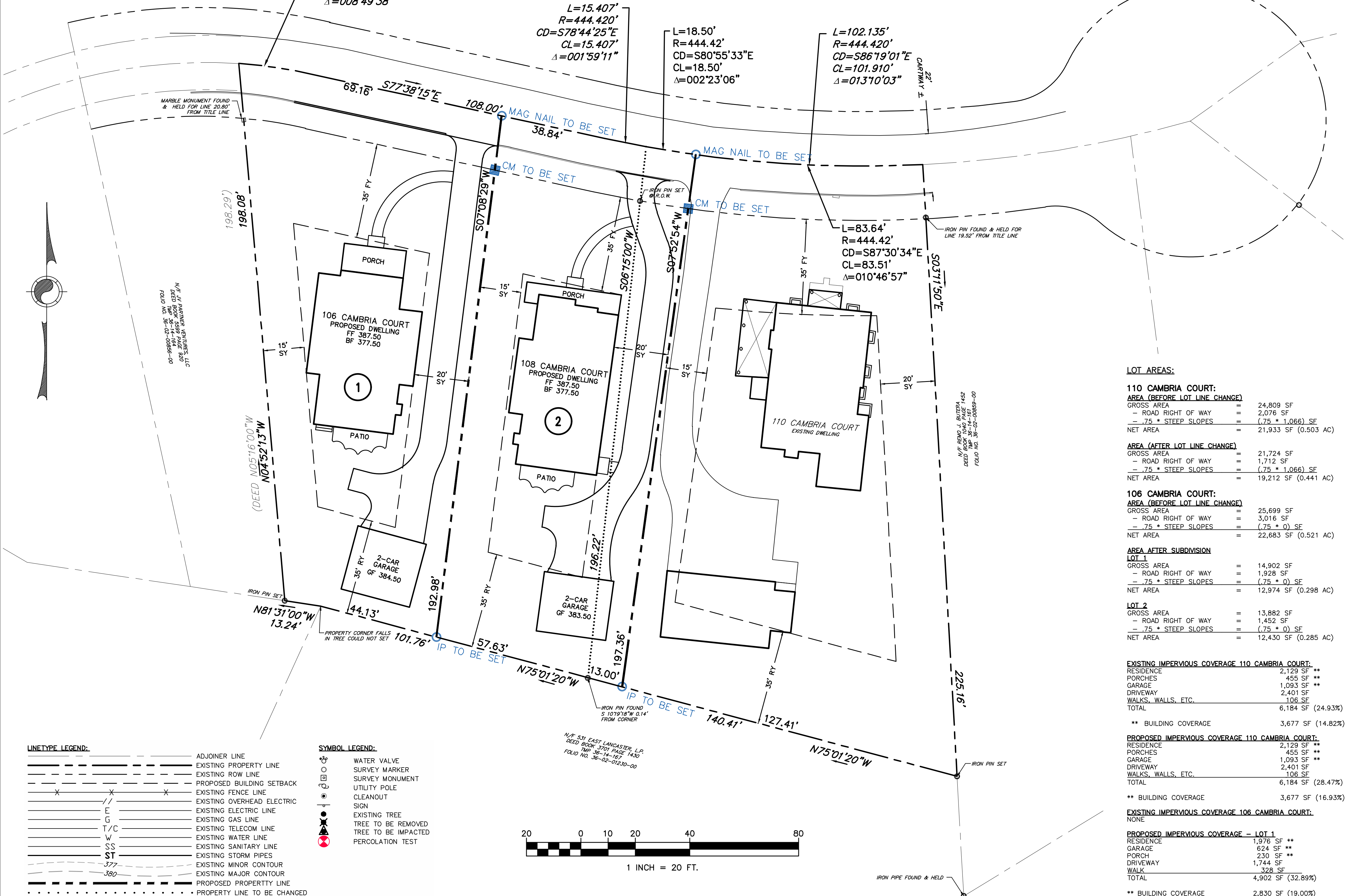
FILE NO.: 16-084
 SHEET **LP1** OF LP1
 DATE: MARCH 1, 2017
 SCALE: 1" = 20'

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.

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LINE TYPE LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	PROPOSED BUILDING SETBACK
X-X-X	EXISTING FENCE LINE
///	EXISTING OVERHEAD ELECTRIC
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ST	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPERTY LINE TO BE CHANGED

SYMBOL LEGEND:

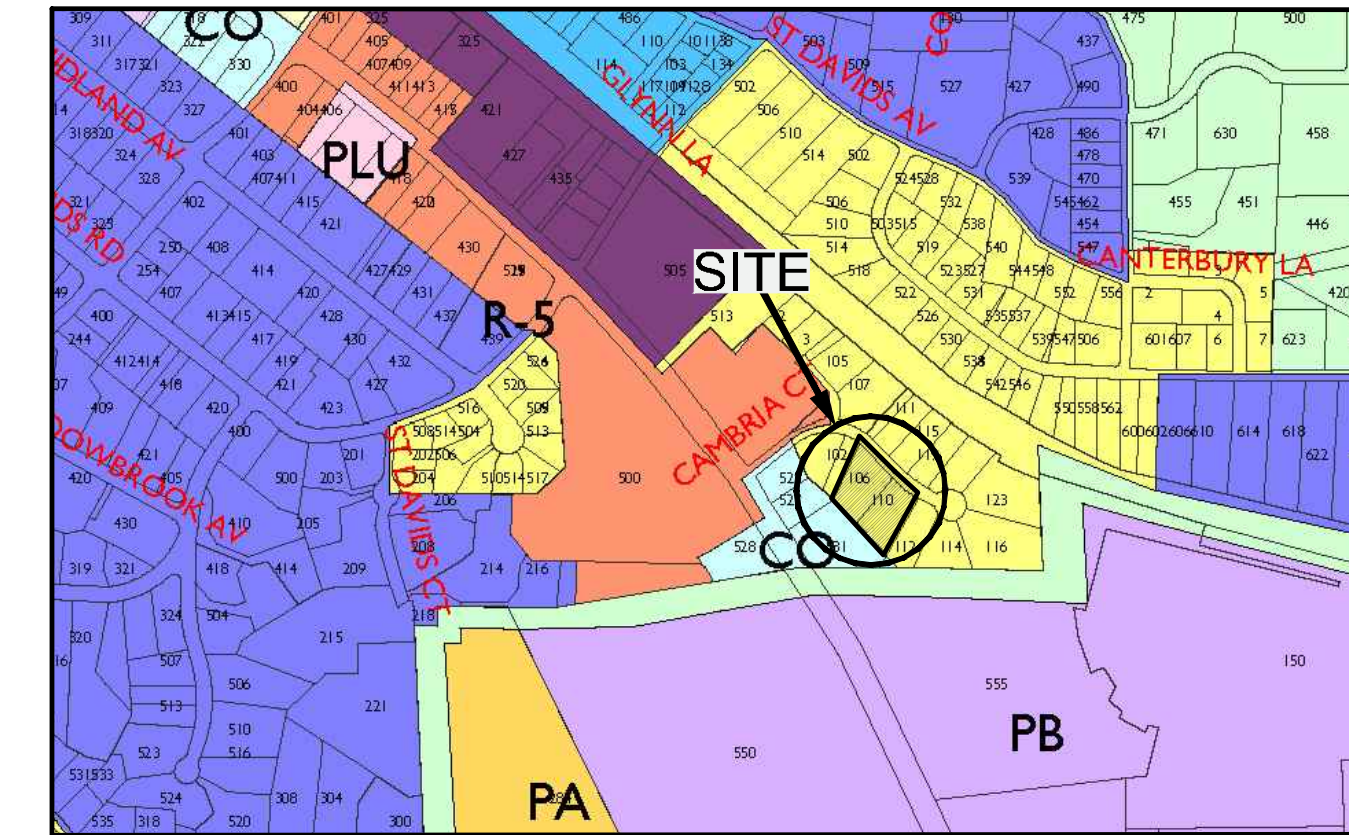
+	WATER VALVE
○	SURVEY MARKER
□	SURVEY MONUMENT
○	UTILITY POLE
○	CLEANOUT
+	EXISTING TREE
+	TREE TO BE REMOVED
+	TREE TO BE IMPACTED
+	PERCOLATION TEST

ZONING COMPLIANCE TABULATION

R-3 ZONING DISTRICT -- SINGLE-FAMILY DWELLING

ITEM	REQUIREMENT	EXISTING 110	EXISTING 106	PROPOSED 110	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	10,000 SF	24,809 SF GROSS	25,699 SF GROSS	21,724 SF GROSS	14,902 SF	13,882 SF
NET OF R/W		21,933 SF NET OF R/W & STEEP SLOPES	22,683 SF NET OF R/W & STEEP SLOPES	19,212 SF NET OF R/W & STEEP SLOPES	12,974 SF NET OF R/W & STEEP SLOPES	12,430 SF NET OF R/W & STEEP SLOPES
LOT WIDTH (BSL)	70' MIN	111'	141'	83'	72'	84'
BUILDING AREA	25% ALLOWED	3,677 SF (14.82%)	0 SF (0%)	3,677 SF (16.93%)	2,830 SF (19.00%)	2,756 SF (19.85%)
FRONT YARD	35 FEET MIN.	31.13'	35'	35'	35'	35'
SIDE YARD	35 FEET AGG. (15 FEET MIN)	35' AGG. (15' MIN)	35' AGG. (15' MIN)	35' AGG. (15' MIN)	35' AGG. (15' MIN)	35' AGG. (15' MIN)
REAR YARD	35 FEET MIN	35'	35'	35'	35'	35'
IMPERVIOUS SURFACES	35% MAXIMUM	6,184 SF (24.93%)	0 SF (0%)	4,902 SF (28.47%)	4,850 SF (32.89%)	4,850 SF (34.94%)
BUILDING HEIGHT	3 STORIES/35 FEET MAX	2.5 STORIES	2.5 STORIES	35' MAX	35' MAX	35' MAX

CAMBRIA COURT
(40' WIDE R.O.W.)



LOCATION MAP
SCALE 1" = 600'

ZONING DISTRICT R-3 REGULATIONS

LOT AREA	10,000 S.F. MIN.
BLDG. AREA	70 FEET MIN. 25% MAX.
FRONT YARD	35 FEET MIN.
SIDE YARD	35 FEET AGG. (15 FEET MIN.)
REAR YARD	35 FEET MIN.
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	35% MAX.
RIPARIAN BUFFER SETBACK	30' MIN.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

GENERAL NOTES:

- OWNER/APPLICANT: LOMBARDI RESIDENTIAL 406 MANTOLOKING ROAD BRICK, NJ 08723
- BOUNDARY AND IMPERVIOUS DATA TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 106 AND 110 CAMBRIA COURT" PREPARED BY MOMENEE SURVEY GROUP INC., FILE NO. 16-084, DATED APRIL 20, 2016.
- SURVEY NOTES:
 - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON APRIL 13, 2016 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.
 - PA. ONE CALL NUMBER FOR THIS SITE IS 20160902450.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA VRS NETWORK.
 - THIS SURVEY AND PLAN WAS SUBMITTED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 - IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0036F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- TAX PARCEL I.D. ADDRESS 106 CAMBRIA: 36-02-00857-00, BLOCK: 14 UNIT NO. 163:000 ADDRESS 110 CAMBRIA: 36-02-00858-00, BLOCK: 14 UNIT NO. 162:000
- SOURCE OF TITLE: ADDRESS 110 CAMBRIA: DEED BOOK 1676 PAGE 549 ADDRESS 110 CAMBRIA: DEED BOOK 2461 PAGE 830
- SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/.
- THE INTENT OF THESE PLANS IS TO DEPICT THE ALTERATION OF THE LOT LINE BETWEEN 106 AND 110 CAMBRIA COURT AND THE SUBDIVISION OF 106 CAMBRIA COURT TO CREATE ONE ADDITIONAL LOT AND REMOVAL/GRADING NEEDED TO FACILITATE THE PROPOSED DWELLINGS, DRIVEWAYS, WALKS, UTILITIES, STORMWATER MANAGEMENT, AND OTHER RELATIVE SITE IMPROVEMENTS IN CONJUNCTION WITH EROSION AND SEDIMENTATION CONTROL.
- BOTH LOTS ARE CURRENTLY SERVED BY PUBLIC WATER. NEW PUBLIC WATER AND SEWER CONNECTION IS PROPOSED FOR THE NEW LOT.
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- A PLANNING MODULE OR EXEMPTION IS REQUIRED FROM DEP.
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- AN INDIVIDUAL GRADING PLAN AND EROSION SEDIMENT AND CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUING ANY BUILDING PERMITS. ANY REVISIONS TO THE SIZE OR LOCATION OF THE INDIVIDUAL STRUCTURES OR OTHER FEATURES WILL NEED TO BE ADDRESSED AT THAT TIME, AND A FINAL APPROVAL OF THE STORMWATER MANAGEMENT PLAN WILL BE REQUIRED AS PART OF THE GRADING PERMIT PROCESS.

LOT AREAS:

110 CAMBRIA COURT:

AREA (BEFORE LOT LINE CHANGE)

GROSS AREA	=	24,809 SF
- ROAD RIGHT OF WAY	=	2,076 SF
- .75 * STEEP SLOPES	=	(.75 * 1,066) SF
NET AREA	=	21,933 SF (0.503 AC)

AREA (AFTER LOT LINE CHANGE)

GROSS AREA	=	21,724 SF
- ROAD RIGHT OF WAY	=	1,712 SF
- .75 * STEEP SLOPES	=	(.75 * 1,066) SF
NET AREA	=	19,212 SF (0.441 AC)

106 CAMBRIA COURT:

AREA (BEFORE LOT LINE CHANGE)

GROSS AREA	=	25,699 SF
- ROAD RIGHT OF WAY	=	3,016 SF
- .75 * STEEP SLOPES	=	(.75 * 0) SF
NET AREA	=	22,683 SF (0.521 AC)

AREA AFTER SUBDIVISION

LOT 1

GROSS AREA	=	14,902 SF
- ROAD RIGHT OF WAY	=	1,928 SF
- .75 * STEEP SLOPES	=	(.75 * 0) SF
NET AREA	=	12,974 SF (0.298 AC)

LOT 2

GROSS AREA	=	13,882 SF
- ROAD RIGHT OF WAY	=	1,452 SF
- .75 * STEEP SLOPES	=	(.75 * 0) SF
NET AREA	=	12,430 SF (0.285 AC)

EXISTING IMPERVIOUS COVERAGE 110 CAMBRIA COURT:

RESIDENCE	=	2,129 SF **
PORCHES	=	455 SF **
GARAGE	=	1,093 SF **
DRIVEWAY	=	2,401 SF
WALKS, WALLS, ETC.	=	106 SF
TOTAL	=	6,184 SF (24.93%)

** BUILDING COVERAGE 3,677 SF (14.82%)

PROPOSED IMPERVIOUS COVERAGE 110 CAMBRIA COURT:

RESIDENCE	=	2,129 SF **
PORCHES	=	455 SF **
GARAGE	=	1,093 SF **
DRIVEWAY	=	2,401 SF
WALKS, WALLS, ETC.	=	106 SF
TOTAL	=	6,184 SF (28.47%)

** BUILDING COVERAGE 3,677 SF (16.93%)

EXISTING IMPERVIOUS COVERAGE 106 CAMBRIA COURT:

RESIDENCE	=	1,976 SF **
PORCH	=	624 SF **
PATIO	=	230 SF **
DRIVEWAY	=	1,744 SF
WALK	=	328 SF
TOTAL	=	4,902 SF (32.89%)

** BUILDING COVERAGE 2,830 SF (19.00%)

PROPOSED IMPERVIOUS COVERAGE - LOT 1

RESIDENCE	=	1,976 SF **
GARAGE	=	624 SF **
PORCH	=	230 SF **
DRIVEWAY	=	1,744 SF
WALK	=	303 SF
TOTAL	=	4,850 SF (34.94%)

** BUILDING COVERAGE 2,756 SF (19.85%)

PROPOSED IMPERVIOUS COVERAGE - LOT 2

RESIDENCE	=	1,987 SF **
GARAGE	=	567 SF **
PORCH	=	202 SF **
DRIVEWAY	=	1,791 SF
WALK	=	303 SF
TOTAL	=	4,850 SF (34.94%)

** BUILDING COVERAGE 2,756 SF (19.85%)

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 SHOWN ON THIS PLAN AND THAT 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.

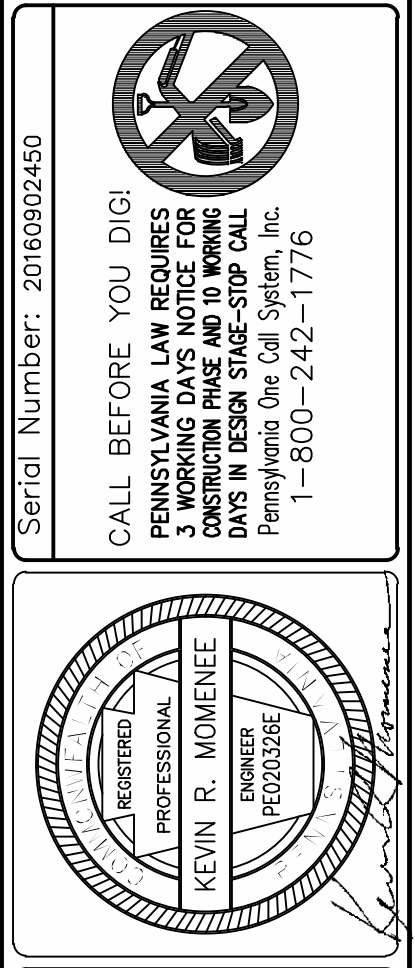
(SIGNATURE)

NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES: _____

Serial Number: 20160902450

CALL BEFORE YOU DIG:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



MOMENEE, INC.
a Kairns Company

ENGINEERING | PLANNING | SURVEYING

RECORD PLAN: (SHEET 1 OF 1 FOR RECORDING)

SUBDIVISION / LOT LINE CHANGE PLAN

106 & 110 CAMBRIA COURT

RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

OWNER/APPLICANT
LOMBARDI RESIDENTIAL
406 MANTOLOKING ROAD
BRICK, NJ 08723

ONE-CALL: 20160902450
DRAWN BY: SWB
CHECKED BY: JCM

FILE NO.: 16-084

SHEET **1** OF 6

DATE: DECEMBER 1, 2016

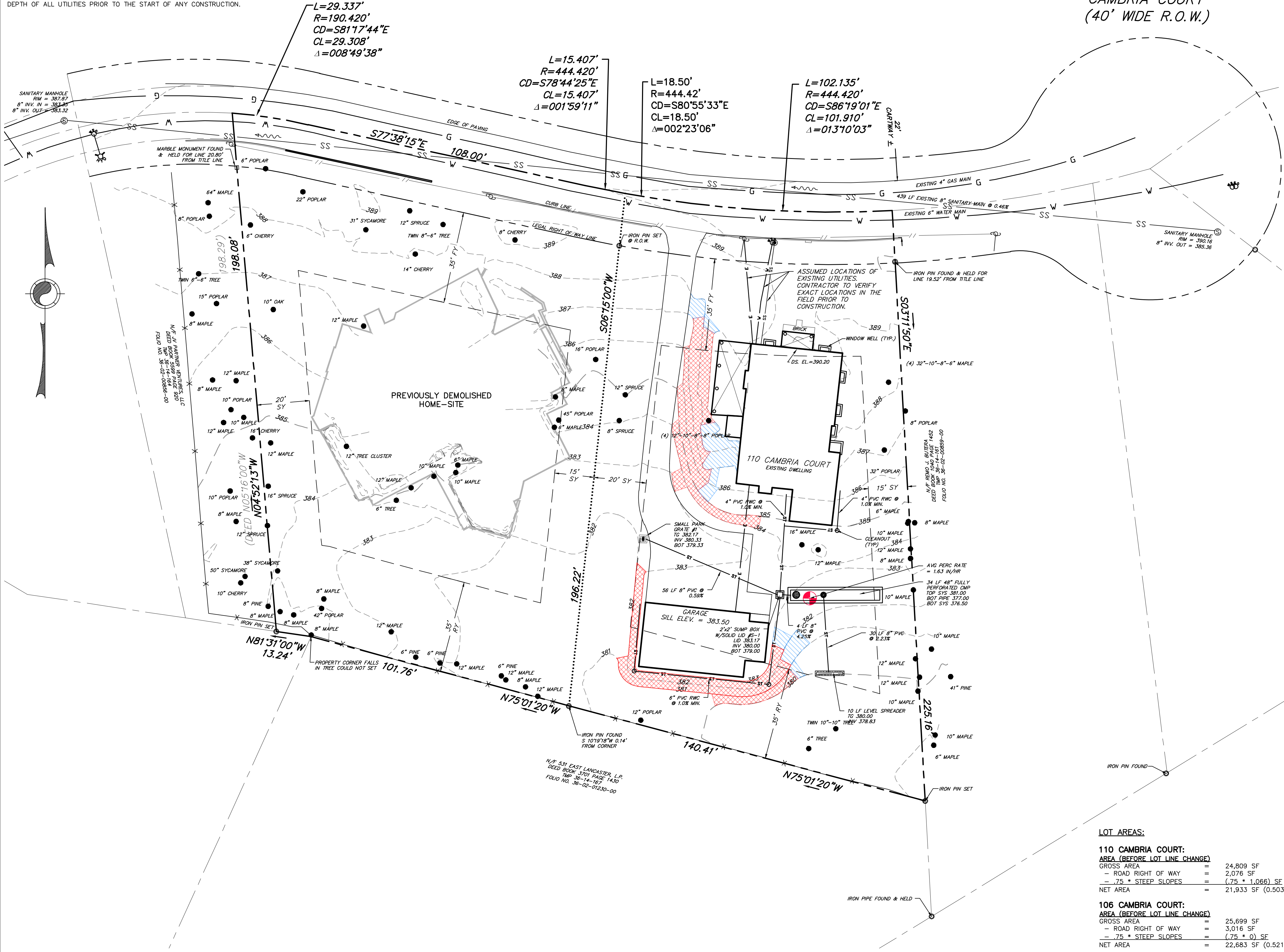
SCALE: 1" = 20'

PRELIM TWP COMMENTS
REV. DATE

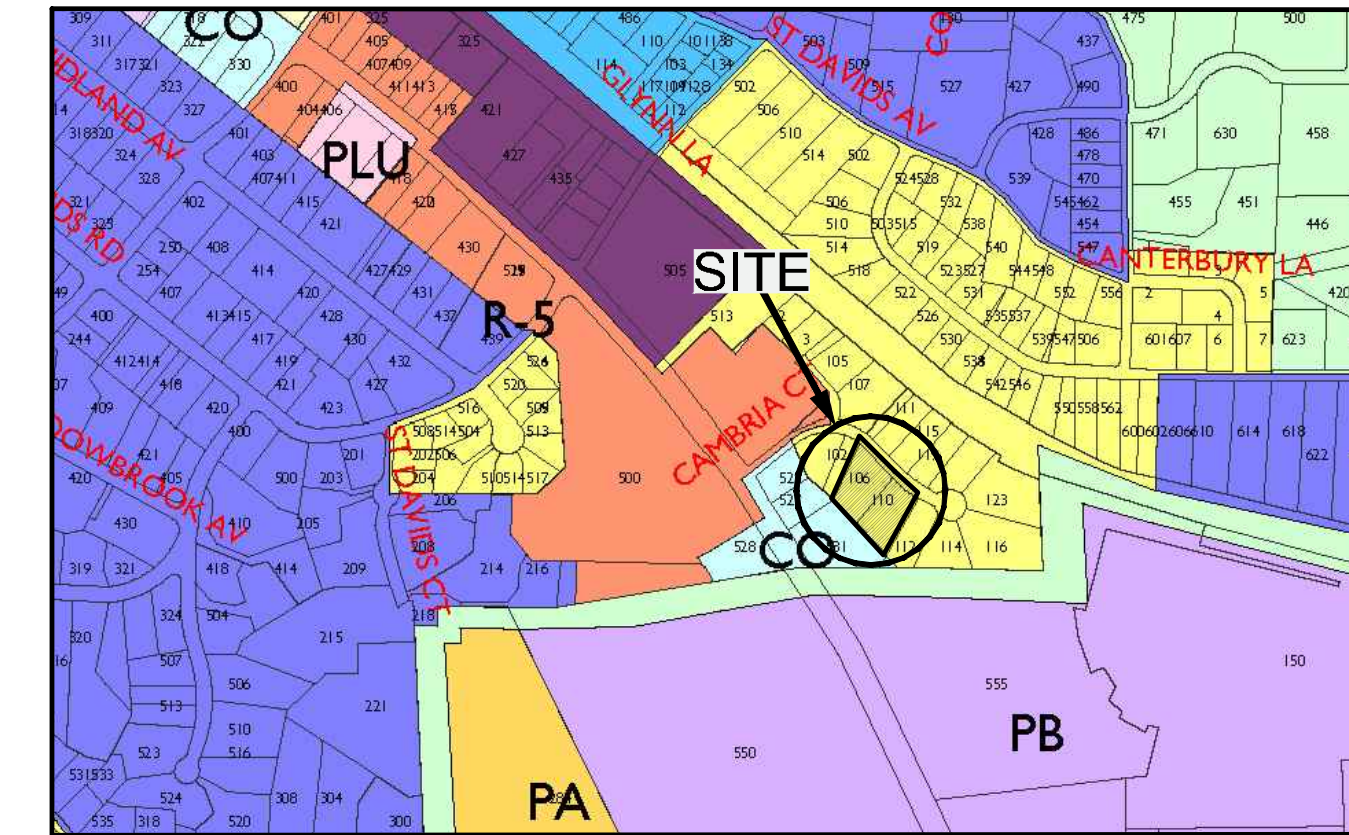
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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" 1-800-242-1778 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.



CAMBRIA COURT
(40' WIDE R.O.W.)



LOCATION MAP
SCALE: 1" = 600'

ZONING DISTRICT R-3 REGULATIONS

- LOT AREA 10,000 S.F. MIN.
- LOT WIDTH AT BLDG. LINE 70 FEET MIN.
- BLDG. AREA 25% MAX.
- FRONT YARD 35 FEET MIN.
- SIDE YARD 35 FEET AGG. 15 FEET MIN.)
- REAR YARD 35 FEET MIN.
- HEIGHT 35 FEET MAX.
- IMPERVIOUS SURFACE 35% MAX.
- RIPARIAN BUFFER SETBACK 30' MIN.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

GENERAL NOTES:

1. OWNER/APPLICANT: LOMBARDI RESIDENTIAL, 406 MANOLOKING ROAD, BRICK, NJ 08723
2. BOUNDARY AND IMPERVIOUS DATA TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 106 AND 110 CAMBRIA COURT" PREPARED BY MOMENEE SURVEY GROUP INC., FILE NO. 16-084, DATED APRIL 20, 2016.
3. SURVEY NOTES:
 - a. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON APRIL 13, 2016 AND DEPICTS CONDITIONS ON THAT DATE.
 - b. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - c. PA. ONE CALL NUMBER FOR THIS SITE IS 20160902450.
 - d. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA VRS NETWORK.
 - e. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 - f. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0036F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
4. TAX PARCEL I.D. ADDRESS 106 CAMBRIA: 36-02-00857-00, BLOCK: 14 UNIT NO. 163.000 ADDRESS 110 CAMBRIA: 36-02-00858-00, BLOCK: 14 UNIT NO. 162.000
5. SOURCE OF TITLE: ADDRESS 110 CAMBRIA: DEED BOOK 1676 PAGE 549 ADDRESS 110 CAMBRIA: DEED BOOK 2461 PAGE B30
6. SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/)
7. THE INTENT OF THESE PLANS IS TO DEPICT THE ALTERATION OF THE LOT LINE BETWEEN 106 AND 110 CAMBRIA COURT AND THE SUBDIVISION OF 106 CAMBRIA COURT TO CREATE ONE ADDITIONAL LOT AND REMOVAL/GRADING NEEDED TO FACILITATE THE PROPOSED DWELLINGS, DRIVEWAYS, WALKS, UTILITIES, STORMWATER MANAGEMENT, AND OTHER RELATIVE SITE IMPROVEMENTS IN CONJUNCTION WITH EROSION AND SEDIMENTATION CONTROL.
8. BOTH LOTS ARE CURRENTLY SERVED BY PUBLIC WATER. NEW PUBLIC WATER AND SEWER CONNECTION IS PROPOSED FOR THE NEW LOT.
9. THE STORMWATER MANAGEMENT DETENTION/COLLECTION SYSTEMS AND INLETS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS. ROOF DRAINS ARE TO BE TIED INTO THE STORMWATER MANAGEMENT DETENTION SYSTEMS.
10. A PLANNING MODULE OR EXEMPTION IS REQUIRED FROM DEP.
11. A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEMS THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.
12. AN INDIVIDUAL GRADING PLAN AND EROSION SEDIMENT AND CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUING ANY BUILDING PERMITS. ANY REVISIONS TO THE SIZE OR LOCATION OF THE INDIVIDUAL STRUCTURES OR OTHER FEATURES WILL NEED TO BE ADDRESSED AT THAT TIME, AND A FINAL APPROVAL OF THE STORMWATER MANAGEMENT PLAN WILL BE REQUIRED AS PART OF THE GRADING PERMIT PROCESS.

LINE/TYPE LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	EXISTING BUILDING SETBACK
---	EXISTING FENCE LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELECOM LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPERTY LINE TO BE CHANGED
---	EXISTING SLOPES 14-20%
---	EXISTING SLOPES ≥20%

SYMBOL LEGEND:

⊕	WATER VALVE
○	SURVEY MARKER
⊗	SURVEY MONUMENT
⊙	UTILITY POLE
⊕	CLEANOUT
⊕	SIGN
⊕	EXISTING TREE
⊕	TREE TO BE REMOVED
⊕	TREE TO BE IMPACTED
⊕	PERCOLATION TEST

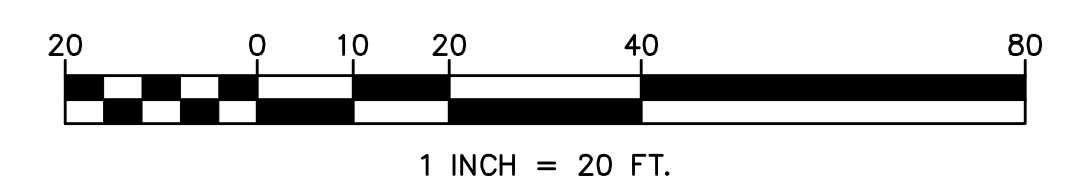
LOT AREAS:

110 CAMBRIA COURT:
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GROSS AREA = 24,809 SF
- ROAD RIGHT OF WAY = 2,076 SF
- .75% STEEP SLOPES = (75 * 1.066) SF
NET AREA = 21,933 SF (0.503 AC)

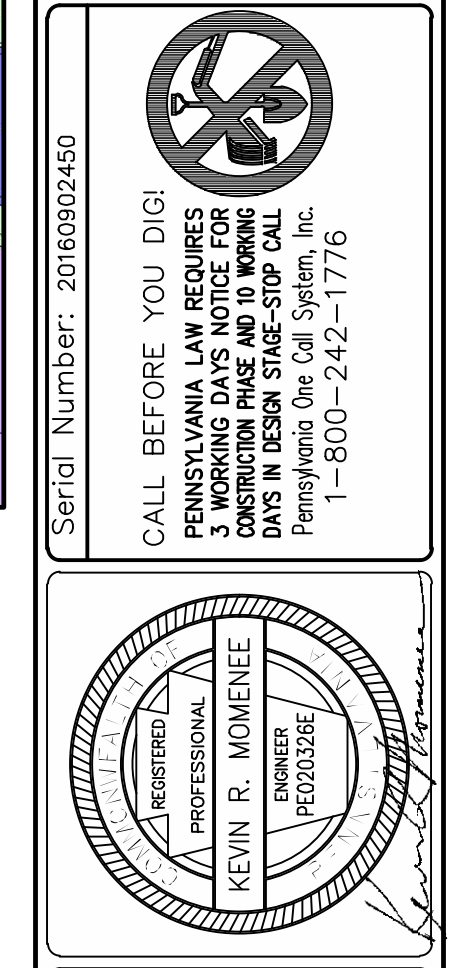
106 CAMBRIA COURT:
AREA (BEFORE LOT LINE CHANGE)
GROSS AREA = 25,699 SF
- ROAD RIGHT OF WAY = 3,016 SF
- .75% STEEP SLOPES = (75 * 0) SF
NET AREA = 22,683 SF (0.521 AC)

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE EXISTING CONDITIONS ARE AS SHOWN AND THAT THIS DRAINAGE PLAN COMPLIES WITH ALL THE DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

KEVIN R. MOMENEE, P.E., P.L.S.
DATE: 02/28/17



Serial Number: 20160902450
CALL BEFORE YOU DIG:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1778



MOMENEE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING

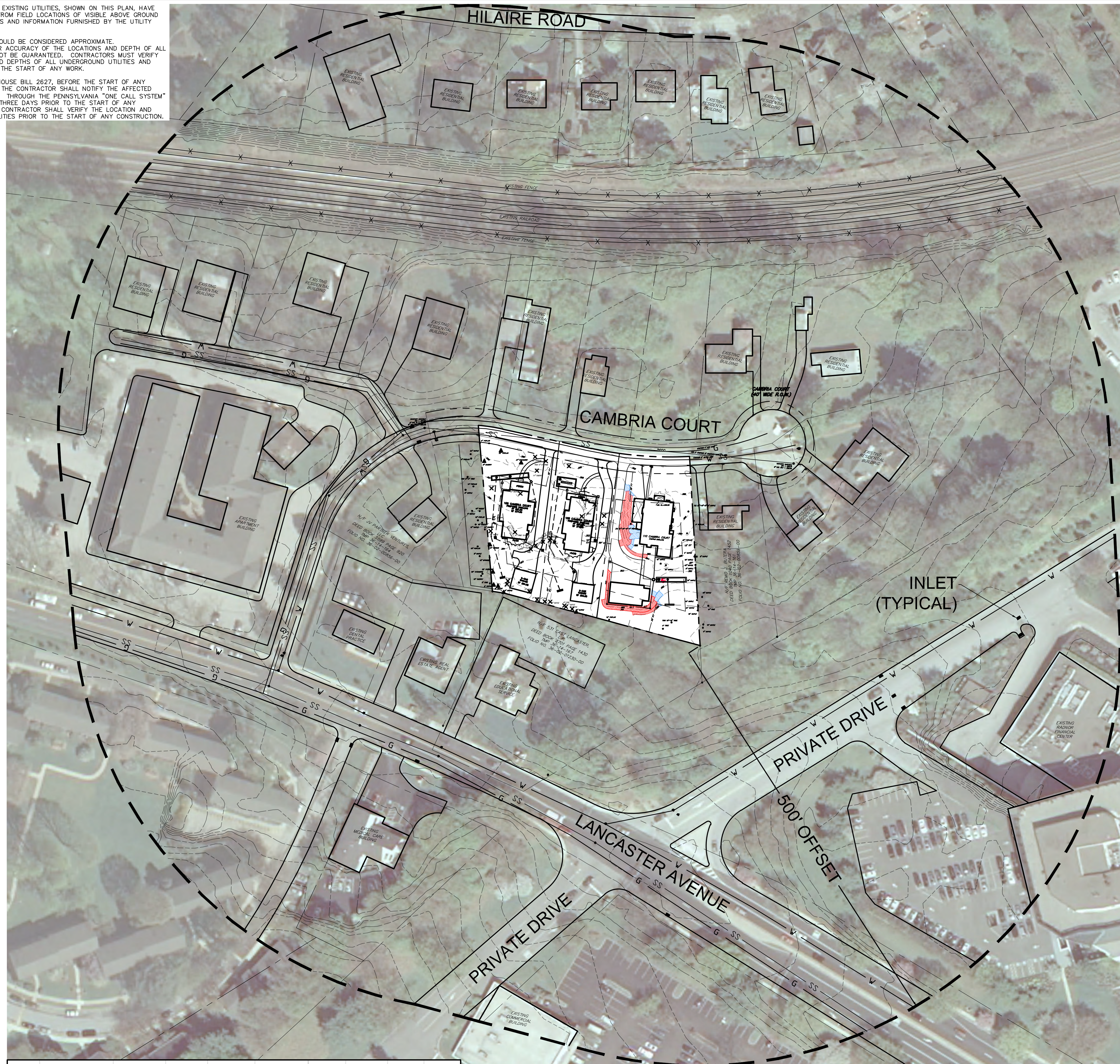
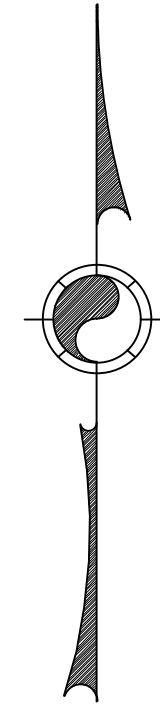
EXISTING CONDITIONS PLAN
SUBDIVISION / LOT LINE CHANGE PLAN
106 & 110 CAMBRIA COURT
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
OWNER/APPLICANT: LOMBARDI RESIDENTIAL, 406 MANOLOKING ROAD, BRICK, NJ 08723
ONE-CALL: 20160902450
DRAWN BY: SWB
CHECKED BY: JCM

FILE NO.: 16-084
SHEET 2 OF 6
DATE: DECEMBER 1, 2016
SCALE: 1" = 20'

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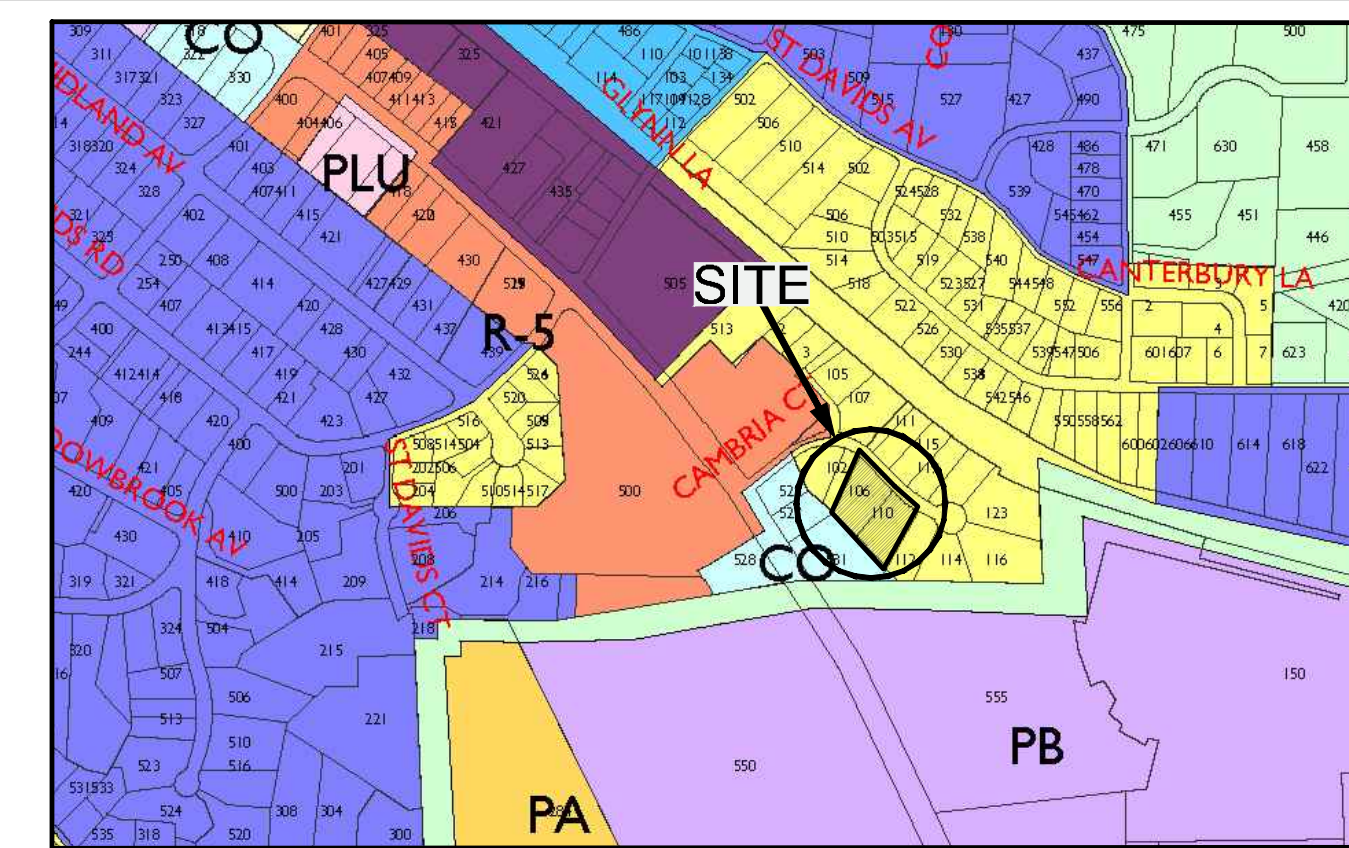
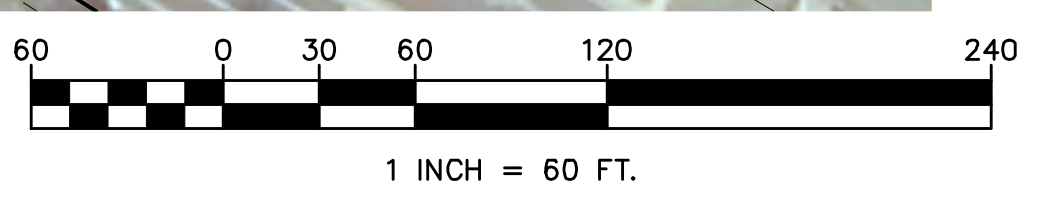
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SYMBOL	NAME	%SLOPE	ERODIBILITY INDEX	HYDROLOGIC GROUP	AGRICULTURAL CAPABILITY CLASS	DRAINAGE	LOAD-BEARING CAPACITY	DEPTH TO SH	DEPTH TO BEDROCK
Md	Made land gabbro and diabase materials	Not rated	Not rated	C	6e	Well drained	Not rated	6.6+	6.6+

NOTE: 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.

THE ENTIRE SITE IS M4 SOIL TYPE.



LOCATION MAP
SCALE: 1" = 600'

ZONING DISTRICT R-3 REGULATIONS

LOT AREA	10,000 S.F. MIN.
LOT WIDTH AT BLDG. LINE	70 FEET MIN.
BLDG. AREA	25% MAX.
FRONT YARD	35 FEET MIN.
SIDE YARD	35 FEET AGG. 15 FEET MIN.)
REAR YARD	35 FEET MIN.
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	35% MAX.
RIPARIAN BUFFER SETBACK	30' MIN.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

GENERAL NOTES:

- OWNER/APPLICANT:
Lombardi Residential
406 Mantoloking Road
Brick, NJ 08723
- BOUNDARY AND IMPERVIOUS DATA TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 106 AND 110 CAMBRIA COURT" PREPARED BY MOMENEE SURVEY GROUP INC., FILE NO. 16-084, DATED APRIL 20, 2016.
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 - PA. ONE CALL NUMBER FOR THIS SITE IS 20160902450.
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 - THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 - IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0036F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- TAX PARCEL I.D.
ADDRESS 106 CAMBRIA: 36-02-00857-00, BLOCK: 14 UNIT NO. 163.000
ADDRESS 110 CAMBRIA: 36-02-00858-00, BLOCK: 14 UNIT NO. 162.000
- SOURCE OF TITLE:
ADDRESS 110 CAMBRIA: DEED BOOK 1676 PAGE 549
ADDRESS 110 CAMBRIA: DEED BOOK 2461 PAGE 830
- SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/)
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LINE/TYPE LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	PROPOSED BUILDING SETBACK
X X X	EXISTING FENCE LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T/C	EXISTING TELECOM LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
ST	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	EXISTING SLOPES 14-20%
---	EXISTING SLOPES ≥20%

SYMBOL LEGEND:

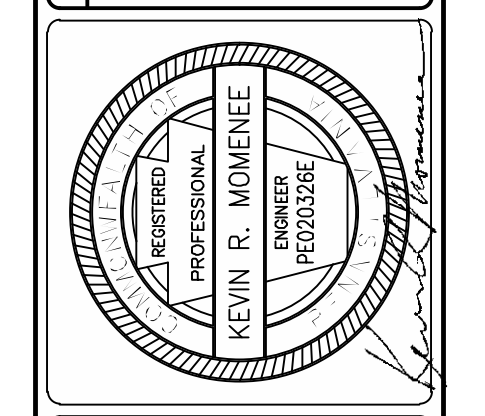
⊕	WATER VALVE
○	SURVEY MARKER
⊠	SURVEY MONUMENT
⊙	UTILITY POLE
○	CLEANOUT
⊙	SGN
●	EXISTING TREE
⊗	TREE TO BE REMOVED
⊗	TREE TO BE IMPACTED
⊗	PERCOLATION TEST

Serial Number: 20160902450

CALL BEFORE YOU DIG:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Professional Engineer
Kevin R. Momenie
PA. License No. PE0303056

1-800-242-1776



MOMENEE, INC.
a Kairns Company

ENGINEERING | PLANNING | SURVEYING

VICINITY PLAN

SUBDIVISION / LOT LINE CHANGE PLAN

106 & 110 CAMBRIA COURT

RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

OWNER/APPLICANT
Lombardi Residential
406 Mantoloking Road
Brick, NJ 08723

ONE-CALL: 20160902450

DRAWN BY: SNB

CHECKED BY: JCM

FILE NO.: 16-084

SHEET **3** OF 6

DATE: DECEMBER 1, 2016

SCALE: 1" = 60'

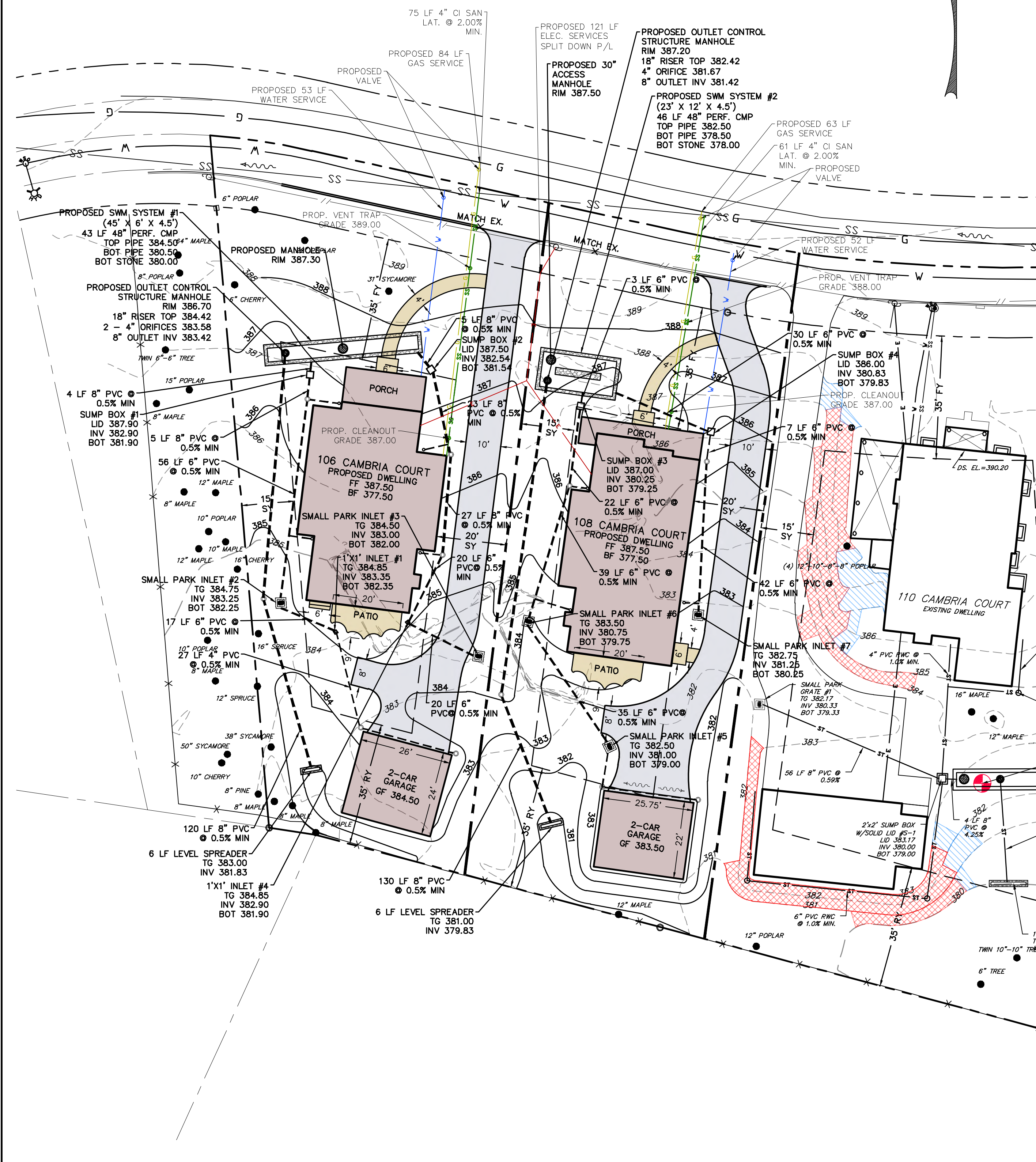
PRELIM TWP COMMENTS

REV. DATE

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SYMBOL LEGEND:

- Water Valve
- Survey Marker
- Survey Monument
- Utility Pole
- Cleanout
- Sign
- Existing Tree
- Tree to be Removed
- Tree to be Impacted
- Percolation Test

AS THE APPLICANT, I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED FOR A DETERMINATION OF ADEQUACY.

APPLICANT: _____ DATE: 02/28/17

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 GROUND BREAK.
- 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 BEGIN 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. 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/UNUSABLE 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 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.
- CONCRETE ENCASEMENT ON SANITARY LINES IS REQUIRED FOR WATER/SEWER CROSSINGS THAT HAVE LESS THAN 18" VERTICAL SEPARATION OR WHEN WATER LINES ARE BELOW SANITARY LINES. THE ENCASEMENT IS REQUIRED 5' IN EACH DIRECTION OF THE CROSSING.
- 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.

CARE OF EXISTING TREES:

- TREE PROTECTION FENCING SHALL BE INSTALLED TO PROTECT ALL EXISTING TREES FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION FENCING FOR THE DURATION OF PROJECT.
- SELECTIVELY PRUNE EXISTING TREES AT THE EDGE OF ALL TREE PROTECTION ZONES, AND OTHER EXISTING TREES AFFECTED BY CONSTRUCTION, UNDER LANDSCAPE ARCHITECT'S DIRECTION. REMOVE SUCKER SHOOTS, DEAD, RUBBING AND DAMAGED BRANCHES.
- ANY EXCAVATION NEAR ADJACENT ROOT SYSTEMS WILL REQUIRE ROOT PRUNING OF AFFECTED TREE(S).
- FERTILIZE PRUNED EXISTING TREES WITH 3 TO 4 LBS. OF LIQUID FERTILIZER PER 1,000 SQUARE FEET OF DRIP AREA, OR 5 GALLONS OF LIQUID FERTILIZER PER CALIPER INCH OF TRUNK DIAMETER.
- FERTILIZE IN EARLY SPRING BEFORE GROWTH BEGINS.
- FERTILIZE BEGINNING 2' FROM TRUNK AT INTERVALS 2' TO 3' ON CENTER IN A GRID-LIKE PATTERN TO A DEPTH OF 6-18" WITHIN THE DRILIPE AND BEYOND WHERE POSSIBLE. INJECTION FERTILIZATION METHOD SHALL BE ACCEPTABLE SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.

NOTES:

- THE STORMWATER MANAGEMENT FACILITIES ARE DESIGNED FOR THE NEW AND/OR REPLACEMENT IMPERVIOUS COVER ON-SITE AS SHOWN PER LOT.
- THE MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES IS THE RESPONSIBILITY OF THE OWNER.
- THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE CONSTRUCTION OF THE SEEPAGE BED AND PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
- ON-SITE TREES ARE TO BE SAVED AND PRESERVED WHEREVER POSSIBLE.
- ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRILIPE.
- GRADE CHANGES AROUND THE DRILIPE OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED.
- 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.
- ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPERSIBLE @ 15 LBS. PER 1000 GALLON OR EQUAL.
- A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEM THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.

OPERATION AND MAINTENANCE NOTES:

- THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER DRAINAGE FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
- THE PROPERTY OWNER SHALL NOT ALTER OR REMOVE THE STORMWATER FACILITIES ON THE SITE.
- GENERAL OBJECTIVES OF MAINTENANCE ARE TO PREVENT CLOGGING OF THE INLETS, OUTLETS, PERMANENT STANDING WATER, AND PREVENT THE GROWTH OF WEEDS AND NOXIOUS PLANTS.
- REGULAR INSPECTIONS SHOULD BE MADE OF INFILTRATION FACILITIES ESPECIALLY DURING WET WEATHER TO ENSURE THAT THE FACILITY IS MAINTAINING DESIRABLE RETENTION TIMES.
- ANNUALLY ASSESS THE VARIOUS SPECIES OF THE PLANT COVER. IT MAY BE REQUIRED TO SUBSELEND AND/OR REMOVE VARIOUS SPECIES DUE TO THEIR GROWING PATTERNS.
- AFTER ANY STORM RAINFALL EVENT OF A 2-YR OR GREATER MAGNITUDE, THE INFILTRATION BED AND ASSOCIATED OUTLET WORKS SHOULD BE INSPECTED. ANY DAMAGE OR BLOCKAGE TO THE OUTLET STRUCTURES SHOULD BE REPAIRED OR REMOVED IMMEDIATELY. ANY ERODED AREAS SHOULD BE TOPSOILED AND PERMANENTLY SEEDED AND MULCHED.

STORMWATER MANAGEMENT FACILITY MAINTENANCE PLAN

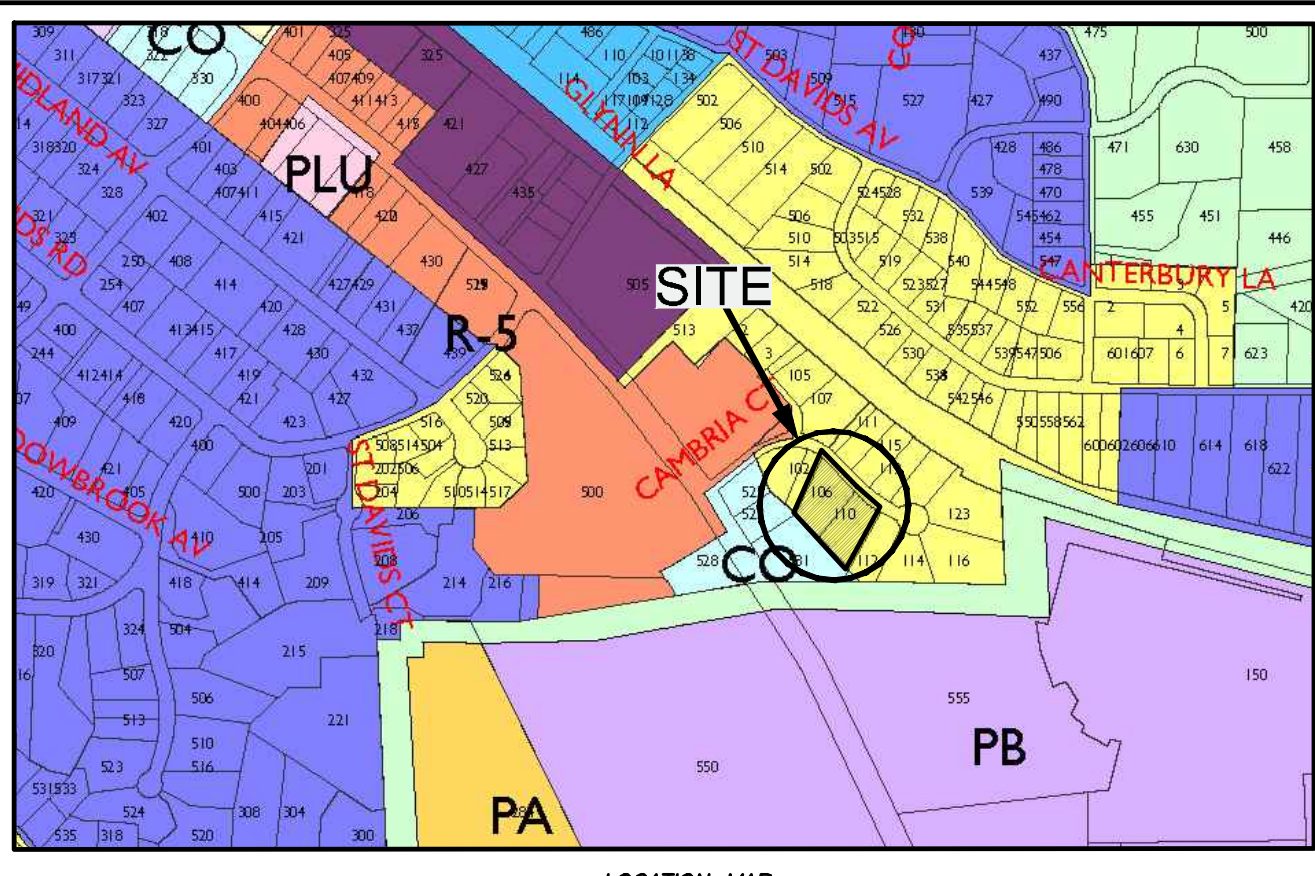
THE STORMWATER MANAGEMENT SYSTEM ON THIS LOT CONSISTS OF ONE SUBSURFACE DETENTION/RECHARGE BASIN. THE BASIN IS COMPOSED OF FULLY PERFORATED CORRUGATED METAL PIPE WITHIN A STONE BED SURROUNDED BY FILTER FABRIC. AN INTERNAL CONTROL RISER ALLOWS CONTROLLED DISCHARGE OF FLOWS FROM THE SYSTEM. WATER RUNOFF IS DIRECTED TO THE INFILTRATION BED VIA A ROOF RAINWATER COLLECTION SYSTEM, SMALL PARK GRATE, AND PIPING WHICH CAPTURE AND COLLECT RUNOFF FROM THE NEW ROOF AREAS, PORTIONS OF THE DRIVEWAY, AND SOME OTHER AREAS ON THE PROPERTY. THE INLETS ARE PROVIDED WITH A ONE FOOT SUMP ABOVE THE INLET AND OUTLET PIPES SO THAT DEBRIS CAN BE COLLECTED PRIOR TO FLOWING INTO THE SUBSURFACE INFILTRATION BED.

THE SYSTEM IS DESIGNED TO PROMOTE GROUNDWATER RECHARGE. A CONTROL STRUCTURE WITHIN THE SYSTEM DISCHARGES TO A PROPOSED LEVEL SPREADER WHERE THE RUNOFF MAY BE DISSIPATED TO GRADE IN AN UN-CONCENTRATED MANNER. AN ACCESS MANHOLE WITH A LADDER IS PROVIDED AT THE CONTROL STRUCTURE TO FACILITATE ACCESS AND MAINTENANCE OF THE SYSTEM.

THE RESPONSIBILITY FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON THIS LOT IS THAT OF THE PROPERTY OWNER.

MAINTENANCE OF THE FACILITIES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT IMPEDE THE FLOW OF WATER DRAINING TO THE STORMWATER MANAGEMENT BASIN.
 - ALL ROOF DOWNSPOUTS, INLETS, CURB OPENINGS AND OTHER WATER WAYS SHALL BE KEPT OPEN AND OPERATION TO PASS THE FLOW OF WATER TO THE BASIN AS INTENDED.
 - GRASS AND LANDSCAPING IN THE VICINITY OF ALL INLETS SHALL BE KEPT TRIM AND FREE FROM DEBRIS ACCUMULATION, AND DOWNSPOUTS AND INLETS SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER TO AND WITHIN THEM.
 - INLET SUMPS SHALL BE CLEANED OF ACCUMULATED DEBRIS BEFORE ANY DEBRIS CAN BE DISCHARGED INTO THE SYSTEMS. INLET STRUCTURES SHALL BE INSPECTED AT LEAST MONTHLY TO INSURE THAT THEY ARE CLEAN AND REMAIN OPERATIONAL.
 - SUBSURFACE PIPES SHALL BE INSPECTED ON AN ANNUAL BASIS TO INSURE THAT THEY ARE CLEAN AND OPERATIONAL. ANY ACCUMULATED DEBRIS AND SILT SHALL BE REMOVED IN A TIMELY MANNER. THE SUBSURFACE PIPES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER WITHIN THEM.
 - PROMPT REMEDIAL MEASURES ARE TO BE TAKEN IN THE EVENT OF ANY BLOCKAGE OR MALFUNCTION OF THE SYSTEM.
- THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT TAKE ANY MEASURES TO DISRUPT OR IN ANY WAY IMPAIR THE EFFECTIVENESS OF THE BASIN OR ITS CONTROLS. THIS INCLUDES ALTERATION OF GRADES IN ANY MANNER THAT WOULD DIVERT RUNOFF AWAY FROM INLET COLLECTION POINTS.



LOCATION MAP
SCALE: 1" = 600'

ZONING DISTRICT R-3 REGULATIONS

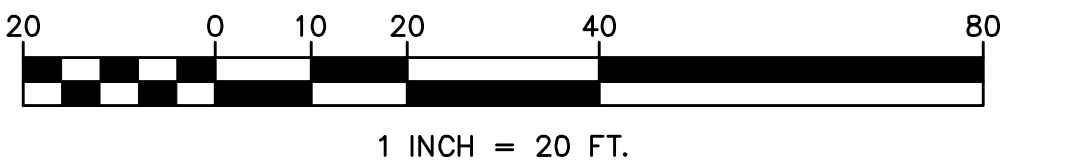
LOT AREA	10,000 S.F. MIN.
LOT WIDTH AT BLDG. LINE	70 FEET MIN.
BLDG. AREA	25% MAX.
FRONT YARD	35 FEET MIN.
SIDE YARD	35 FEET AGG. 15 FEET MIN.)
REAR YARD	35 FEET MIN.
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	35% MAX.
RIPARIAN BUFFER SETBACK	30' MIN.

GENERAL NOTES:

- OWNER/APPLICANT: LOMBARDI RESIDENTIAL 406 MANTOLKING ROAD BRICK, NJ 08723
- BOUNDARY AND IMPERVIOUS DATA TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 106 AND 110 CAMBRIA COURT" PREPARED BY MOMENEE SURVEY GROUP INC., FILE NO. 16-084, DATED APRIL 20, 2016.
- SURVEY NOTES:
 - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON APRIL 13, 2016 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.
 - PA ONE CALL NUMBER FOR THIS SITE IS 20160902450.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA VRS NETWORK.
 - THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 - IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0036F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- TAX PARCEL I.D. ADDRESS 106 CAMBRIA: 36-02-00857-00, BLOCK: 14 UNIT NO. 163:000 ADDRESS 110 CAMBRIA: 36-02-00858-00, BLOCK: 14 UNIT NO. 162:000
- SOURCE OF TITLE: ADDRESS 110 CAMBRIA: DEED BOOK 1676 PAGE 549 ADDRESS 110 CAMBRIA: DEED BOOK 2461 PAGE 830
- SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/.
- THE INTENT OF THESE PLANS IS TO DEPICT THE ALTERATION OF THE LOT LINE BETWEEN 106 AND 110 CAMBRIA COURT AND THE SUBDIVISION OF 106 CAMBRIA COURT TO CREATE ONE ADDITIONAL LOT AND REMOVAL/GRADING NEEDED TO FACILITATE THE PROPOSED DWELLINGS, DRIVEWAYS, WALKS, UTILITIES, STORMWATER MANAGEMENT, AND OTHER RELATIVE SITE IMPROVEMENTS IN CONJUNCTION WITH EROSION AND SEDIMENTATION CONTROL.
- BOTH LOTS ARE CURRENTLY SERVED BY PUBLIC WATER. NEW PUBLIC WATER AND SEWER CONNECTION IS PROPOSED FOR THE NEW LOT.
- THE STORMWATER MANAGEMENT DETENTION/COLLECTION SYSTEMS AND INLETS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS. ROOF DRAINS ARE TO BE TIED INTO THE STORMWATER MANAGEMENT DETENTION SYSTEMS.
- A PLANNING MODULE OR EXEMPTION IS REQUIRED FROM DEP.
- A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEMS THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.
- AN INDIVIDUAL GRADING PLAN AND EROSION SEDIMENT AND CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUING ANY BUILDING PERMITS. ANY REVISIONS TO THE SIZE OR LOCATION OF THE INDIVIDUAL STRUCTURES OR OTHER FEATURES WILL NEED TO BE ADDRESSED AT THAT TIME, AND A FINAL APPROVAL OF THE STORMWATER MANAGEMENT PLAN WILL BE REQUIRED AS PART OF THE GRADING PERMIT PROCESS.

LINE TYPE LEGEND:

---	ADJONER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	PROPOSED BUILDING SETBACK
---	EXISTING FENCE LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELECOM LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPOSED GRADING
---	PROPOSED STORM PIPES
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER SERVICE
---	PROPOSED GAS SERVICE
---	PROPOSED ELECTRIC SERVICE
---	PROPOSED BUILDING
---	PROPOSED DRIVE
---	PROPOSED WALK
---	EXISTING SLOPES 14-20%
---	EXISTING SLOPES >=20%



Serial Number: 20160902450

CALL BEFORE YOU DIG!
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

REGISTERED PROFESSIONAL ENGINEER
KEVIN R. MOMENEE
PA. REG. NO. FE0030356

MOMENEE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING

GRADING & UTILITIES PLAN
SUBDIVISION / LOT LINE CHANGE PLAN
106 & 110 CAMBRIA COURT
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
ONE-CALL: 20160902450
DRAWN BY: SWB
CHECKED BY: JCM

OWNER/APPLICANT
LOMBARDI RESIDENTIAL
406 MANTOLKING ROAD
BRICK, NJ 08723

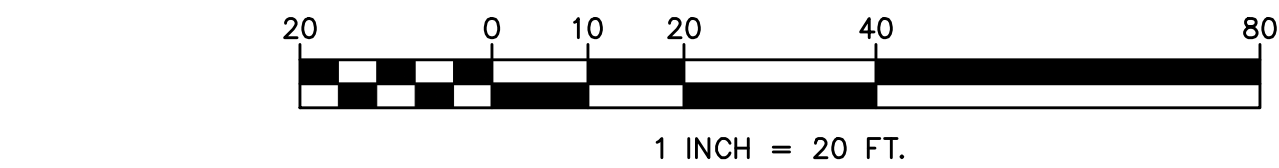
PRELIM TWP COMMENTS
1 03/07/17
REV. DATE

FILE NO.: 16-084
SHEET 4 OF 6
DATE: DECEMBER 1, 2016
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.

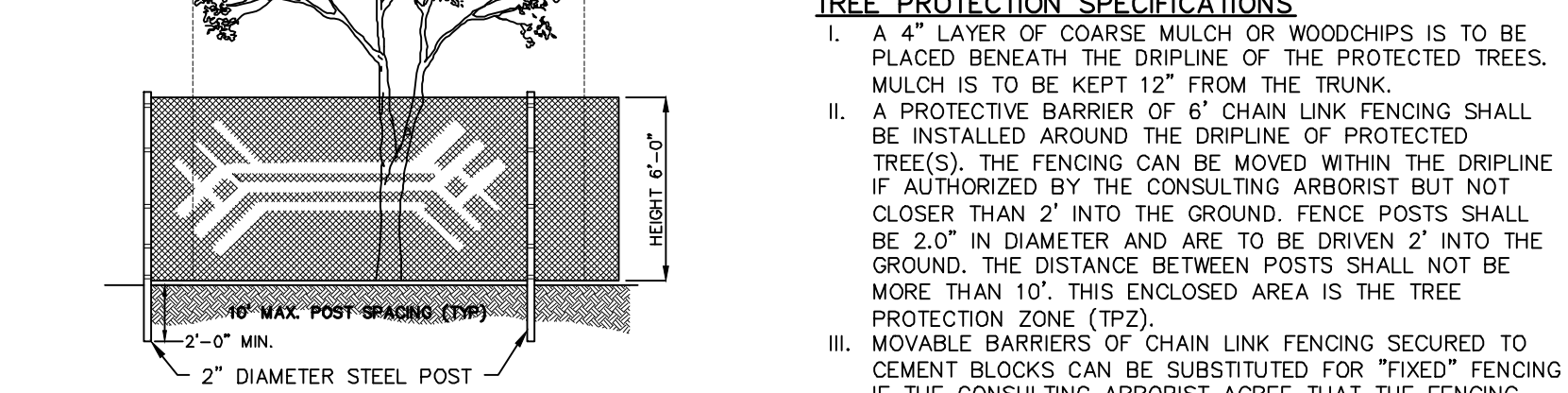
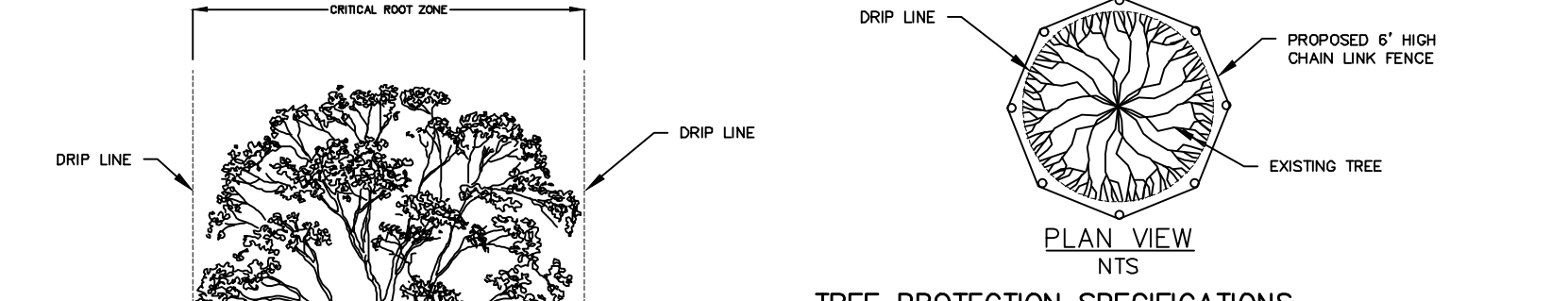
ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2827, 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.

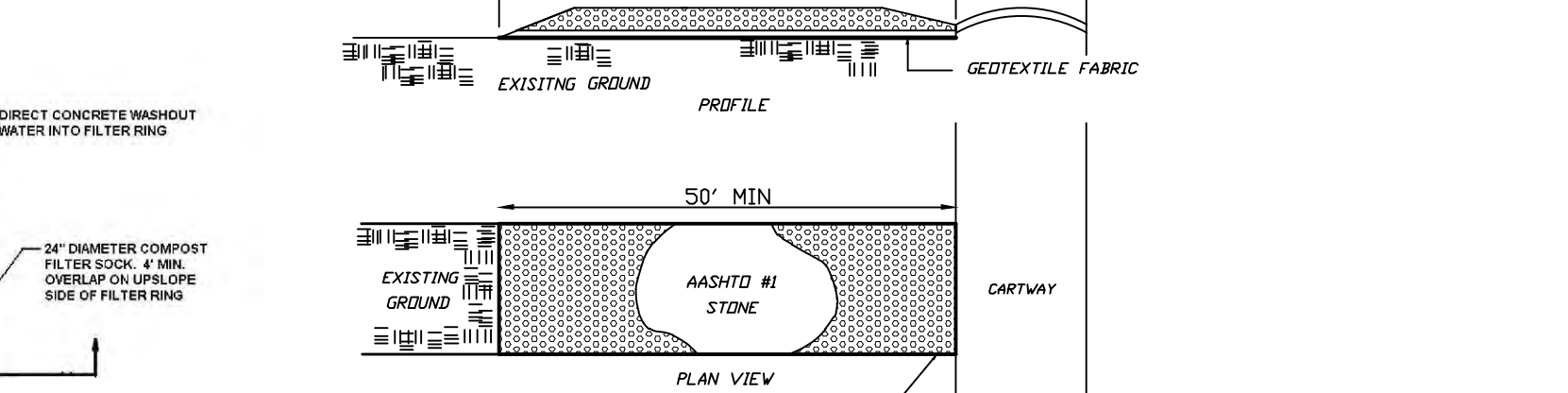
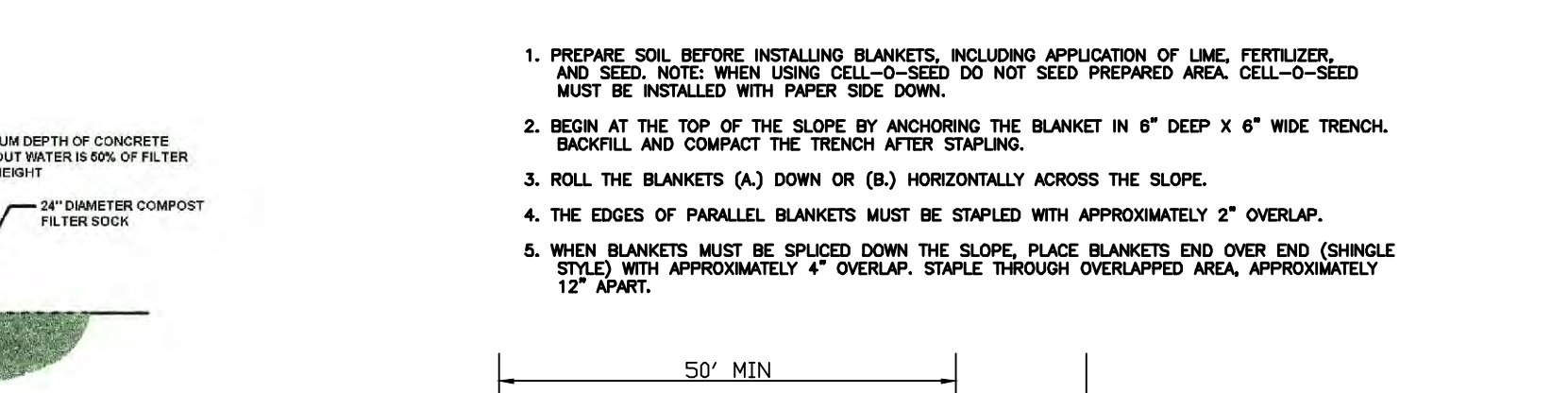
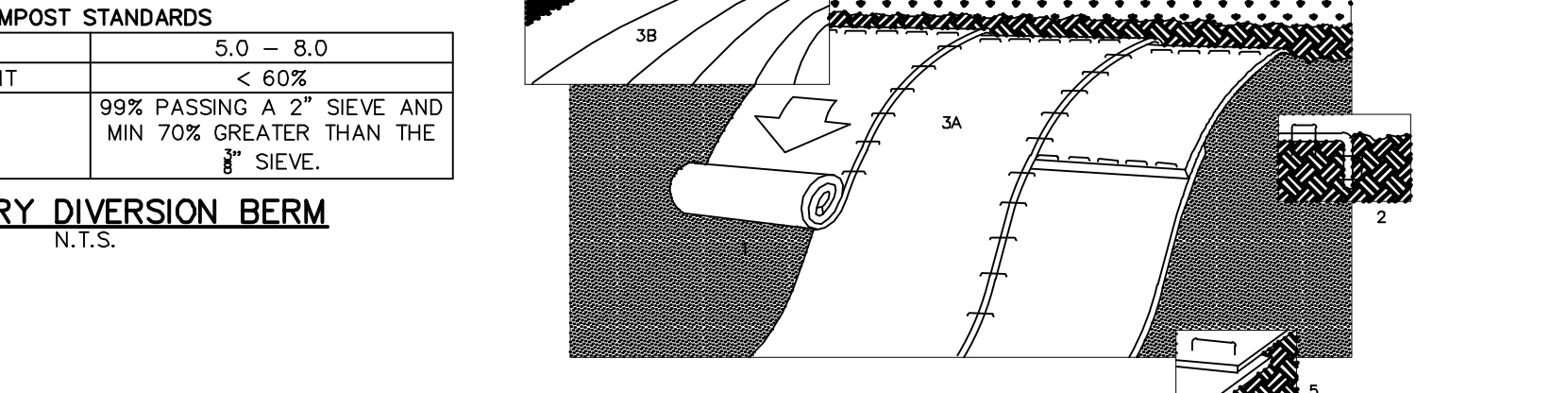
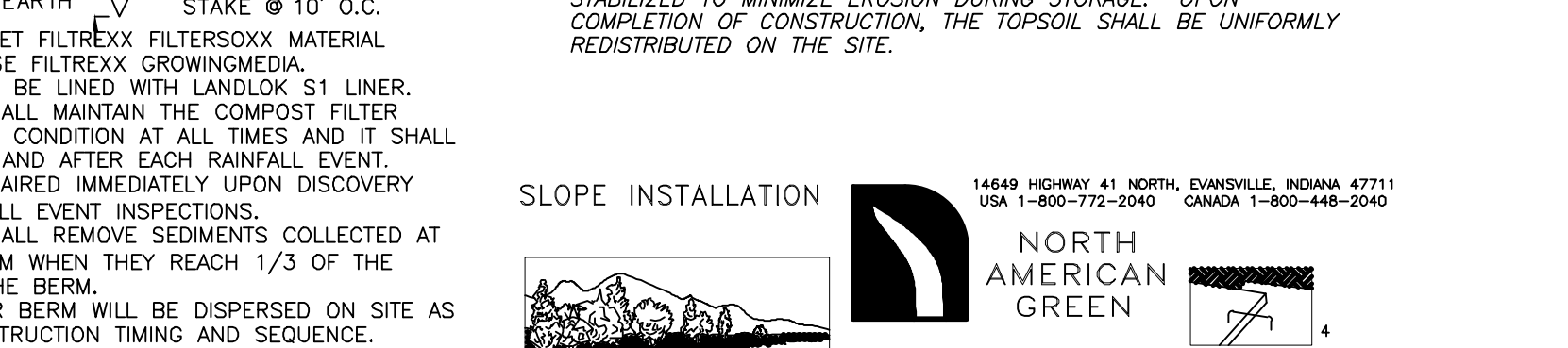
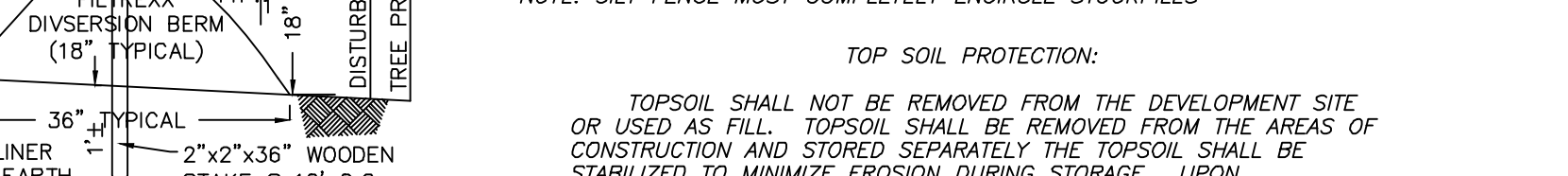
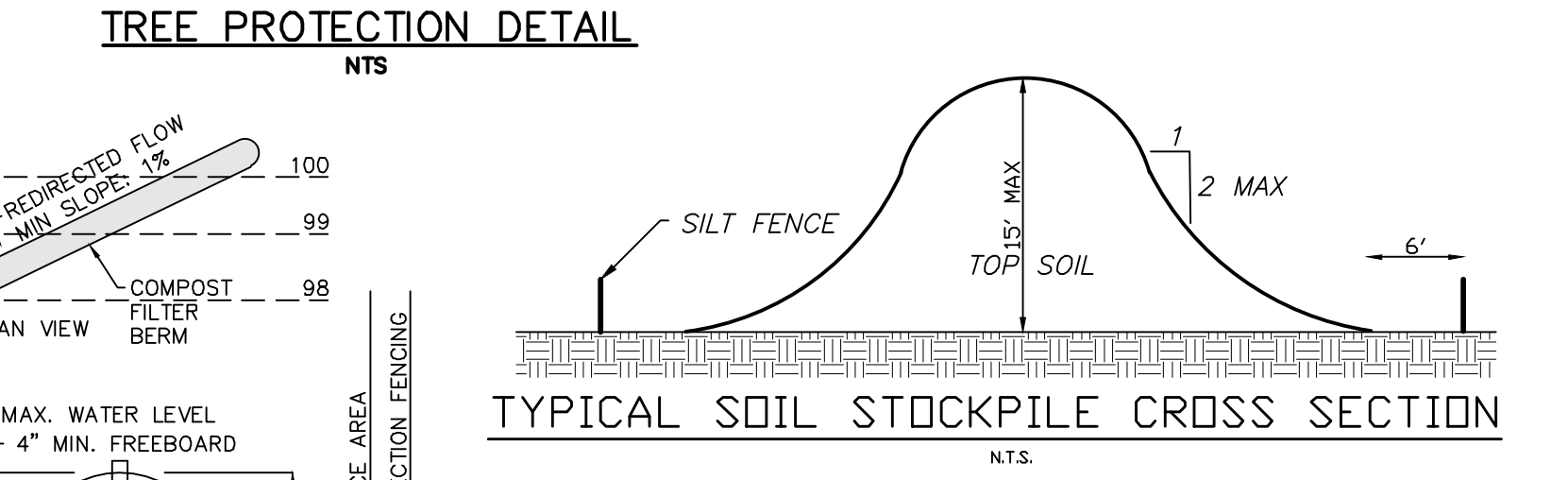


LINE/TYPED LEGEND:

---	ADJOINER LINE
- - -	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
X	PROPOSED BUILDING SETBACK
---	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T/C	EXISTING TELECOM LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
ST	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPOSED GRADING
---	PROPOSED STORM PIPES
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER SERVICE
---	PROPOSED GAS SERVICE
---	PROPOSED ELECTRIC SERVICE
---	PROPOSED SILT FENCE OR COMPOST FILTER SOCK
---	PROPOSED TREE PROTECTION FENCE
---	PROPOSED LIMITS OF DISTURBANCE
---	PROPOSED INLET PROTECTION
---	PROPOSED DIVERSION BERM
---	PROPOSED CONSTRUCTION ENTRANCE
---	PROPOSED EROSION CONTROL BLANKET
---	EXISTING SLOPES 14-20%
---	EXISTING SLOPES ≥20%



- DO 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.



- NOTES:**
- NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25% OR GREATER) SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL NETTING.
 - GEOTEXTILE FABRIC SHALL BE CLASS 1. GEOTEXTILE FABRIC IN ACCORDANCE WITH PENNDOT SPECIFICATION FROM 408. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
 - TO ALL AREA WHICH REMAIN DISTURBED FOR MORE THAN 4 DAYS AND WILL BE SUBJECT TO THE ACTION OF EARTHMOVING AND OTHER EQUIPMENT, APPLY A MULCH (WOODCHIP-20 TONS PER ACRE; HAY OR STRAW-3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN FOR MORE THAN 4 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
 - ALL TREES AND BRUSH WITHIN THE SIGHT TRIANGLE SHALL BE TRIMMED AND/OR REMOVED AS NECESSARY TO OBTAIN CLEAR SIGHT DISTANCE WITH THE APPROVAL OF THE TOWNSHIP ARBORIST.
 - SHOULD UNFORESEEN EROSION 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 EMERGENCY PROBLEMS OF EROSION.
 - 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.
 - ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 4 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
 - 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 DESIGN, IMPLEMENT, AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE EFFECTS TO THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS THE RESULT OF STORMWATER RUNOFF.
 - TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.
- 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.**
- NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE. ANTICIPATED DATE: JUNE 2017.
 - THE EXISTING DRIVEWAY SHALL BE USED FOR CONSTRUCTION ACCESS. PROVIDE A HOSE TO CLEAN TRUCKS TO PREVENT SEDIMENT FROM BEING TRACKED OFF SITE INTO PUBLIC ROADWAYS. IN THE EVENT THAT SEDIMENT CANNOT BE KEPT OFF OF TOWNSHIP ROADWAYS, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED. ALL CONSTRUCTION VEHICLES EXITING THE SITE MUST USE THIS ENTRANCE.
 - INSTALL TREE PROTECTION BARRIER FENCING AS INDICATED ON THE PLAN.
 - INSTALL SILT FENCE AS SHOWN ON THE PLAN AND ON THE DOWNHILL SLOPE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE.
 - PRIOR TO EARTH DISTURBANCE, NOTIFY THE TOWNSHIP ENGINEER THAT CONSTRUCTION IS GOING TO BEGIN.
 - INSTALL NEW UTILITIES AS NECESSARY.
 - ONCE THE EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND FUNCTIONING, BEGIN TO DEMOLISH AND REMOVE THE EXISTING DETACHED GARAGE, PORTIONS OF THE EXISTING DRIVEWAY, AND OTHER IMPERVIOUS FEATURES DESIGNATED FOR REMOVAL. PROPERLY DISPOSE OF DEMOLITION MATERIALS OFF THE SITE.
 - CLEAR AND GRUB THE AREAS AS NECESSARY WITHIN THE LIMITS OF DISTURBANCE OF EXISTING VEGETATION. STRIP TOPSOIL FROM AREAS OF CONSTRUCTION AND STOCKPILE SUITABLE MATERIAL FOR FUTURE USE. UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SURROUND TOPSOIL WITH SILT FENCE AND SEED TO ESTABLISH TEMPORARY VEGETATIVE COVER.
 - EXCAVATE FOR AND BEGIN TO CONSTRUCT THE FOUNDATIONS FOR THE NEW BUILDING ADDITIONS AND DETACHED GARAGE. 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.
 - 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.
 - INSTALL THE ROOF RAINWATER COLLECTION SYSTEM, SLUMP BOX, INLET, AND THE ASSOCIATED CONVEYANCE PIPING. INSTALL INLET PROTECTION ON THE INLET.
 - INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.
 - INSTALL STONE BASE COURSE FOR NEW DRIVEWAY AREAS AND COMPLETE CONSTRUCTION OF NEW SITE IMPROVEMENTS.
 - UPON FINAL STABILIZATION OF THE CONTRIBUTORY AREA, INSTALL THE PERMANENT STORMWATER MANAGEMENT SYSTEM, LEVEL SPREADER AND THE ASSOCIATED CONVEYANCE PIPING. CONNECT THE SLUMP BOX TO THE SYSTEM AND CONNECT THE SYSTEM TO THE LEVEL SPREADER. 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.
 - FINAL GRADE DENUDED AREAS, SPREAD STOCKPILED TOPSOIL AND FEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH SOD OR EROSION CONTROL NETTING AND MULCH.
 - INSTALL FINAL LANDSCAPE FEATURES, AND COMPLETE CONSTRUCTION.
 - UPON PERMANENT STABILIZATION, REMOVE THE SEDIMENT BARRIERS. IMMEDIATELY SEED ANY DENUDED AREAS DUE TO THEIR REMOVAL.
 - CONSTRUCTION COMPLETED. ANTICIPATED DATE: DECEMBER 2018.

MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES

STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED SO THAT TIRE SCRUBBING ACTIVITY DOES NOT BECOME ACTIVE. ANY BUILDUP OF MULCH OR SOIL ON THE STREET SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

INLET SILT TRAPS: INLET SILT TRAPS SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.

SILT FENCE: SILT FENCE SHALL BE INSTALLED PER THE DETAIL WITH ROCK FILTER OUTLETS PROVIDED EVERY 100 FEET AND AT EXISTING AND GRADED LOW POINTS. 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.

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.

DUST CONTROL: DUST AND OTHER PARTICULATES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NECESSARY AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT.

HYDROSEEDING SPECIFICATIONS

DEFINITION: STABILIZING SEDIMENT PRODUCING AND SEVERELY ERODED AREAS BY ESTABLISHING PERMANENT GRASS COVER.

PURPOSE: TO PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL RAPID RUN-OFF AND EROSION.

PROCEDURE: SURFACE TO BE HYDRO-SEEDED SHALL BE CLEANED OF ALL DEBRIS AND OTHER MATTER HARMFUL TO UNIFORM GERMINATION. A WATER-SLURRY MIXTURE COMPOSED OF THE BELOW MENTIONED "MATERIALS" SHALL BE SPRAYED UNIFORMLY OVER THE AREAS TO BE HYDRO-SEEDED.

MATERIALS: APPLICATION RATE

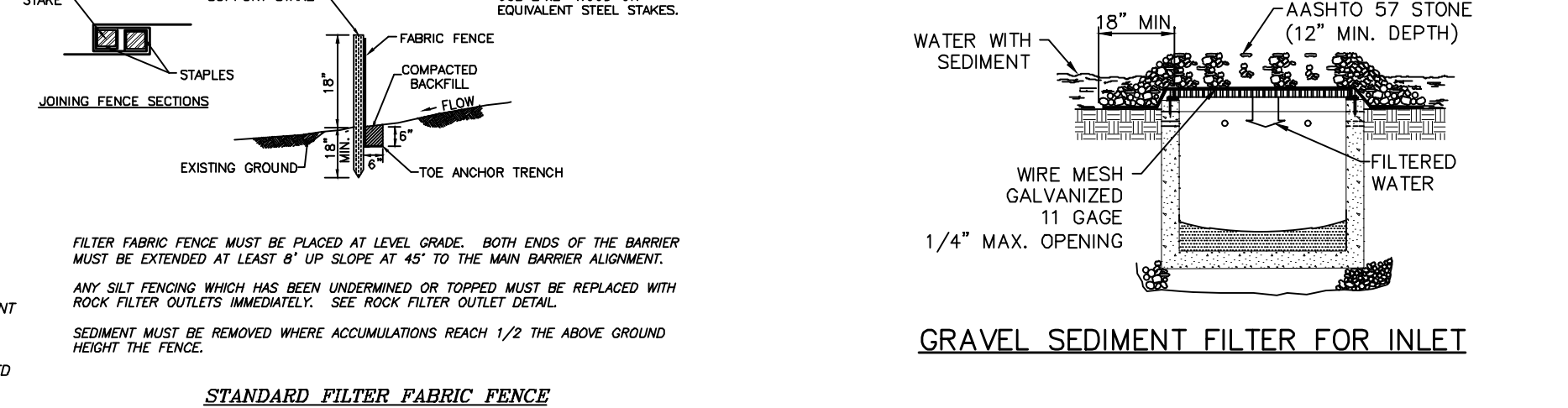
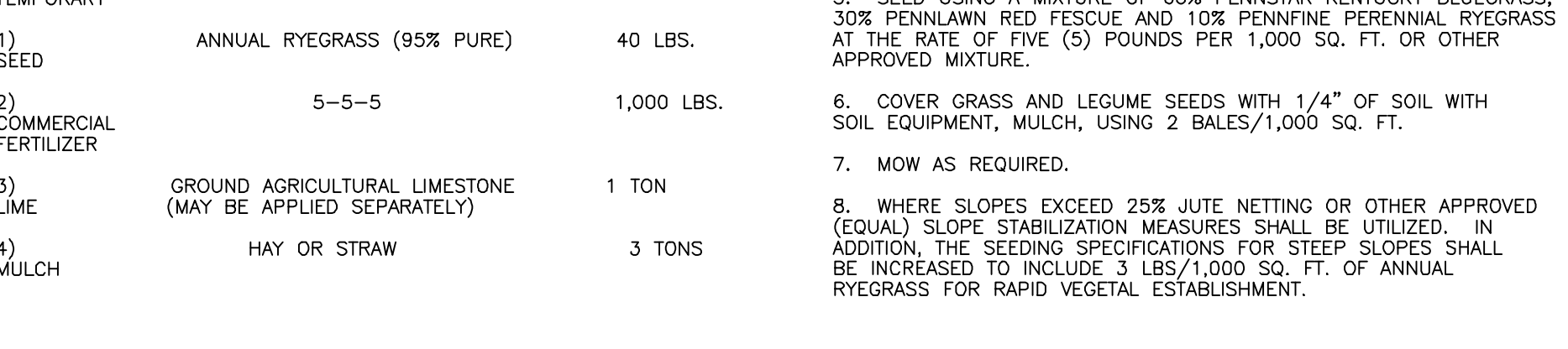
PERMANENT SEEDING

NAME	DESCRIPTION	(PER ACRE)
1)	60% PENNSTAR KENTUCKY BLUEGRASS	260 LBS.
2)	SEED MIXTURE	30% PENNLAWN RED RESCUE
	% BY WEIGHT	10% PENNFINE PERENNIAL RYEGRASS
3)	10-20-20	1,000 LBS.
4)	COMMERCIAL FERTILIZER	
5)	GROUND AGRICULTURAL LIMESTONE	2 TONS
	(MAY BE APPLIED SEPARATELY)	
6)	LIME	
7)	MULCH	3 TONS
8)	SOIL STABILIZER	TERRA TACK OR EQUIVANT
9)	20 LBS.	
10)	TEMPORARY SEED	ANNUAL RYEGRASS (95% PURE)
11)	40 LBS.	
12)	COMMERCIAL FERTILIZER	
13)	5-5-5	1,000 LBS.
14)	LIME	GROUND AGRICULTURAL LIMESTONE
15)	1 TON	(MAY BE APPLIED SEPARATELY)
16)	MULCH	HAY OR STRAW
17)	3 TONS	

SEEDING SPECIFICATIONS:

WHERE DENUDED AREAS ARE DESIRED TO BE LAWN:

- PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.
- APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT.
- APPLY FERTILIZER ACCORDING TO SOIL TEST OR WORK IN DEEPLY 20 LBS. OF 0-20-20 OR EQUIVALENT PER 1,000 SQ. FT. AND AT THE TIME OF SEEDING, WORK INTO THE SURFACE 10 LBS. OF 10-10-10 OR EQUIVALENT PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
- SMOOTH AND FIRM SEEDED PRIOR TO SEEDING.
- SEED USING A MIXTURE OF 60% PENNSTAR KENTUCKY BLUEGRASS, 30% PENNLAWN RED FESCUE AND 10% PENNFINE PERENNIAL RYEGRASS AT THE RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
- COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH, USING 2 BALES/1,000 SQ. FT.
- MOW AS REQUIRED.
- WHERE SLOPES EXCEED 25% JUTE NETTING OR OTHER APPROVED (EQUAL) SLOPE STABILIZATION MEASURES SHALL BE UTILIZED. IN ADDITION, THE SEEDING SPECIFICATIONS FOR STEEP SLOPES SHALL BE INCREASED TO INCLUDE 3 LBS/1,000 SQ. FT. OF ANNUAL RYEGRASS FOR RAPID VEGETAL ESTABLISHMENT.



Serial Number: 20160902450

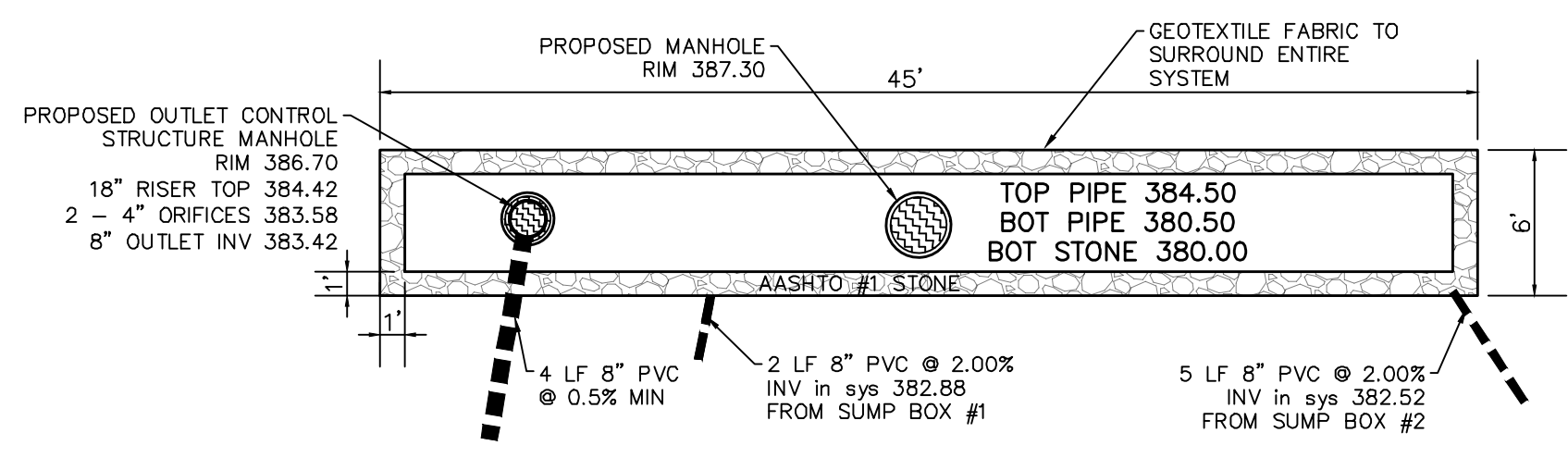
CALL BEFORE YOU DIG!
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

RESIDENTIAL PROFESSIONAL ENGINEER
KEVIN R. MOMENEY
CHARTERED PROFESSIONAL ENGINEER
PENNSYLVANIA

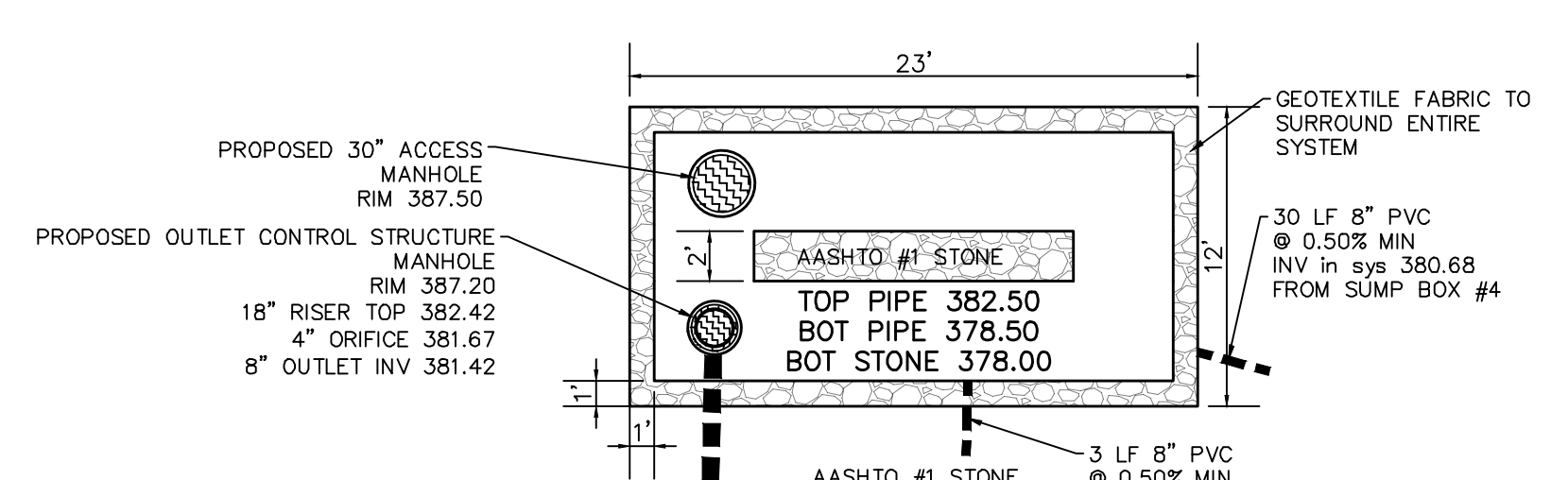
MOMENEY, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING

EROSION & SEDIMENT CONTROL PLAN
SUBDIVISION / LOT LINE CHANGE PLAN
106 & 110 CAMBRIA COURT
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
OWNER/APPLICANT: LOMBARDI RESIDENTIAL 406 MAN TOLKING ROAD BRICK, NJ 08723
ONE-DRAWN BY: SWB
CHECKED BY: JCM
PRELIM TWP COMMENTS: 1 03/07/17
REV. DATE: COMMENTS

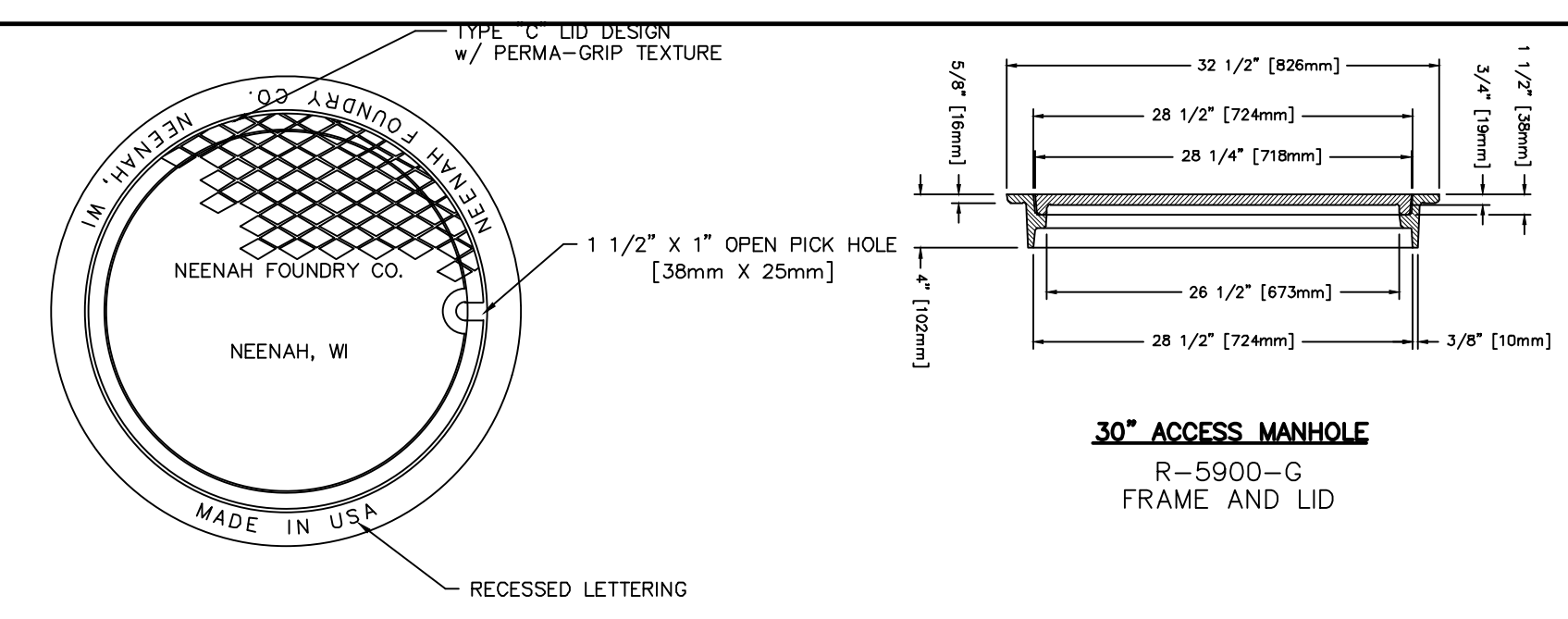
FILE NO.: 16-084
SHEET 5 OF 6
DATE: DECEMBER 1, 2016
SCALE: 1" = 20'



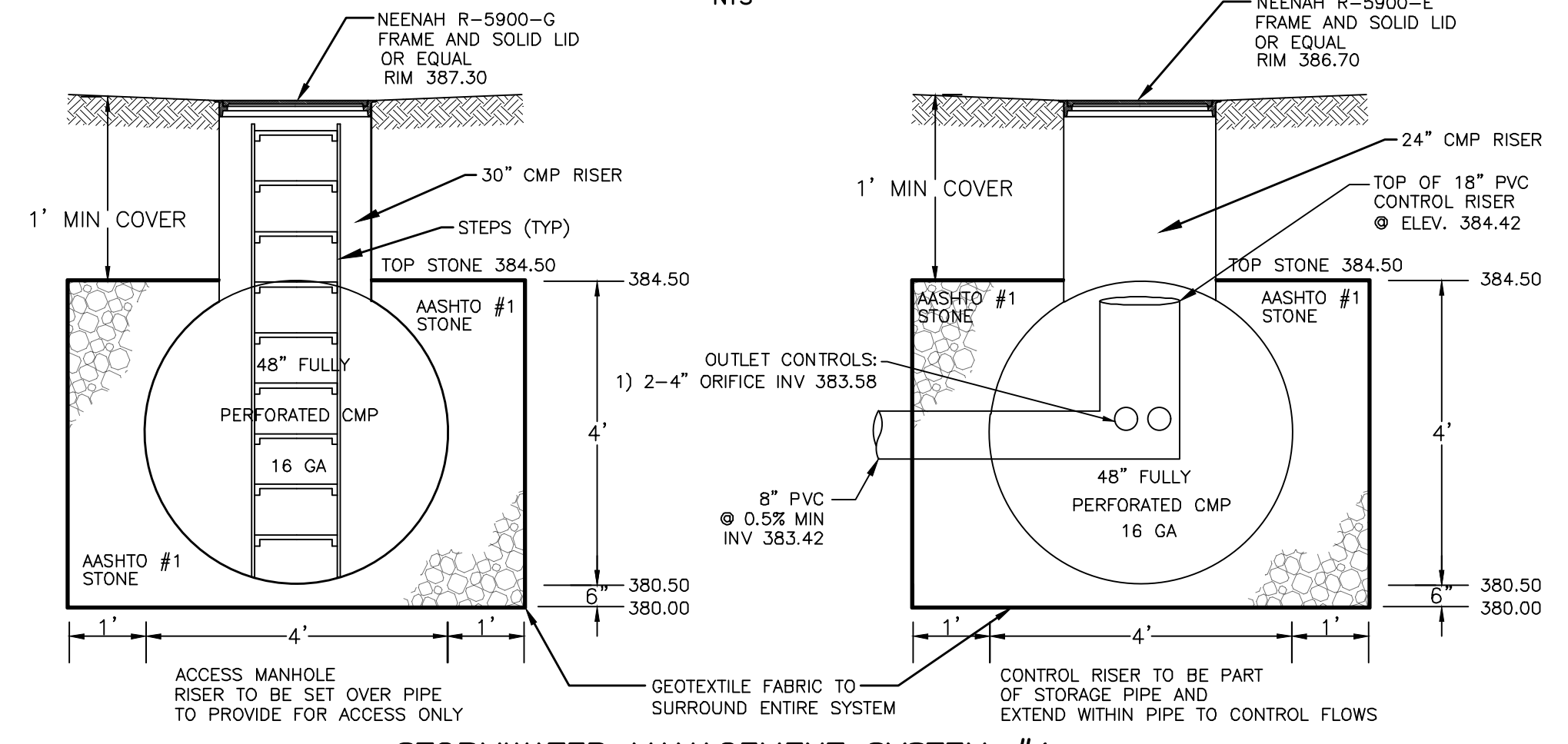
STORMWATER MANAGEMENT SYSTEM #1
(45' X 6' X 4.5')
43 LF 48\"/>



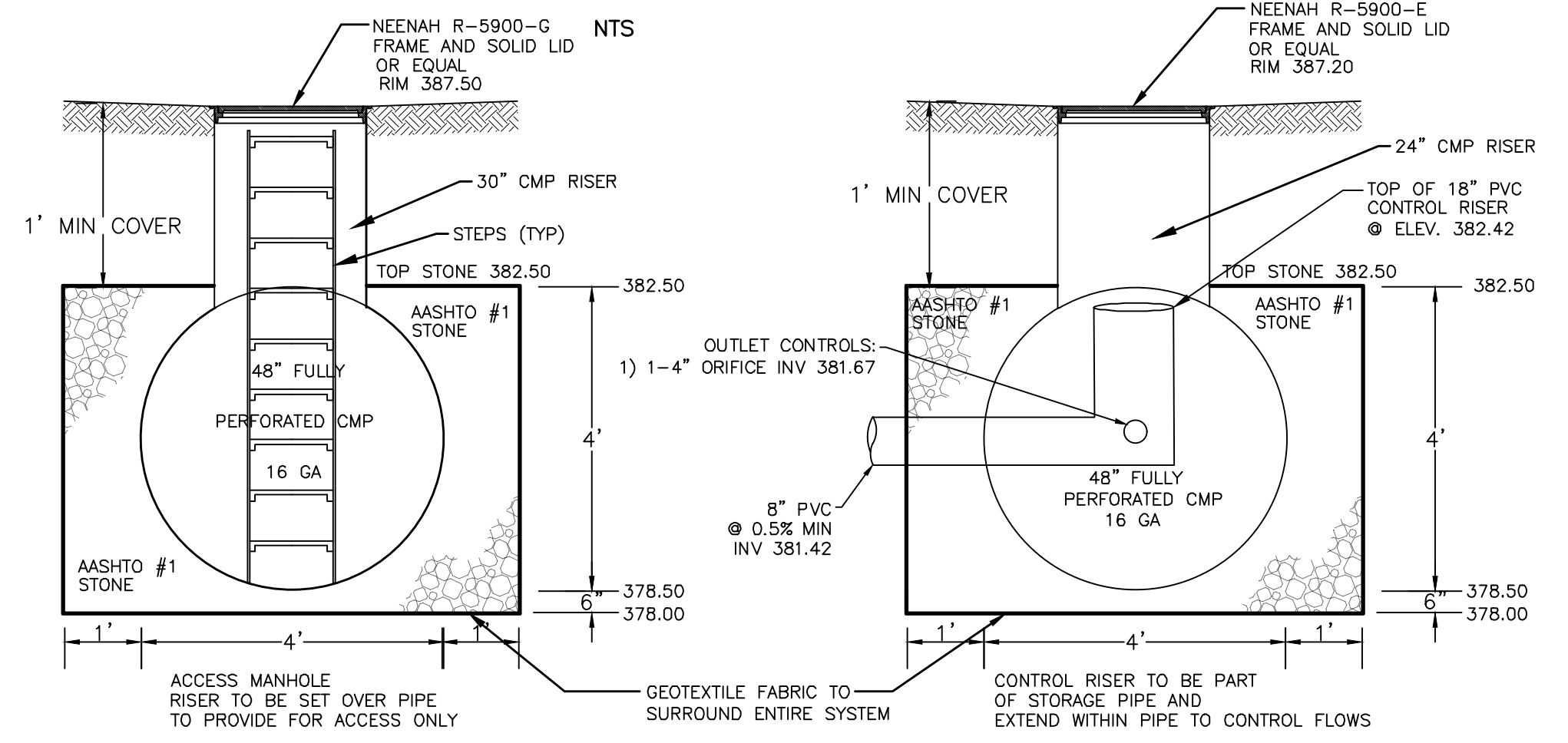
STORMWATER MANAGEMENT SYSTEM #2
(23' X 12' X 4.5')
46 LF 48\"/>



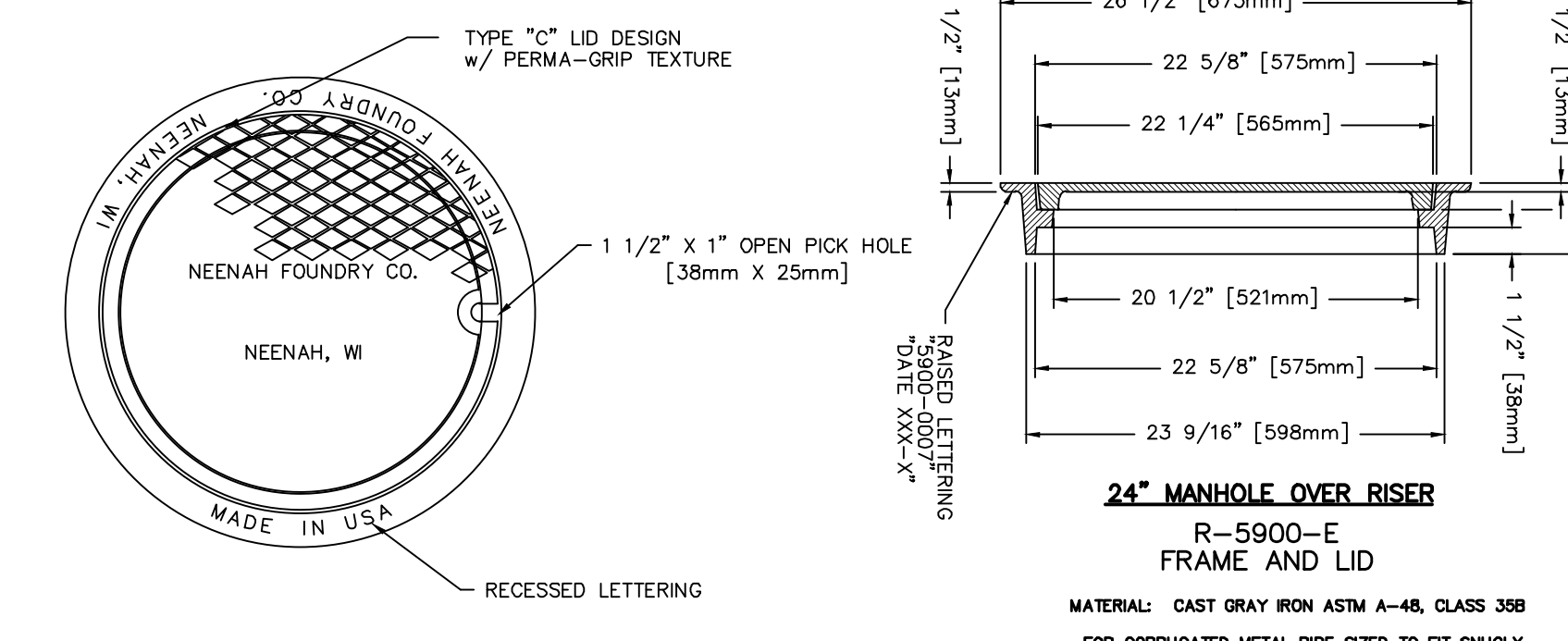
30\"/>



STORMWATER MANAGEMENT SYSTEM #1
NTS



STORMWATER MANAGEMENT SYSTEM #2
NTS

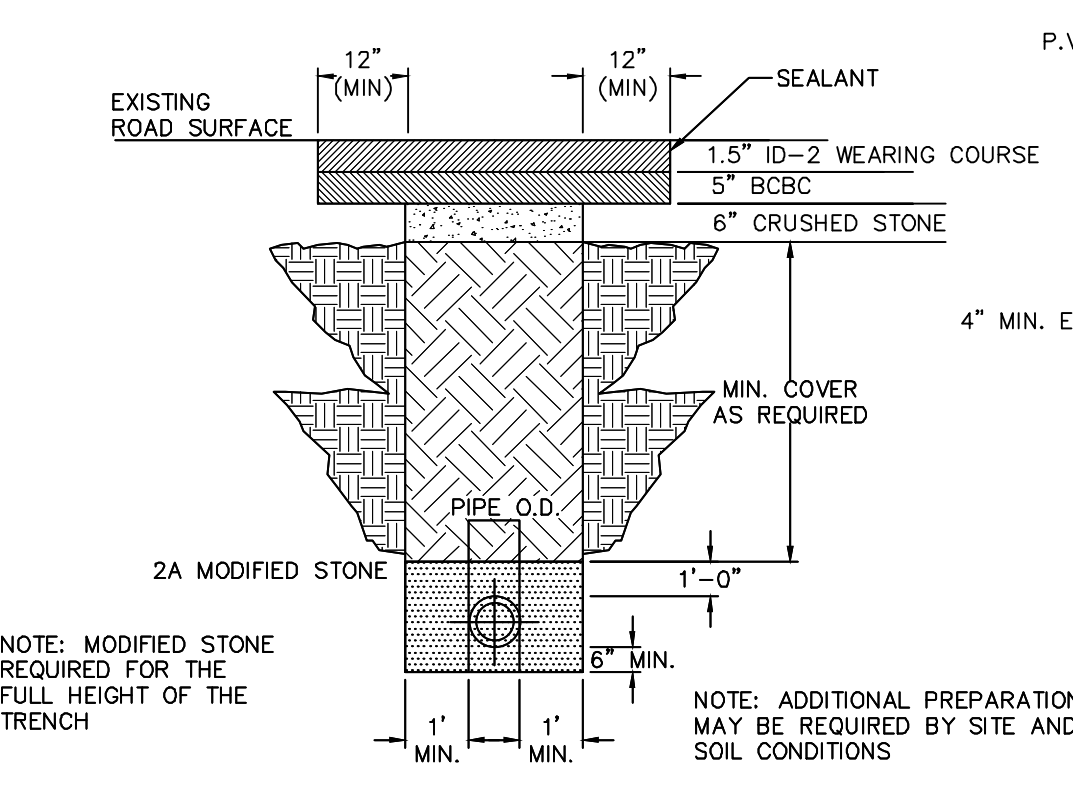


24\"/>

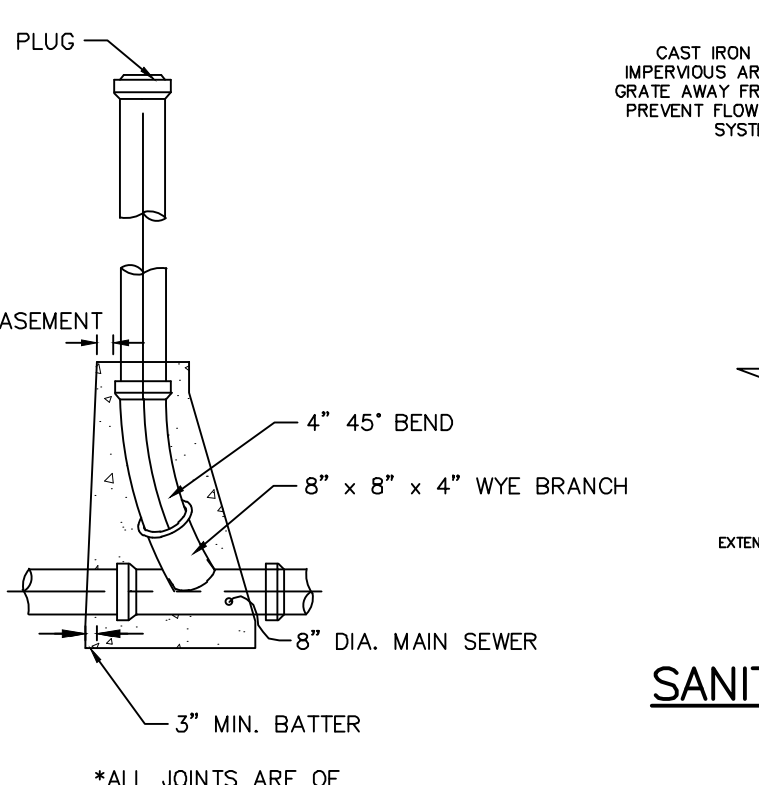
STORMWATER MANHOLE DETAILS
N.T.S.

CONSTRUCTION SPECIFICATIONS STORMWATER DETENTION SYSTEMS

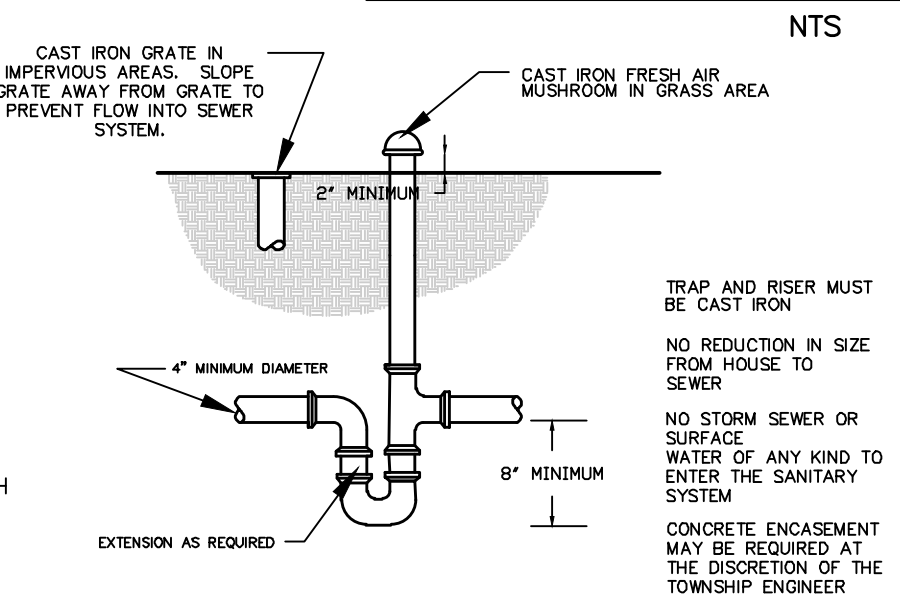
- ALTER AND REFINE THE GRADES AS NECESSARY TO BRING SUBGRADE TO REQUIRED GRADES AND SECTIONS AS SHOWN IN THE DRAWINGS.
- THE TYPE OF EQUIPMENT USED IN SUBGRADE PREPARATION CONSTRUCTION SHALL NOT CAUSE UNDOE SUBGRADE COMPACTION. TRAFFIC OVER SUBGRADE SHALL BE KEPT AT A MINIMUM.
- INSTALL POLYPROPYLENE GEOTEXTILE FABRIC (I.E., DUPONT TYPAR #3401, AMOCO PROPEX #6545, OR APPROVED EQUAL) ON BOTTOM OF BED AREAS AND TACK UP SIDES OF EXCAVATION, WHERE EDGES OF ROLLS OVERLAP, THEY SHALL DO SO BY AT LEAST TWO FEET. ADEQUATE FABRIC SHALL BE LEFT ON THE ROLLS (NOT CUT FROM SIDE INSTALLATION) TO FACILITATE OVERTOPPING THE STONE AT COMPLETION OF BED AREA.
- ALL STONE USED SHALL BE CLEAN, WASHED, CRUSHED STONE AGGREGATE MEETING PENNDOT/AASHTO #1 SPECIFICATIONS.
- STONE BASE COURSE SHALL BE LAID OVER A DRY SUBGRADE, TO A DEPTH SHOWN IN DRAWINGS, IN LIFTS TO LAY NATURALLY COMPACTED. DO NOT ROLL OR COMPACT THE STONE BASE COURSE. KEEP THE BASE COURSE CLEAN FROM DEBRIS, CLAY AND ERODING SOIL.
- COVER STONE BED WITH REMAINING FABRIC.
- STONE BED TO BE TOTALLY ENCLOSED IN THE GEOTEXTILE FABRIC.
- ALL CMP TO BE ALUMINIZED STEEL PIPE.
- STORMWATER RISER ACCESS LADDER WILL BE USED.



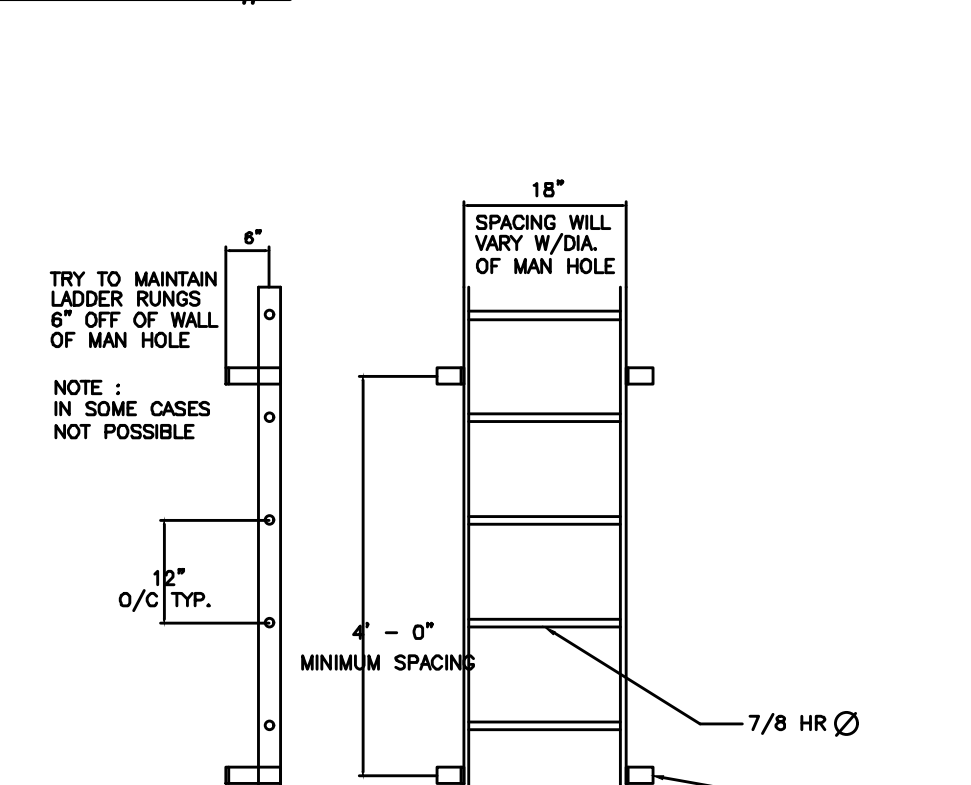
TYPICAL TRENCH AND ROADWAY RESTORATION DETAIL
NOT TO SCALE



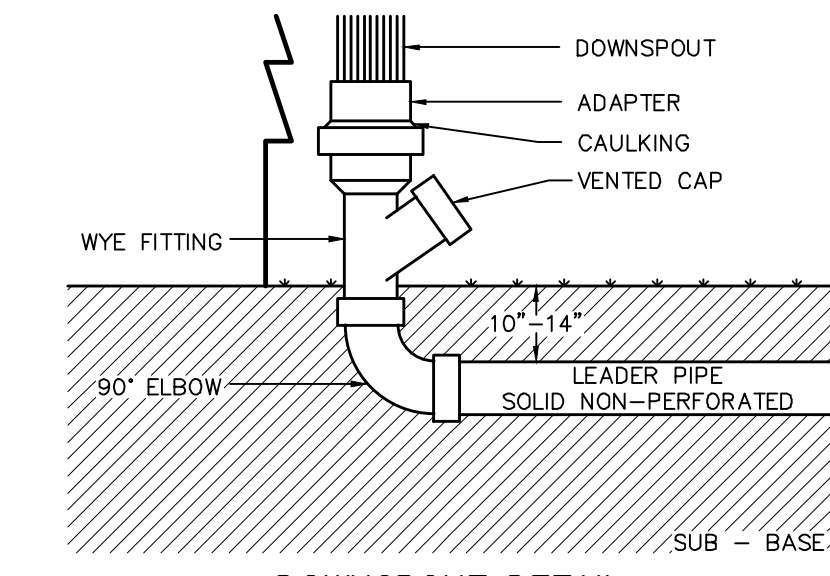
WYE BRANCH CONNECTION
N.T.S.



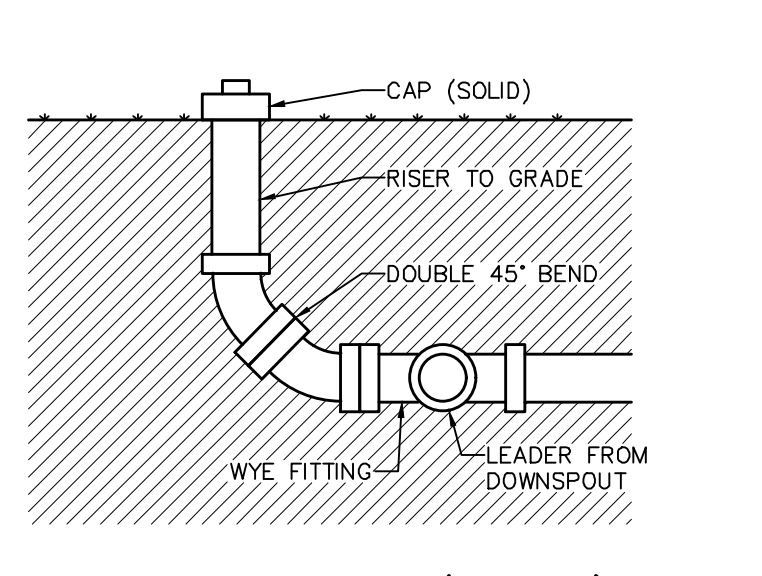
SANITARY SEWER LATERAL TRAP
N.T.S.



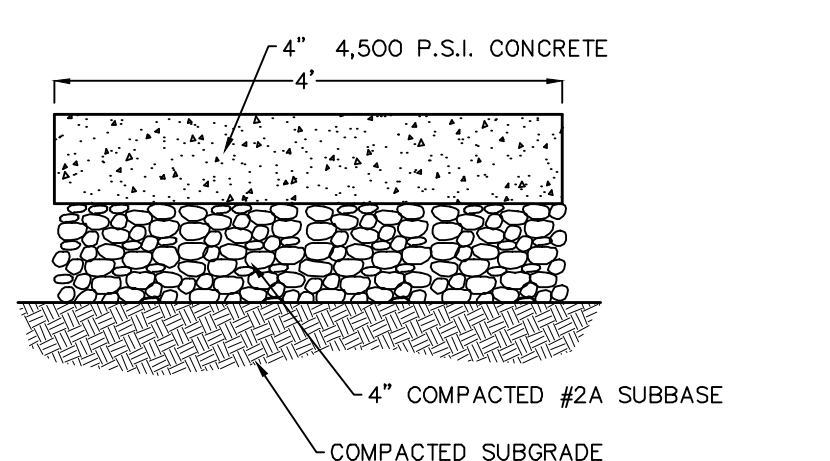
STORMWATER RISER ACCESS LADDER
N.T.S.



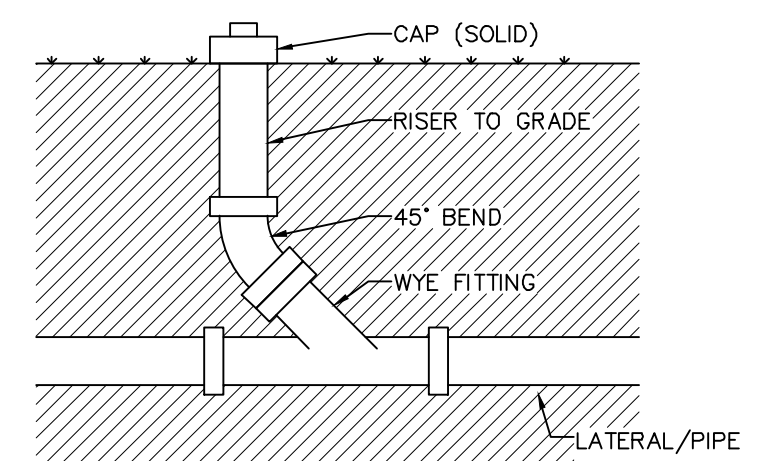
DOWNSPOUT DETAIL
N.T.S.



TERMINAL CLEANOUT (TYPICAL)
N.T.S.



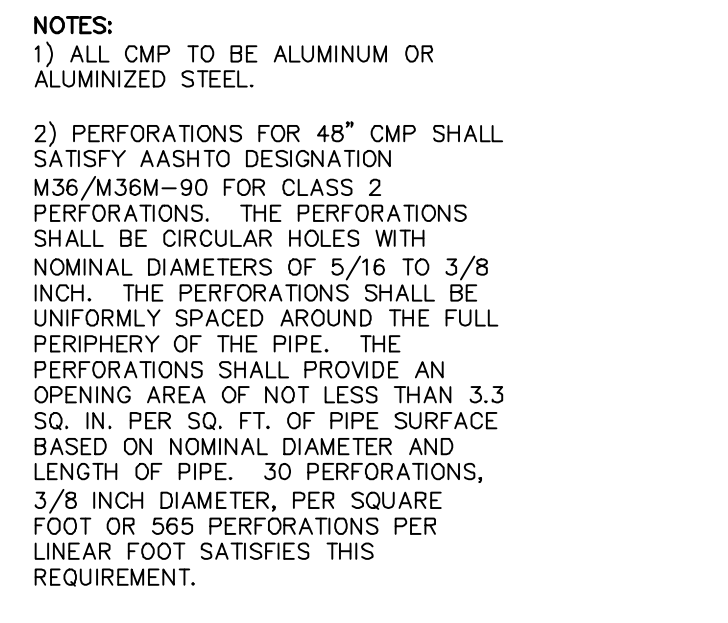
CONCRETE SIDEWALK DETAIL
N.T.S.



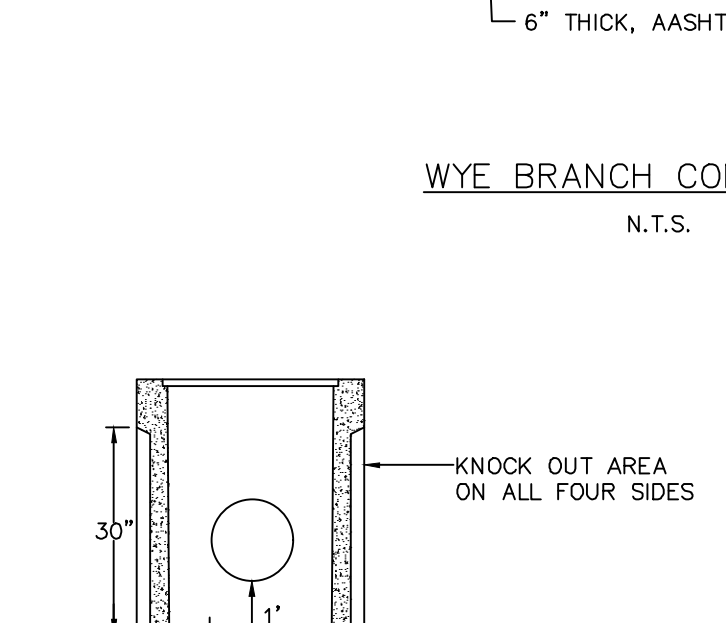
SANITARY/STORM IN-LINE CLEANOUT (TYPICAL)
N.T.S.

INFILTRATION BMP NOTES:

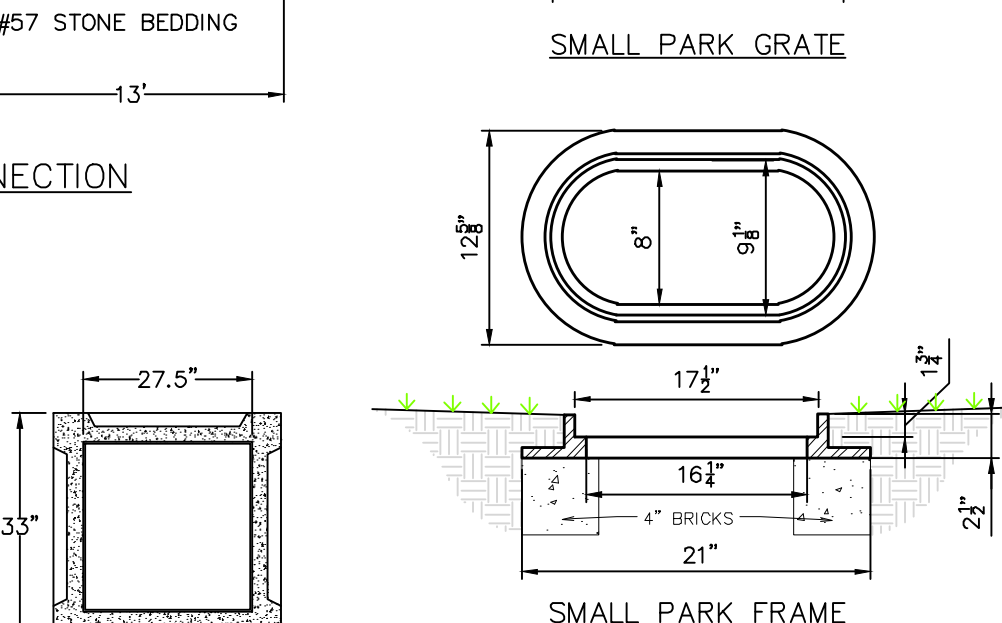
- INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM FABRIC, STONE, BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
- ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
- THE BOTTOM OF ALL INFILTRATION BMPs SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
- INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL UNIT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES AND DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.
- ALL INFILTRATION BMPs SHALL BE LOCATED A MINIMUM OF 10' FROM A BASEMENT WALL.
- AFTER THE INFILTRATION BED IS COMPLETELY INSTALLED, ALL HEAVY CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED FROM THE INFILTRATION BEDS TO ELIMINATE IMPACTS WHICH MAY COMPROMISE IT. IN THE EVENT ANY IMPACTS COMPROMISE THE FUNCTIONALITY OF THE INFILTRATION BEDS, IT MUST BE IMMEDIATELY REPAIRED OR REPLACED TO DESIGN SPECIFICATIONS.



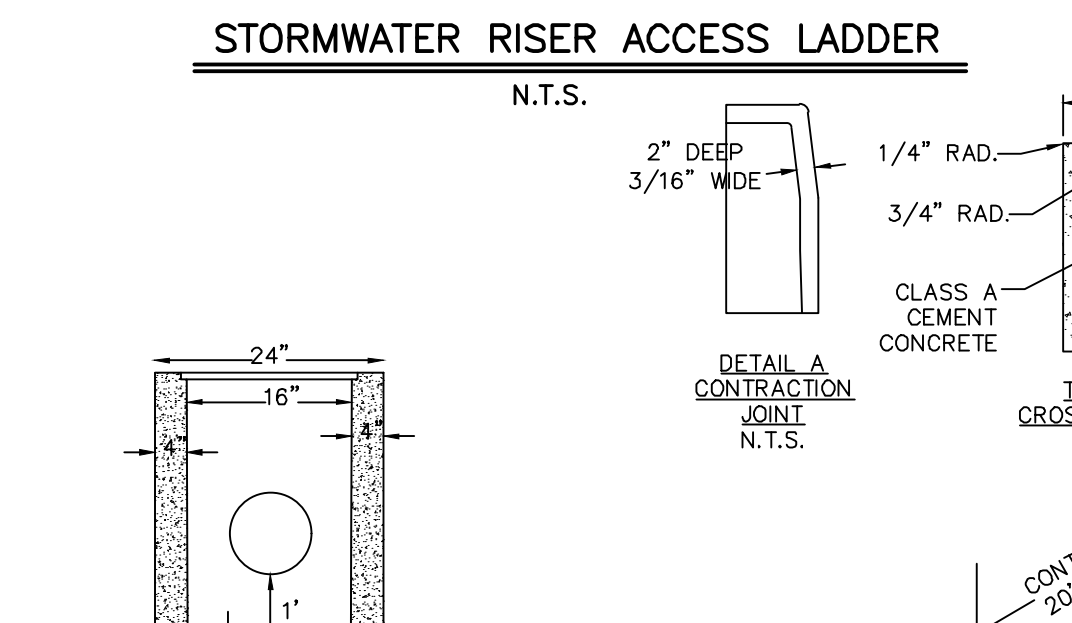
INDIVIDUAL DRIVEWAY CROSS SECTION
N.T.S.



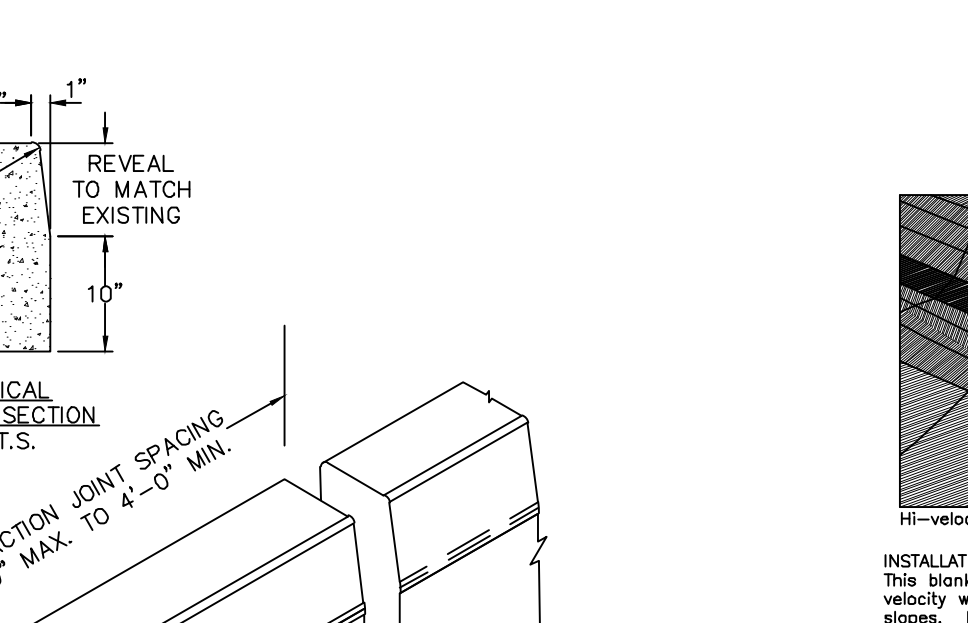
2' X 2' SUMP BOX
(NON-TRAFFIC BEARING)
N.T.S.



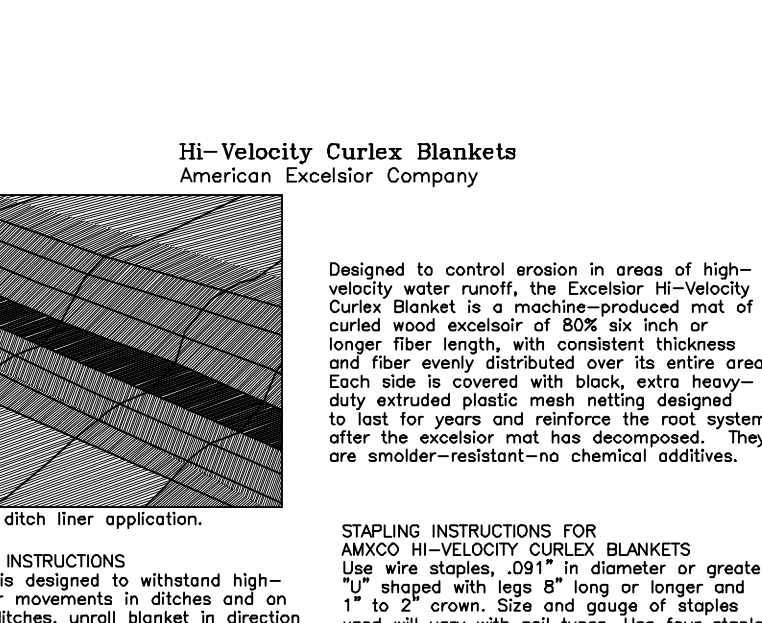
SMALL PARK GRATE DETAIL
N.T.S.



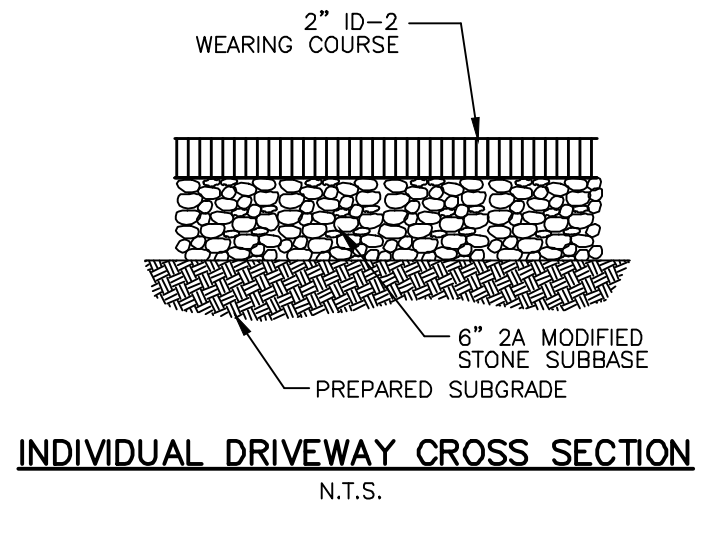
SMALL PARK GRATE BOX
(NON-TRAFFIC BEARING)
N.T.S.



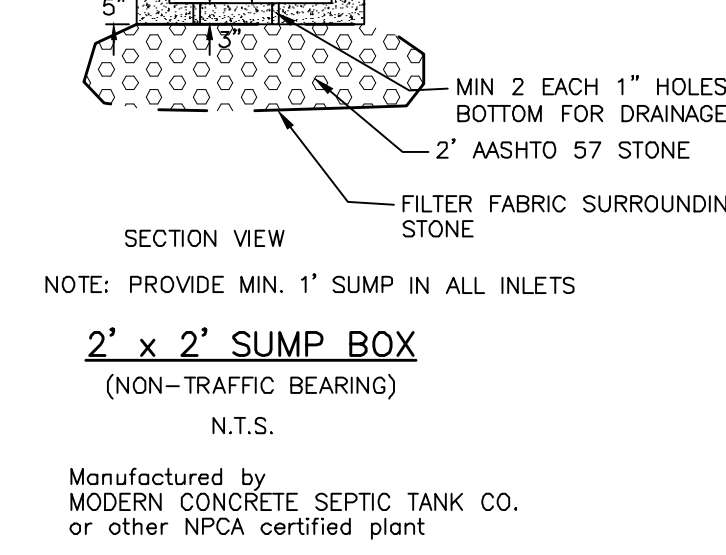
PLAIN CEMENT CONCRETE CURB
N.T.S.



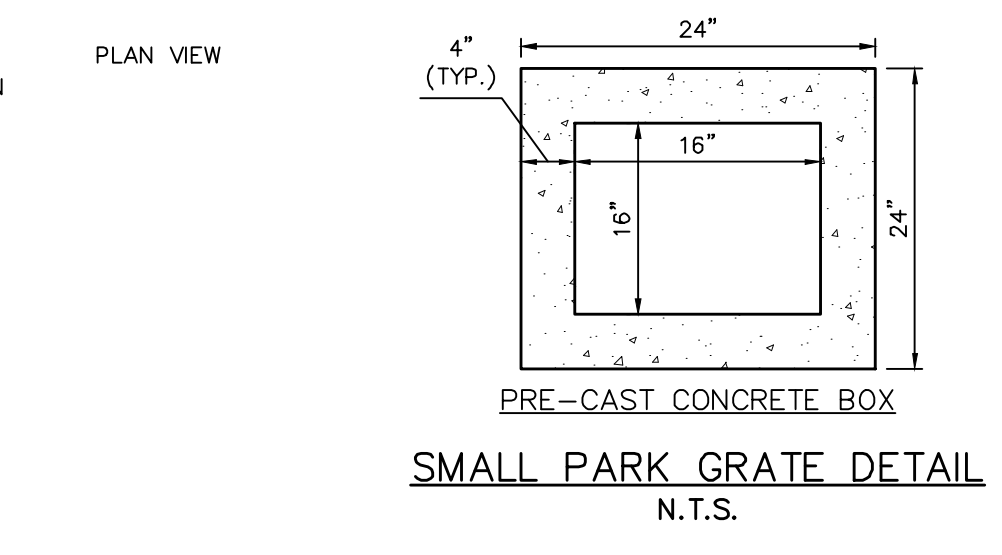
CHANNEL STABILIZATION
N.T.S.



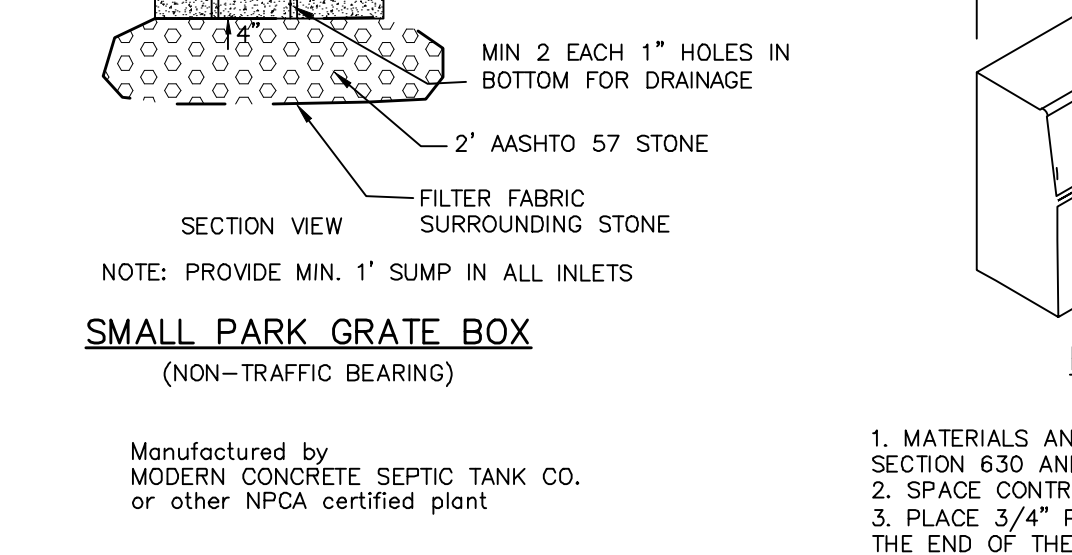
INDIVIDUAL DRIVEWAY CROSS SECTION
N.T.S.



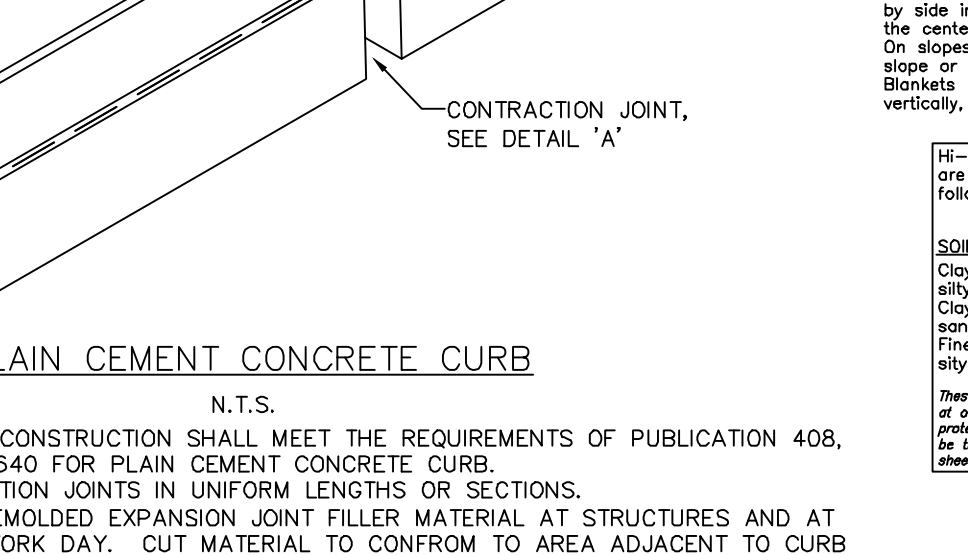
2' X 2' SUMP BOX
(NON-TRAFFIC BEARING)
N.T.S.



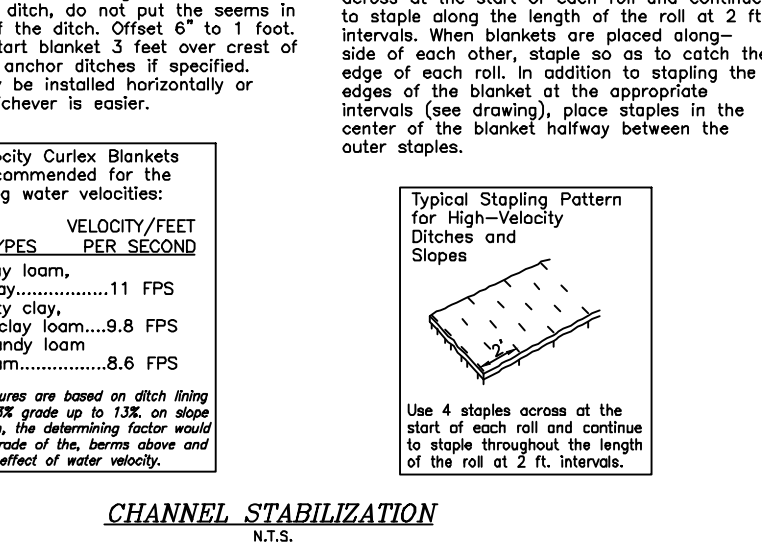
SMALL PARK GRATE DETAIL
N.T.S.



SMALL PARK GRATE BOX
(NON-TRAFFIC BEARING)
N.T.S.



PLAIN CEMENT CONCRETE CURB
N.T.S.

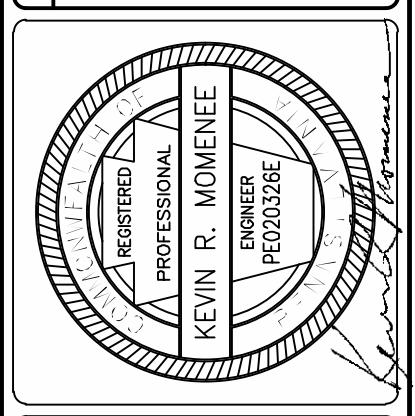


CHANNEL STABILIZATION
N.T.S.

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\"/>

NEENAH MANHOLE
MADE IN USA

Serial Number: 20160902450
CALL BEFORE YOU DIG!
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL
Pennywood One Call System, Inc.
1-800-242-1776



MOMENE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING

CONSTRUCTION DETAILS
SUBDIVISION / LOT LINE CHANGE PLAN
106 & 110 CAMBRIA COURT
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
OWNER/APPLICANT: LOMBARDI RESIDENTIAL
406 MAN TOLKING ROAD
BRICK, NJ 08723

ONE-CALL: 20160902450
DRAWN BY: SMB
CHECKED BY: JCM

REV.	DATE	PRELIM	TWP	COMMENTS
1	10/07/17			

FILE NO.: 16-084
SHEET **6** OF 6
DATE: DECEMBER 1, 2016
SCALE: AS NOTED

Willows RFP

Reject Proposals – May 8th

Re-Advertise for Proposals – May 10th

Proposals Due – June 1st

Proposals Presented – June 12th

GRIM, BIEHN & THATCHER
MEMORANDUM

TO: RADNOR TOWNSHIP BOARD OF COMMISSIONERS

CC: ROBERT ZIENKOWSKI, TOWNSHIP MANAGER

FROM: JOHN B. RICE, ESQUIRE & H.PETER NELSON, ESQUIRE

DATE: MAY 1, 2017

RE: ADDITIONAL ZONING ORDINANCE AMENDMENTS

This memo updates our previous March 17, 2017 communication. At the March 6, 2017 Planning Commission meeting the Commission recommended that the Board consider the following ordinance amendments:

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

2. **Parking Garages** – There has been much discussion over the years in regards to the Township’s current language allowing the construction of parking garages within the PLO Zoning District found at Section 280-63 (C) (5). Currently, the language in this Section states that a parking structure as an accessory use may be constructed “...for the purpose of eliminating allowable surface parking...” This language has created ambiguity in its application. In order to clarify, the Planning Commission recommends the following:
 - A. The Applicant must calculate the amount of total surface parking required by Ordinance for the proposed uses on a site; and

 - B. The Applicant must show that it currently can supply the required parking on the property as surface parking in compliance with all applicable ordinances, codes, rules and regulations; and

 - C. The Applicant must show the area of surface parking to be eliminated by construction of a proposed parking garage. The area where surface parking would be eliminated

remains unimproved and preserved as open space, buffering or other similar amenity in perpetuity.

3. **Reserve Parking Provisions** – Reserve parking requirements typically include the following components:
 - A. The Township would permit a reduction of the number of parking spaces required by ordinance to be initially developed in order to limit the amount of paved parking areas and to limit stormwater runoff.
 - B. The Applicant would be required to demonstrate, using existing and projected employment, customer or resident data, that a reduction in the required off-street parking spaces to be initially developed has merit.
 - C. The Applicant would submit a plan showing both the parking areas to be initially constructed and designating spaces proposed to be reserved for future use if deemed necessary by the Township. Both present and reserved parking areas would have to be accounted for in the stormwater system.
 - D. The Applicant would execute a recordable agreement which would permit the Township to require the additional parking if determined to be necessary by the Township.
4. **Shared Parking Provisions** - Although the Planning Commission did not specifically discuss this item, we recommend this be added for discussion since it has been an ongoing issue with multiple adjacent uses.

New Business

- Set Meeting Dates for Special Board of Commissioner meetings to discuss the following:

Possible Dates - June 19, July 10, August 21 and September 18

- o Sanitary Sewer Funding
 - o Pension Funding
 - o Capital Project Funding
- A Discussion and Possible Motion(s) on the below items (*Requested by Commissioner Ahr*):
 - o Waive the Township's fee for ZHB application
 - o Assist in filling out and filing a joint application for variance for those who've requested it, including an aerial site plan
 - o Request Township SUPPORT at the ZHB for your variance request.