

BOARD OF COMMISSIONERS

REVISED AGENDA

Monday, September 11, 2017 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of September 11, 2017

1. Consent Agenda

- a) Disbursement Review and Approval: 2017-8A, 2017-8B, 2017-8C, 2017-8D and 2017-9A
- b) Approval of Meeting Minutes from the August 14, 2017 and August 31, 2017 Board of Commissioners meeting
- ~~c) HARB HARB 2017-16 224 S Aberdeen Avenue Re-submitting for two (2) changes to previous HARB approval (2017-05) dormer details and front entry pent roof~~
- d) Staff Traffic Committee Meeting Minutes – August 16, 2017
- e) Resolution #2017-102 - Awarding the Annual Road De-Icing Salt Supply Contract
- f) Resolution #2017-103 - Award of the 2017 Superpave Resurfacing Program
- g) Resolution #2017-104 - Approval of a Renewal Lease Agreement with Pitney Bowes For a Mailing System and Folder Inserting System

2. Swearing in of Two (2) Radnor Township Police Officers

- Ryan E. Collins • Kyle J. Hand

3. Public Participation

4. Announcement of Boards and Commissions Vacancies

Shade Tree Commission - 2 Vacancies Environmental Advisory Council - 1 Vacancy
Board of Health - 1 Vacancy

5. Willows Mansion Update (*1 Hour*)

6. RML Update, by QCI

7. Committee Reports

PERSONNEL & ADMINISTRATION

- A. Resolution #2017-83 - Transferring Publication Rights for the Radnor Township Newsletter from Creative Color Graphics, Inc. to Radnor Life & Style

COMMUNITY DEVELOPMENT

- B. Hearing regarding the Inter-Municipal Transfer of a Liquor License to Cornerstone Cheese & Charcuterie – 1 West Avenue

PUBLIC WORKS & ENGINEERING

- C. SALDO Application #2017-S-02 – Caucus - Wheeler Field – Minor Final Subdivision
- D. SALDO Application #2017-D-03 JCHAI Building – Caucus - Preliminary/Final Land Development
- E. Waiver Request: Section 245-22 of the Radnor Township Stormwater Management Ordinance- 409 Oak Lane
- F. Ordinance #2017-13 – (*Adoption*) Amending Chapter 263, Trees, § 263-5, of the Radnor Code, To Exempt Certain Species of Ash Trees from The Regulations Under Chapter 263
- G. Discussion of Township Policy on the Maintenance of Private Roads (leaf collection, repairs, snow plowing, etc.) (*Requested by Commissioner Higgins*)
- H. Discussion and Possible Motion for Banbury Way Flood Mitigation Project

- I. Resolution #2017-100 - Awarding the Contract for Professional Design Services for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin

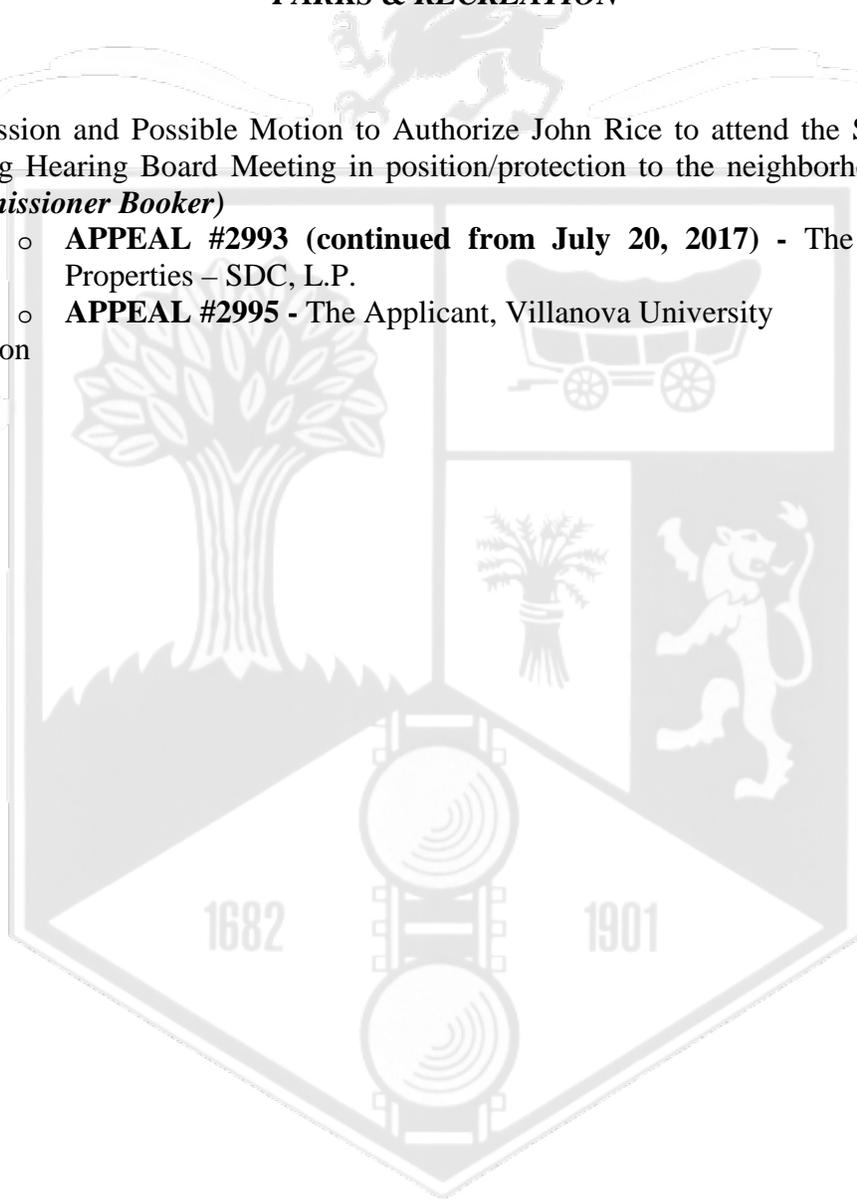
FINANCE & AUDIT
PUBLIC SAFETY
LIBRARY
PUBLIC HEALTH
PARKS & RECREATION

Old Business

New Business

- Discussion and Possible Motion to Authorize John Rice to attend the September 28, 2017 Zoning Hearing Board Meeting in position/protection to the neighborhoods (**Requested by Commissioner Booker**)
 - **APPEAL #2993 (continued from July 20, 2017)** - The Applicant, Radnor Properties – SDC, L.P.
 - **APPEAL #2995** - The Applicant, Villanova University

Public Participation
Adjournment



RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
September 11, 2017

The table below summarizes the amount of disbursements made since the last public meeting held on August 14, 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) | 2017-8A August 4, 2017 | 2017-8B August 11, 2017 | 2017-8C August 18, 2017 | 2017-8D August 25, 2017 | 2017-9A September 1, 2017 | Total |
|---|---------------------------------------|--|--|--|--|-----------------------|
| General Fund (01) | \$53,000.39 | \$122,937.03 | \$159,186.88 | \$371,304.75 | \$71,939.61 | \$778,368.66 |
| Sewer Fund (02) | 66,112.22 | 470.68 | 112,153.23 | 14,952.90 | 3,858.65 | 197,547.68 |
| Liquid Fuels Fund (03) | 0.00 | 0.00 | 7,292.00 | 0.00 | 7,292.00 | 14,584.00 |
| Storm Sewer Management (04) | 0.00 | 19,343.30 | 24,104.37 | 0.00 | 0.00 | 43,447.67 |
| Capital Improvement Fund (05) | 1,139.34 | 0.00 | 0.00 | 1,159.95 | 20.08 | 2,319.37 |
| Police Pension Fund (07) | 9,976.84 | 0.00 | 0.00 | 0.00 | 0.00 | 9,976.84 |
| OPEB Fund (08) | 826.05 | 0.00 | 0.00 | 124,907.41 | 0.00 | 125,733.46 |
| Civilian Pension Fund (11) | 8,187.21 | 0.00 | 0.00 | 0.00 | 0.00 | 8,187.21 |
| Investigation Fund (12) | 272.19 | 0.00 | 0.00 | 0.00 | 0.00 | 272.19 |
| Police K-9 Fund (17) | 0.00 | 0.00 | 0.00 | 0.00 | 587.50 | 587.50 |
| \$8 Million Settlement Fund (18) | 0.00 | 0.00 | 12,004.73 | 0.00 | 0.00 | 12,004.73 |
| The Willows Fund (23) | 0.00 | 69.70 | 0.00 | 6,798.26 | 16,039.96 | 22,907.92 |
| Library Improvement Fund (500) | 0.00 | 505,726.41 | 8,971.00 | 394,085.16 | 0.00 | 908,782.57 |
| Park & Trail Impr. Fund (501) | 750.00 | 360,227.85 | 3,730.00 | 50,717.18 | 0.00 | 415,425.03 |
| Total Accounts Payable Disbursements | \$140,264.24 | \$1,008,774.97 | \$327,442.21 | \$963,925.61 | \$99,737.80 | \$2,540,144.83 |
| <i>Electronic Disbursements</i> | n/a | n/a | n/a | n/a | n/a | \$1,340,476.59 |
| Grand Total | \$140,264.24 | \$1,008,774.97 | \$327,442.21 | \$963,925.61 | \$99,737.80 | \$3,880,621.42 |

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

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

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

Respectfully Submitted,



William M. White
 Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING
Estimated Through September 25, 2017

| Description | Account No. | Date | Purpose | Amount |
|---|---------------|-----------|---|-----------------------|
| Credit Card Revenue Fees - Estimated | Various Funds | 9/10/2017 | 8/17 Credit Card Revenue Processing Fees | \$5,000.00 * |
| Credit Card Revenue Fees - Actual | 01-Variou | Various | 7/17 Credit Card Revenue Processing Fees | \$5,228.28 |
| Payroll [Pension] Transaction - Estimated | 07-492-4980 | 9/1/2017 | 9/17 Police Pension Payments | \$186,839.03 |
| Payroll [Pension] Transaction - Estimated | 11-495-4980 | 9/1/2017 | 9/17 Civilian Pension Payments | \$137,409.28 |
| Payroll [Bi-Weekly] Transaction - Estimated | 01-various | 9/7/2017 | Salaries and Payroll Taxes - General Fund | \$485,000.00 |
| Payroll [Bi-Weekly] Transaction - Estimated | 02-various | 9/7/2017 | Salaries and Payroll Taxes - Sewer Fund | \$17,500.00 |
| Payroll [Bi-Weekly] Transaction - Estimated | 17-various | 9/7/2017 | Salaries and Payroll Taxes - K-9 Fund | \$500.00 |
| Payroll [Bi-Weekly] Transaction - Estimated | 01-various | 9/21/2017 | Salaries and Payroll Taxes - General Fund | \$485,000.00 |
| Payroll [Bi-Weekly] Transaction - Estimated | 02-various | 9/21/2017 | Salaries and Payroll Taxes - Sewer Fund | \$17,500.00 |
| Payroll [Bi-Weekly] Transaction - Estimated | 17-various | 9/21/2017 | Salaries and Payroll Taxes - K-9 Fund | \$500.00 |
| Period Total | | | | \$1,340,476.59 |

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 | 8/10/2017 | Salaries and Payroll Taxes - General Fund | \$455,563.57 |
| \$17,500.00 | 8/10/2017 | Salaries and Payroll Taxes - Sewer Fund | \$17,582.12 |
| \$500.00 | 8/10/2017 | Salaries and Payroll Taxes - K-9 Fund | \$406.92 |
| \$503,000.00 | | | \$473,552.61 |
| \$485,000.00 | 8/24/2017 | Salaries and Payroll Taxes - General Fund | \$422,868.32 |
| \$17,500.00 | 8/24/2017 | Salaries and Payroll Taxes - Sewer Fund | \$16,314.98 |
| \$500.00 | 8/24/2017 | Salaries and Payroll Taxes - K-9 Fund | \$271.28 |
| \$503,000.00 | | | \$439,454.58 |
| \$186,839.03 | 9/1/2017 | Police Pension Payroll | \$186,839.03 |
| \$137,857.97 | 9/1/2017 | Civilian Pension Payroll | \$136,259.97 |
| \$346,897.00 | | | \$323,099.00 |

TOWNSHIP OF RADNOR
Minutes of the Meeting of August 14, 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

| | | |
|---------------------|---------------------------------|--|
| Phil Ahr, President | Elaine Schaefer, Vice President | Donald Curley- left the meeting @ 10:11 PM |
| Richard F. Booker | Luke Clark | John Nagle |

Absent – James Higgins

Also Present: Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Assistant Township Manager & Finance Director; Steve Norcini, Township Engineer; William Colarulo, Superintendent of Police; Roger Phillips, Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.

President Ahr called the meeting to order

Notice of Executive Session on August 14, 2017 preceding the Board of Commissioners meeting

There was an Executive Session held on August 14, 2017 where all commissioners attended with exception of Commissioner Higgins where matters of personnel, litigation and real estate were discussed.

1. Consent Agenda

- a) Disbursement Review and Approval: 2017-07A, 2017-07B, 2017-07C, 2017-07D
- b) Acceptance of Departmental Monthly Reports
- c) Approval of Meeting Minutes from the July 10, 2017 and July 17, 2017 Board of Commissioners meeting
- d) Staff Traffic Committee Meeting Minutes – July 19, 2017
- e) Resolution #2017-91 - Approving the property and casualty insurance binder for August 1, 2017 through July 31, 2018 at a premium of \$346,488
- f) Resolution #2017-92 - Renewing the Township's Microsoft 365 Subscription for 1 year at a price of \$14,385.12
 - g) HARB
 - HARB-2017-15 – 328 St Davids Road – Renovation of existing home and addition of detached garage
- h) Resolution #2017-93 - Authorization to Purchase Seed and Fertilizer from Site One Landscape Supply
- i) Resolution #2017-94 - Authorization to remove 5 hazardous trees along Woodlea & Roberts Roads by Horgan Tree Experts
- j) Resolution #2017-95 - Authorizing Municipal Maintenance, Incorporated, to perform repairs to Pump #2 at the King of Prussia Pumping Station
- k) Resolution #2017-96 - Awarding the contract for Tree Planting for the Big Tree Program
- l) Resolution #2017-97 - Authorizing Gannett Fleming, Incorporated to Provide Professional Design Services for Lighting the SEPTA R100 Under Pass at Conestoga Road
- m) Resolution #2017-98 – Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Matsonford Road Pedestrian Bridge
- n) Resolution #2017-99 – Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Free Standing Masonry Wall at Radnor Chester Road

business and operating plan for the Willows Mansion. On July 20th we met with the Township Manager, Finance Director, Engineer, Recreation Director and Code Enforcement Officer to better understand the past and current operations of the Willows Mansion. We have conducted three site tours of the Mansion to better understand the architectural and historical features of the building as well as the code and accessibility challenges of restoring it for community use.

Our architects, landscape architects and market consultants have been exploring a wide range of alternatives designed to meet the guiding principles established at the outset of the Willows Mansion restoration project including:

- *Public Use*
- *Right-sized Events*
- *Economic Sustainability*
- *Celebrating the Views and*
- *Creating a Township-Wide Destination*

Urban Partners has evaluated the competitive market to better understand the potential revenues for the Willows Mansion. With the assistance from Township staff, they are identifying the likely operating expenses for this facility. We remain diligent in our effort to establish a program of uses that prioritizes public use of the mansion.

As discussed at the last meeting, there are many physical improvements that were not anticipated in the October 2016 Condition Assessment Report where we have no cost information. As we discussed with the Township Manager, we are actively working with a cost estimator to identify the costs of up to three alternative designs that will meet the guiding principles and public uses identified during the public meeting held on July 11th and July 17th.

Due to the complexity of programmatic requirements, the operational needs of the facility and the need to prepare additional cost estimating, we will be prepared to discuss the business plan in detail at your September 11th meeting. We felt it was essential that we only present alternatives for which we knew the cost of the improvements. We look forward to bringing you three alternatives that will address:

- 1) *A Vision for the Renovation of the Mansion – through plan drawings, photographs and an illustrative view – focusing primarily on the first floor and surrounding terraces*
- 2) *A Focus on Public Uses that will celebrate the views and create a Township-wide destination with broad public access to the facility*
- 3) *A conceptual cost estimate that outlines a plan and alternatives for Township capital improvements*
- 4) *A Business Plan that outlines projected revenues, operational costs and alternative governance models*

We will assemble information for both the public to access on the website and the Board of Commissioners to review prior to the meeting. We are on track to meet the many objectives outlined in the guiding principles. For the September 11th Board of Commissioners meeting, we anticipate this conversation to require between 45 minutes and one hour of time. We are committed to providing Radnor Township with a comprehensive business and operating plan and look forward to working with you to restore this facility to its glory as a public place the Township can host events for generations to come.

There was a brief discussion amongst the Commissioner's and Mark Evans, Barton Partners.

5. CARFAC presentation on long-term liability update

Jerry Linden, member of CARFAC made a brief presentation to the Board of Commissioners which can be found on the Township website at: <http://radnor.com/DocumentCenter/Home/View/16770>. A brief discussion followed the presentation.

6. Presentation: MS4 Pollution Reduction Plan Presentation by Meliora Design, Incorporated

Meliora Design, Inc. gave a brief presentation of the MS4 Pollution Reduction Plan which can be found on the Township website at: <http://www.radnor.com/DocumentCenter/Home/View/16797>. A brief discussion followed the presentation.

7. Committee Reports

PUBLIC WORKS & ENGINEERING

H. Resolution #2017-101 - SALDO Application #2016-S-15 – Final Approval – Preliminary/Final Subdivision Plan – 106 & 110 Cambria Court

Matt Lombardi, Developer and Property Owner showed renderings for the property. There was a brief discussion amongst the Commissioners and the Solicitor.

Commissioner Curley made a motion to approve, seconded by Commissioner Schaefer. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Higgins absent.

G. Motion to Create a Steering Committee for the Radnor Township & Haverford Township Joint Comprehensive Plan

Commissioner Schaefer made a motion to create the Steering Committee as proposed in the meeting materials, seconded by Commissioner Nagle.

Proposed Composition for the Steering Committee for the Radnor/Haverford Joint Comprehensive Plan

| Positions as suggested by Haverford Township | Radnor Township Staff Recommendations |
|---|--|
| Recreation Representative | Tammy Cohen |
| Planner or Architect | Cheryl Graff -Tumola |
| Civil/Traffic Engineer | Stephen Norcini (civil) |
| Business Association Representative | WBA Member |
| Board of Commissioner Member | Commissioner on the Public Works Sub-committee |
| EAC Member | SWMAC Member |

There was a brief discussion amongst the Commissioners in regards to the motion.

Public Comment

Dan Sherry, Wayne – He commented in regards to his disagreement of the proposed members to the steering committee.

Roberta Winters – She commented in support of the suggested proposed members.

Commissioner Ahr called the vote, motion passed 4-2 with Commissioners Booker and Curley opposed; Commissioner Higgins absent.

I. ZHB – Request from the Zoning Hearing Board to add 1 or 2 additional alternate board members

Commissioner Curley made a motion to direct staff to take the measures necessary to create one additional alternate member of the Zoning Hearing Board, seconded by Commissioner Nagle.

There was a brief discussion which followed.

Commissioner Ahr called the vote, motion passed 6-0 with Commissioner Higgins absent.

m) Resolution #2017-98 - Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Matsonford Road Pedestrian Bridge

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

Commissioner Schaefer made a motion to direct staff to reach out to Brandywine Realty and the School District to participate in the evaluation and subsequent cost of repairs prior to the resolution approval, seconded by Commissioner Clark. Motion passed 4-1 with Commissioner Booker opposed; Commissioners Curley and Higgins absent.

n) Resolution #2017-99 - Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Free-Standing Masonry Wall at Radnor Chester Road

There was a conversation amongst the Commissioners and staff. The wall exhibits many problems: roots and trees growing from the wall, missing stucco, missing bricks, mortar that has disintegrated, additional trees and plants growing from the top portion, covered in cedar shingles, to name but a few of the issues. By moving forward in this fashion, our consultant will then know what is needed in the actual design. As in the bridge project, this evaluation will be the basis for the design project; any deficiencies or repairs noted will be included in the final design. Proceeding in this fashion insures that the design project is conclusive of all items required. Upon completion of the evaluation, a cost proposal for design will be submitted.

Commissioner Nagle made a motion to approve, seconded by Commissioner Schaefer. Motion passed 5-0 with Commissioners Curley and Higgins absent.

Commissioner Booker made a motion to approve resolution #2017-98, seconded by Commissioner Clark.

Public Comment

Dan Sherry, Wayne – He commented in regards to the Ward that the bridge is in and how it looks aesthetically.

Commissioner Ahr called the vote on Commissioner Booker motion. Motion passed 4-1 with Commissioner Schaefer opposed and Commissioners Higgins and Curley absent.

A. King of Prussia Road Sanitary Sewer Repair Project Update

Steve Norcini, Township Engineer gave a brief update on the project: *The King of Prussia Road Emergency Force Main Replacement project is a design/build, time and material (with estimated costs) project. In this design/build process, much of what we are doing would have been captured in the design process. The design process would have taken 6-9 months on its own, and construction duration on a project such as this would normally be 6 months...we are planning to complete both operations this in less than 5 months, as opposed to 12 to 15 months. The Township is striving to move the project forward as quickly and safely as we can. Unforeseeable issues, such as not being able to use ramps, which caused us to have to bury the pipes beneath the drives, as well as the proximity of two water lines, added time and expense to the project.*

The project is in 2 phases; the first phase is to replace the portion in the street. The second phase is to replace from the street to the pumping station. Phase 1 completion is on track to be done by mid-September. Concurrent with this operation is the backfilling, repairing, and patching of the areas excavated. Based on Penn DOT requirements, permanent restoration will take place in early November. This task will be completed with lane closures, not a full road closure. There may a few days during pipe removal or milling, that a road closure is required, but that will be kept to a minimum. Driveways will be restored as soon as possible after the bypass piping is removed, the second half of September.

Phase two, from King of Prussia road to the pump station, will begin immediately following phase one. It is anticipated this will take into the second half of October to complete. There are no road restrictions during this phase. Total project completion, including restoration, is mid-November.

Estimated cost, including by pass pumping, traffic control, Radnor Township Police Department traffic control assistance, pipe bursting, inspections, pipe removal, restoration, utility location, patching, and labor, is \$2,100,000.

B. ~~REMOVED—Discussion and Possible Motion for Banbury Way Flood Mitigation Project~~

C. ~~REMOVED—Resolution #2017-100—Awarding the Contract for Professional Design Services for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin Resolution #2017-103~~

D. Ordinance #2017-14 – (Introduction) Adopting And Approving An Amendment To The Articles Of Incorporation Of The Jointly-Organized Municipal Authority Known As The “Radnor-Haverford-Marple Sewer Authority” With The Townships Of Haverford And Marple, All Of Delaware County, Pennsylvania, To Add A Provision Therein Extending The Term Of Its Existence For An Additional Fifty Years From The Date Of The Approval Of The Articles Of Amendment (Requested by Commissioner Nagle)

Commissioner Nagle gave a brief background on the proposed ordinance. There was a discussion amongst the Commissioners.

Commissioner Nagle made a motion to introduce, seconded by Commissioner Schaefer. Motion passed 4-1 with Commissioner Booker opposed and Commissioners Higgins and Curley absent.

E. Ordinance #2017-13 – (Introduction) Amending Chapter 263, Trees, § 263-5, of the Radnor Code, To Exempt Certain Species of Ash Trees from The Regulations Under Chapter 263

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

Commissioner Booker made a motion to amend the resolution to also include Tulip Poplar Trees, seconded by Commissioner Clark. Motion failed 2-3 with Commissioners Ahr, Schaefer and Nagle opposed; Commissioners Higgins and Curley absent.

Commissioner Ahr called the vote on the original motion, motion passed 5-0 with Commissioners Higgins and Curley absent.

F. ~~Ordinance #2017-12 – (Introduction) Amending Chapter 235, section 235-5, Sewers, to provide standards for discharge into the public sewer system to avoid obstructions in sewer and drain pipes, prohibiting pollutants from being discharged into the public sewer system, and prescribing penalties for violations of the ordinance~~

G. ~~Ordinance #2017-15 – Establishing Rules and Regulations For The Management Of Its Rights Of Way; Requiring A Permit Application Fee And Plan For Any Street, Driveway, Or Utility Installation Upon Any Portion Of A Township Road Or Other Public Road Or Right Of Way~~

COMMUNITY DEVELOPMENT

H. ~~DRB—Consideration of Appeal filed in opposition of DRB 2017-23~~

***FINANCE & AUDIT
PUBLIC SAFETY
PERSONNEL & ADMINISTRATION
LIBRARY
PUBLIC HEALTH
PARKS & RECREATION***

Public Comment

Dan Sherry, Wayne – He commented in regards to an article in the newspaper.

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

Respectfully submitted,

Jennifer DeStefano

TOWNSHIP OF RADNOR
Minutes of the Meeting of August 31, 2017

The Radnor Township Board of Commissioners met at approximately 6:00 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Phil Ahr, President Elaine Schaefer, Vice President Donald Curley James Higgins
Luke Clark John Nagle

Commissioners Absent - Richard F. Booker

Also Present: *Robert A. Zienkowski, Township Manager; Peter Nelson, Township Solicitor; William Colarulo, Superintendent of Police; Andrew J. Block, Deputy Superintendent of Police; Christopher B. Flanagan, Deputy Superintendent of Police; Shawn C. Dietrich, Police Lieutenant and Jennifer DeStefano, Executive Assistant to the Township Manager.*

President Ahr called the meeting to order

Public Participation

Ken Taylor, Willow Avenue – He spoke in regards to his concern with a resolution which was removed from the August 14, 2017 Board of Commissioners meeting about the N. Wayne Field Basin.

There was a discussion amongst the Commissioners and Mr. Taylor in regards to the above-mentioned resolution which is to appear on the September 11, 2017 Board of Commissioners agenda.

Mr. Zienkowski made a statement in regards to Emergency Preparedness in Radnor Township. Deputy Superintendent of Police, Andrew Block and Sergeant Joe Maguire (Radnor Fire Chief) also reviewed training as well Emergency Preparedness in the Township.

Conditional Offer of Employment to Two (2) Police Officers

Superintendent of Police, William Colarulo gave a brief background on both candidates; Ryan Collins and Kyle Hand.

Commissioner Schaefer made a motion to approve the conditional offer of employment for Ryan Collins and Kyle Hand, seconded by Commissioner Clark. Motion passed 6-0.

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

Respectfully submitted,

Jennifer DeStefano

RADNOR TOWNSHIP POLICE DEPARTMENT

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

**William A. Colarulo
Police Superintendent**

TO: A Staff Traffic Committee Meeting was held on Wednesday, August 16, 2017, and was attended by Commissioner Ahr, Christopher B. Flanagan, Deputy Superintendent; Alex Janoski, Pat Lacey, Ken Piree, Highway Patrol; Bill Cassidy, Public Works Field Leader; Amy Kaminski, Traffic Engineer, Gilmore and Associates; William Gallagher, Director of Parking and Auxiliary Services; Mary Ann Donnelly, Administrative Assistant; Radnor residents.

FR: William A. Colarulo

RE: **STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, AUGUST 16, 2017, 10:00 AM.**

NEW BUSINESS:

1. Michael Salek is requesting a crosswalk at the intersection of Conestoga Road and Bloomingdale Avenue which would reduce the risk of injury and death.

A crosswalk at this location requires ADA compliant sidewalks. This current location does not have sidewalks to support a crosswalk. Resident was referred to speak to his Commissioner, Luke Clark, regarding downtown walkability.

2. Susan Page is requesting to hold the 5th Annual Dan's Down Dog and Dash Saturday, October 14th 2017.

This was approved by Staff Traffic and is an annual event.

3. Kerri Morrison is reporting a line of sight issue at the intersection of Braebank Lane and County Line Road at the entrance/exit to the development. She is requesting that the owner of 101 Braebank Lane remove the shrubs, plants and trees.

Highway Patrol Officer Piree has had the owner remove several bushes. Deputy Superintendent Flanagan requests Steve Norcini, Township Engineer, to make an evaluation of this issue. Staff Traffic will call the complainant.

4. Jane Lemmon is reporting a line of sight issue at the intersection of Kinterra Road and Church Road.

Highway Patrol Officer Piree reports all shrubbery was cut back and sight distance has been improved to 150 feet. The resident is requesting stop signs and speed humps on Church Road. The sight distance has improved for vehicles turning left or right. Staff Traffic reports there is no statistical justification for other complaints for any traffic calming.

5. Devon Cheshire is reporting an increased amount of traffic on Malin Road due to the WAZE app navigating traffic off of Route 252 and onto backroads. She would like the Township to have WAZE remove Malin Road from its directory.

Radnor Police Department investigated that we cannot regulate this App. Further, WAZE has made improvements in their software to improve performance.

6. Terese DuPont is reporting at South Aberdeen and Church both lights are green at the same time but there is no line of sight south from South Aberdeen to Church. The light is short so cars going north on Church often speed up to make the light. Trying to turn left onto Conestoga across this traffic without being able to see cars coming is very dangerous. When pulling into this intersection while attempting this left turn to let cars onto Church, you cannot see the light turn red.

In March 2008, Engineer Dan Malloy suggested conducting a study of this intersection. Dan Malloy, Township Engineer, wrote to Penn Dot and received permission to change the light for better traffic flow. Amy Kaminiski, Traffic Engineer, will follow up with Steve Norcini regarding this study. Amy Kaminski reports that this intersection is scheduled for improvements in the 2018 budget.

7. Radnor Township Police Department is applying for the State Road Closure for the WBA Fall Festival.

Radnor Township Police Department has applied for a State Permit for the WBA Fall Festival on Sunday, September 17, 2017 from 0700 -1900.

8. Main Line Chamber Run on September 10, 2017 from 0800 hours – 1100 hours.

A state road closure has been applied for this annual event.

OLD BUSINESS:

1. Traffic calming on County Line Road related to the intersections of Montrose Avenue and Roberts Road.

Amy Kaminski is awaiting approval to begin the corridor analysis.

2. Commissioner Booker is reporting commercial trucks exiting through the neighborhood in the area of Belrose and Glenmary. He would like a review of no trucks posting signs.

Public Works has added two (2) additional sign where Belrose and Glenmary meet for deliveries.

3. South Wayne Porch Fest update.

Staff Traffic is approving this plan for Porch Fest 2017. Radnor Police and Town Watch will assist in traffic control on event day.

4. Highway Patrol is currently evaluating bridge height warning signals.

This item will be revisited in October 2017.

5. Bonnie Maniker requests a speed table/crosswalk on Petrie Avenue, at the pocket park entrance.

Staff Traffic reports Bonnie Maniker turned in a petition with eleven (11) signatures from residents

supporting the above request. Staff Traffic has conducted numerous studies on this street. The ADT and 85% speed are below warrants. This street is currently posted "No Through Traffic."

6. Saint Katharine's parking congestion on Midland Avenue.

Staff Traffic acknowledges that the Radnor Middle School and Saint Katharine's after school pick up creates congestion on Midland Avenue and surrounding streets. Highway Patrol will assist Saint Katharine's in moving their lines in temporary design to the other side of Midland (Aberdeen to Pembroke). Commissioner Clarke and Principal Tosti were consulted on this.

WALK IN - NOT ON THE AGENDA

Mr. David Walker made a report of the King of Prussia Bridge Sidewalk. Mr. Walker would like the sidewalk removed.

In an effort to determine who has ownership of the sidewalk and cement barrier under the King of Prussia Road Railroad Bridge, it was suggested that Mr. Walker find the permit for the building of the cement barrier probably about 10 years old. He was unable to find any permit online with Penn Dot. Mr. Walker has spoken to Matthew Miele in the Permit Department of Penn Dot, and he has offered to do some research on the barrier sidewalk. He suggested that Radnor Township should also do similar research. He said that frequently the townships make maintenance agreements for the sidewalks and other structures on the state roads. Staff Traffic has no other complaints at his time.

RESOLUTION NO. 2017-102

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AWARDING THE CONTRACT FOR ROAD DE-ICING SALT
FOR THE 2017/2018 WINTER SEASON TO EASTERN SALT COMPANY,
INCORPORATED**

WHEREAS, Radnor Township annually joins Newtown Township, Delaware County along with eight other municipalities for the purpose of purchasing road de-icing salt

WHEREAS, the Township uses de-icing salt during the winter months to treat Township streets for vehicular traffic mobility

NOW, THEREFORE, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby approve the lowest qualified bidder, Eastern Salt Company, Incorporated, to provide road de-icing salt at the cost of \$52.48 per ton delivered to the Township.

SO RESOLVED this 11th day of September, A.D., 2017

RADNOR TOWNSHIP

By: _____
Name: Philip M. Ahr
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: September 1, 2017

TO: Radnor Township Board of Commissioners

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

FROM: Stephen McNelis, Co-Interim Director of Public Works

LEGISLATION: Resolution 2017-102 : Award of bid for Road De-Icing Salt for the 2017-2018 Winter Season

LEGISLATIVE HISTORY: The Township is part of a de-icing salt consortium administered by Newtown Township, Delaware County. The bids were received by Newtown Township for de-icing salt, per ton, delivered to Radnor Township.

PURPOSE AND EXPLANATION: The Public Works Department is seeking the award of the bid to purchase de-icing salt for the 2017/2018 winter season. This product is bid annually with a consortium of nine municipalities. The lowest bid, submitted by Eastern Salt Company, Incorporated, is \$3.95/ton LESS than last year's price and \$2.92 LESS than the State Contract Price. This year's bid tabulation is as follows:

| | |
|----------------------------|-------------|
| Eastern Salt Company, Inc. | \$52.48/ton |
| Detroit Salt Company | \$52.98/ton |
| Morton Salt, Inc. | \$61.65/ton |
| American Rock Salt Co. | \$61.93/ton |
| Cargill DeIcing Technology | \$63.67/ton |

The Public Works Department is requesting the Board of Commissioners award the bid to Eastern Salt Company, Incorporated at the cost of \$52.48/ton

IMPLEMENTATION SCHEDULE: Award of bid by the Board of Commissioners, Requisition processed and Purchase Order Created, De-Icing Salt to be purchased as needed during the winter.

FISCAL IMPACT: De-Icing Salt purchases are funded in the Snow and Ice Removal Operating Supplies Account #01430201-43050.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to award the 2017-2018 contract for Road De-Icing Salt to Eastern Salt Company, Incorporated, in the amount of \$52.48/ton.

MOVEMENT OF LEGISLATION: It is being requested that the Board of Commissioners approve the legislation for this purchase in order to safely maintain vehicular traffic on Township roadways during the winter storms.

RESOLUTION NO. 2017-103
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDED THE 2017
SUPERPAVE RESURFACING PROJECT, TO JOSEPH E.
SUCHER AND SONS, INCORPORATED

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

WHEREAS, the Engineering Department has solicited sealed bids for this work

WHEREAS, Joseph E. Sucher and Sons, Incorporated, has submitted the lowest qualified sealed bid in the amount of \$939,577.05

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby award the 2017 Superpave Resurfacing Project to Joseph E. Sucher and Sons, Incorporated, in the amount of \$939,577.05.

SO RESOLVED this 11th day of September, A.D., 2017

RADNOR TOWNSHIP

By: _____
Name: Philip M. Ahr
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: September 5, 2017

TO: Radnor Township Board of Commissioners

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

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

LEGISLATION: Award of the 2017 Superpave Resurfacing Program

LEGISLATIVE HISTORY: The Board of Commissioners authorized staff to receive sealed bids for the 2017 Superpave Resurfacing Program in July of this year.

PURPOSE AND EXPLANATION: The project entails milling and the installation of 1.5" of compacted 9.5 mm Superpave wearing course on approximately 4.93 double lane miles of Township streets. Attached is the legislative memo requesting authorization to receive sealed bids, as well as the exhibit noting the streets to be resurfaced, approved by the Board of Commissioners.

IMPLEMENTATION SCHEDULE: If approved by the Board of Commissioners, the contractor will be provided the Notice to Proceed upon receipt of the required bonds and material submittals. The contract is to be completed by October 31st, 2017.

FISCAL IMPACT: Funding for this project is provided in the Liquid Fuels Account, #03-439-4880. The budgeted amount for this project is \$948,020. The lowest qualified bidder is Joseph E. Sucher and Sons, Incorporated, in the amount of \$939,577.50. The bid tabulation is as follows:

| Bidder | Bid Amount (\$) |
|--------------------------------|-----------------|
| Joseph E. Sucher & Sons, Inc. | 939,577.05 |
| N. Abbonizio Contractors, Inc. | 1,063,625.30 |
| Highway Materials Construction | 1,159,723.75 |
| Road-Con, Inc. | 1,280,389.75 |

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners authorize the award of the 2017 Superpave Resurfacing Project to Joseph E. Sucher and Sons, Incorporated, in the amount of \$939,577.05.*

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

Radnor Township
PROPOSED MOTION

DATE: June 5th, 2016

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

Motion: Authorizing the Public Works Department to Receive Sealed Bids for the 2017 Superpave Resurfacing Program

FILE COPY

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

PURPOSE AND EXPLANATION: The project entails milling the existing surface of the street to maintain curb reveal and remove oxidized asphalt, repairing any areas that are deteriorated by base repair (if needed), leveling course (if needed), and the installation of 1.5" of compacted 9.5 mm Superpave wearing course. Also included is the replacement of existing speed humps, pavement markings, and loop detectors. Roads are chosen for consideration based on the following criteria: alligating, oxidation, rutting, deformation, utility cuts, general condition, and use. The roads being requested for resurfacing are noted in Attachment 1. If all roads as proposed on Attachment 1 are paved, then 4.93 double lane miles will be resurfaced.

IMPLEMENTATION SCHEDULE: If approved by the Board of Commissioners, the project will be bid as soon as possible, with a proposed completion date of October, 2017.

FISCAL IMPACT: Funding for this project is provided in the Liquid Fuels Account, #03-439-4880. The budgeted amount is \$948,020. Please see the enclosed Liquid Fuels Fund (#03) Budget Worksheet and Department Summary, taken from the 2017 Board of Commissioners Adopted Budget.

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners authorize the Public Works Department to receive bids for the 2017 Superpave Resurfacing Program.*

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

Enclosures: Attachment #1, Proposed Paving List
Liquid Fuels Fund Budget Worksheet
Department Summary

FILE COPY

Attachment #1

2017 Superpave Resurfacing Program Proposed Street List

| Proposed Streets for Resurfacing Under the 2017 Radnor Township Superpave Resurfacing Program | | | | | | | | | | | | | |
|--|------------------|--------------------|------------------------|--------------|--|------------------------|------------------|-------------------|--------------------|-------------------|----------------|---------------------|---------------|
| Quantities are for informational purposes only. Bidders are required to fully familiarize themselves with the project. | | | | | | | | | | | | | |
| Street Name | TO | FROM | Length (LF) | Milling (SY) | Super-pave (Ton) | Leveling Course (Tons) | Base Repair (SY) | Speed Hump (EACH) | Striping (LF) (DY) | Stop Bar (EA) | Crosswalk (EA) | Loop Detectors (EA) | Hours of Work |
| Aberdeen Terrace | Chamounix | Radnor Street | 790 | 2,565 | 260 | 75 | 100 | | | 1 | | | |
| Abrahams Lane | Church | Newtown | 3300 | 7,460 | 750 | 300 | 300 | | 725 | 2 | | | |
| Belrose Lane | Glenmary | Houston | 930 | 1,922 | 200 | 50 | 25 | | | 2 | | | |
| Chamounix Road | Aberdeen Terrace | Lancaster Ave. | 2130 | 6,890 | 690 | 100 | 200 | | 1360 | 2 | 2 | 1 | |
| Clyde Circle | ALL | ALL | 1330 | 4,360 | 440 | 50 | 50 | | 100 | 1 | 1 | 1 | |
| Cumberland Place | ALL | ALL | 1050 | 3145 | 320 | 100 | 150 | | | 1 | | | |
| *Garrett Avenue | ALL | ALL | 1855 | 5000 | 500 | 200 | 110 | | 3 | 125 | 2 | 1 | 1 |
| Hamilton Road | ALL | ALL | 1740 | 5578 | 560 | 50 | 50 | | | 1 | | | |
| S. Ithan Avenue | Clyde Road | #473 S. Ithan | 3200 | 9253 | 930 | 100 | 50 | | 2630 | 4 | | | |
| Jefferson Road | ALL | ALL | 535 | 1946 | 200 | 50 | 50 | | | 1 | | | |
| **Lowrey's Lane | Lancaster Ave. | #102 | 100 | 160 | 20 | 25 | 10 | | | 1 | 1 | 1 | |
| Maplewood Avenue | Maple Glenn | S. Valley Forge | 770 | 2020 | 210 | 200 | 300 | | 700 | 1 | | | |
| Mill Road | North Winds | Twp. Line | 1900 | 6130 | 620 | 200 | 250 | | 1900 | | | | |
| Montgomery Lane | ALL | ALL | 630 | 1970 | 200 | 25 | 30 | | | | | | |
| St. Davids Avenue | Aberdeen Terrace | Glenmary Lane | 3600 | 9600 | 970 | 200 | 250 | 1 | 80 | 6 | 1 | 1 | |
| St. Davids Court | St. Davids Road | Twp. Paint Marking | 635 | 1,450 | 145 | 50 | 100 | | | 1 | | | |
| West Wayne Avenue | Welwyn | Maplewood | 1590 | 4690 | 470 | 200 | 300 | | | 2 | 1 | | |
| PROJECT TOTALS | | | 4.93 Double Lane Miles | 74,139 SY | 7,485 tons | 1,975 tons | 2,325 SY | 4 speed humps | 7,620 LF DYL | 28 Stop Bars | 7 Cross-walks | 5 loop detectors | |
| * Bridge deck to be resurfaced | | | | | SCHOOL ZONE - hours of work are 7:00 AM - 4:00 PM; school buses and motorists must have access to the school during the work day | | | | | 7:00 AM - 4:00 PM | | | |
| ** Single lane | | | | | | | | | | 9:00 AM - 3:00 PM | | | |



PROPOSAL AND CONTRACT (WHEN EXECUTED)

INSTRUCTIONS ON PAGE 4

THIS PROPOSAL INCLUDES INSTRUCTIONS TO BIDDERS

A. DEPOSIT OF PROPOSALS.

All envelopes containing Bid proposals shall be clearly marked "Bid Proposal for letting of August 29, 2017 ." DATE

Township of Radnor MUNICIPALITY (NAME & TYPE)

Robert A. Zienkowski SECRETARY

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

301 Iven Avenue, Wayne PA 19087

ADDRESS

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

All Bids must be submitted via PENN BID

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

B. PROPOSAL OF:

Joseph E. Sucher and Sons Inc
433 Sawley Ave
Radnor PA 19087
NAME / ADDRESS OF CONTRACTOR

CONTRACTORS CERTIFICATION

It is hereby certified as follows:

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

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

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

Joseph E Sucher and Sons Inc
CONTRACTOR

BY: _____ DATE: 9/17/17
 TITLE: C.O.O.

WITNESSED OR ATTESTED BY: Nancy Duce DATE: 8/17/17
 TITLE: Operations Manager

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

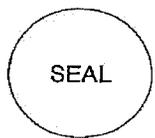
ACCEPTED ON : _____
 DATE

 Township of Radnor
 MUNICIPALITY

BY: _____
 TITLE:

BY: _____
 TITLE:

BY: _____
 TITLE:



ATTESTED BY: _____
 TITLE:

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

933 Saville Avenue, Eddystone, PA 19022

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

Surety, are held and firmly bound unto Radnor Township

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

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

(\$-----10%-----) DOLLARS,

lawful money of the United States of America; for payment of which we bind ourselves and each of our respective heirs, legal representatives, successors and assigns, jointly and severally, by these presents on the 29th day of August, 2017 .

WHEREAS, said Principal is herewith submitting to the Obligee a proposal for 2017 Superpave Street Resurfacing Project, Contract #B-17-001

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

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

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

Attest:

William Purce

Joseph E. Sucher and Sons, Inc.

By: *[Signature]*

Witness:

Caitlin Baker

Aegis Security Insurance Company

By: *[Signature]*

Lynn M. Wheelock
Attorney-in-Fact

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

**AEGIS SECURITY INSURANCE COMPANY
POWER OF ATTORNEY**

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

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

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

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

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

IN WITNESS WHEREOF, AEGIS SECURITY INSURANCE COMPANY has caused its official seal to be hereunto affixed, and these presents to be signed by its President this 5th day of July, 2017.

AEGIS SECURITY INSURANCE COMPANY

By:

W. J. WOLLYUNG, III
President



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

On this 5th day of July, 2017, before me personally came William J. Wollyung, III to me known, who being by me duly sworn, did depose and say that he is President of AEGIS SECURITY INSURANCE COMPANY, the corporation described herein and which executed the above instrument; that he knows the seal of the said corporation, that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

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



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

Signed and sealed at the City of Harrisburg, in the Commonwealth of Pennsylvania, dated this 29th day of August, 2017

REBECCA J. LIDDICK
Secretary



BID SECURITY

Accompanying this proposal is a certified check, bid bond or standby bank letter of credit in the amount of ninety-three thousand, nine hundred and (\$ 93,957.71), fifty-seven dollars and seventy-one cent payable to RADNOR TOWNSHIP. The undersigned Bidder agrees that such bid security shall be retained as liquidated damages by the Township should the Bidder, if awarded this Contract, fail to execute this Contract in conformity with the Form of Agreement or Form of Proposal incorporated into these Contract Documents, or should the Bidder fail to furnish any specified Bonds within ten (10) business days after the Township notifies the Bidder that it has been awarded the Contract.

Company Name: Joseph E Sucher & Sons Inc
By (Signature): _____ (SEAL)
Type Name: John J. Sucher
Title: C.O.O.
Date: August 28, 2017

STATEMENT OF BIDDER'S QUALIFICATIONS

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

Date of Response: August 17, 2017

1.1 Bidder/Company Name: Joseph E Sucher and Sons Inc

1.2 Check one:

Corporation Partnership Individual Joint Venture Other: _____

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

Address 933 Saville Avenue
Eddystone PA 19022

Phone # 610-872-0892 FAX# 610-872-2147

E-Mail jsucher@ren.com

2.2 Contact Information for Bid Inquiries

Name John J Sucher

Title C.O.O.

Address 933 Saville Avenue
Eddystone, PA 19022

Phone # 610-633-2636 FAX# 610-872-2147

E-Mail jsucher@ren.com

3. Name of Project: 2017 Superpave Street Resurfacing Project

4. Type of Work:

General Construction HVAC

Plumbing Electrical

Other: _____

5. When Organized: 1960

6. If a corporation:

6.1 Date of incorporation: 1979

6.2 State of incorporation: PA

6.3 President's name: John J. Sucher

6.4 Vice-presidents name(s) : _____

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

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

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

Ridley Park 2017 Road Program - September 2017
Ridley Township 2017 Road Program September 2017
East Whiteland Township October 2017

9. General character of work performed by your company:

Excellent

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

NO

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

NO

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

Please See attached

13. List your major equipment available or this contract.

Please See attached

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

Please See attached

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

John J. Sucher - 37 years Heavy/Highway Construction

16. Credit available: \$ 500,000

17. Bank Reference: TD Bank

18. Name of Bonding Company and address of agent:
AEGIS Atlantic Underwriting
993 Old Eagle School Rd
Wayne PA 19087

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

Available upon award

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

Dated at 933 Saville this 17 day of August, 2017
Avenue

Name of Company: Joseph E. Sucher & Sons Inc

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

Title: C.O.G.

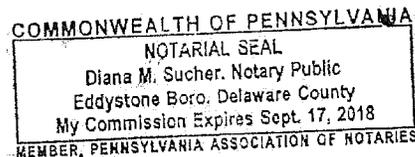
Signature: [Handwritten Signature]

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

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

Subscribed and sworn before me this 17th day of August, 2017

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



CLIENT REFERENCES

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

Company Name: Joseph E. Sucher & Sons Inc Date: August 17, 2017

1. Please See attached

2. _____

3. _____

4. _____

5. _____

(5-06)

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

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

- X Traffic Control and Safety Devices to be provided by the Contractor.
- X (Maintenance and Protection of Traffic to comply with current MUTCD, Publication 212 and Publication 213.)
- X Delivery tickets for all materials.
- X CS-4171 Certificate of Compliance and/ or TR-465 Daily Bituminous Mixture Certification required for all materials.
- X Notify the Municipality 10 working days prior to start of project.
- X Work to be completed on or before 10/15/2017 . After 10/15/2017 Liquidated damages apply at the rate of \$ 870.00 per calendar day. 31 31
- X Roadway to be power broomed by (contractor municipality)prior to start of project.
- X Excess material to be removed by (contractor municipality)
- X Municipality to inspect project.
- Need Bill of Lading for each shipment of bituminous material per Section 702.1(c) of Specifications 408.
- X Tack Coat required per Section 460, or 409 for superpave, of Specifications 408 and is incidental to paving item unless noted otherwise.
- X Prime Coat required per Section 461 of Specifications 408.
- X Bituminous Seal on all abutting pavement and curbs required.
- X Saw cut or Milled Paving Notch required and incidental to paving item unless noted otherwise.
- X Scratch/ Leveling Courses to be placed at the discretion of appointed inspector(s).
- X Full width pavement with one pass required.
- X Municipality reserves the right to limit work completed.
- Taper pavement the last 3 feet to curb.
- For FOB Source bids, hauling distance will determine selection of bid award.
- X Municipality reserves the right to procure material which best suits their requirements after all bids and items are reviewed.
- X Incidental Preparation and clean up required. (Project Construction Materials)
- X The municipality reserves the right to make an award on the basis of the aggregate total for all like items on which quotations are received.
- X Provide design, which meets Specifications Form 408 to the municipality 5 days prior to start of work.
- X Contractor responsible for defects that occur within one year of applications.
- Contractor required to review proposed project with Municipality's Representative prior to bidding.
- Oil Samples required from each distributor truck by contractor (1) one quart : A.M. & P.M. and witnessed by municipality and retained by municipality. (Oil samples must be placed in an approved type container that is compatible with oil sample.)
- At least three random stone samples to be taken by contractor on project site witnessed by municipality and retained by municipality.
- X Complete all testing in accordance with Specification Form 408 Section 409 except for superpave volumetric testing.
- X Notice to Proceed will be the date of Contract acceptance.
- X Final Completion Certificate & Notice of Completion required.
- X Future award of Contract will be based on quality of work as determined by the municipality.
- X Contractor, notify all residents of pending work to be performed.

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

Contractor's Representative Joseph E Sucher and Sons Inc Date 8/17/17
 Company

Municipality's Representative _____ Date _____
 Township of Radnor
 Municipality

ANTI-COLLUSION AFFIDAVIT



County Delaware County

Municipality Township of Radnor

Project Number _____

Fed. Project No. _____
(If Applicable)

State of Pennsylvania

County of Delaware

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

Joseph E. Sucher and Sons Inc
(Contractor)

BY

Sworn to and subscribed before me the undersigned notary public this

17th day of August 2017.

Diana M. Sucher
Notary Public

My Commission expires 9/17/18

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



PREQUALIFICATION CERTIFICATE

General

| | |
|--------------------------------------|---|
| Business Partner Id: 001656 | Maximum Capacity: \$6,169,461.00 |
| Status: Qualified | Performance Factor: 6 |
| Federal ID Number: 23-2113403 | Issued: 05/13/2014 |
| Line Of Credit: \$0.00 | Effective: 05/13/2014 |
| | Expiration: 04/30/2018: |

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

Contractor

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

Subsidiaries

| Name | FID |
|-------------------------------|-----|
| <i>No subsidiaries found.</i> | |

Work Class Codes

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

| | | | |
|----|----------|---|---|
| M1 | Roadside | Coatings Selective Tree Removal, Trimming | R |
| M2 | Roadside | Silt Barrier Fence, Gabions, Erosion Control | R |

Signature

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

PREQUALIFICATION OFFICER

Comments

Prequalification Application Approved

| Audit Information | | | |
|----------------------|------------------------|----------------------|------------------------|
| Created By | Created On | Modified By | Modified On |
| LaToya Lewis/PennDOT | 05/13/2014 03:28:16 PM | LaToya Lewis/PennDOT | 05/13/2014 03:28:16 PM |

You are currently logged in as Diana M. Sucher.

Release: 29.0
Session size: 0.1k

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[PennDOT Privacy Policy](#)

Wed May 14 16:52:52 EDT 2014
Official ECMS Date/Time



AFFIDAVIT RE

ACCEPTING PROVISIONS OF THE WORKMEN'S COMPENSATION ACT

State of Pennsylvania

)

)

) ss:

)

County of Delaware

John J. Sucher

being duly sworn according to law deposes and says that they have
it has

accepted the provisions of the Workmen's Compensation Act of 1915 of the Commonwealth of Pennsylvania, with

its supplements and amendments, and have insured their liability thereunder in accordance with the terms of said
its

Act with AIG
(SURETY COMPANY)

Joseph E. Sucher & Sons Inc
(TYPE OR PRINT) CONTRACTOR

BY [Signature]
SIGNATURE

Sworn to and subscribed before me this 17th day of August A.D. 20 17.

[Signature]
SIGNATURE

9/17/18
My Commission Expires (DATE)

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



COMMONWEALTH OF PENNSYLVANIA

PUBLIC WORKS EMPLOYMENT VERIFICATION FORM

Date 8/17/17

Business or Organization Name (Employer) Joseph E. Sucher, Sons Inc.
Address 933 Sawille Avenue
City Eddystone State PA Zip Code 19022

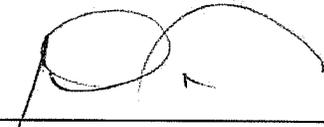
Contractor Subcontractor (check one)

Contracting Public Body Radnor Township
Contract/Project No 2017 SuperPave Street Resurfacing B-17-001
Project Description SuperPave Project
Project Location various streets Radnor Township

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

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

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

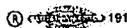

Authorized Representative Signature



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

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

JOHN M. PINE
Coordinator



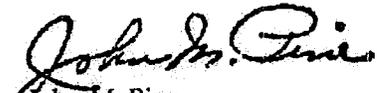
March 6, 2014

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

To Whom It May Concern:

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

Sincerely,


John M. Pine
Coordinator/Director

JES Equipment List

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

Schedule of Equipment - Updated List - February, 2011

ROAD PROFILING

- 2002 Wirtgen Milling Machine W-2000
- 2007 Wirtgen Milling Machine W-2100
- 2008 Wirtgen Milling Machine W-150

ROLLERS

- 1. 2001 Ingersoll-Rand Roller DD-28HF
- 2. 1988 Ingersoll-Rand Roller DD-90
- 3. 1996 Ingersoll-Rand Roller DD-90
- 4. 1997 Ingersoll-Rand Roller DD-24
- 5. 2001 Ingersoll-Rand Roller DD-110
- 6. 2003 Ingersoll-Rand Roller DD-110

PAVERS

- 7. 2011 Caterpillar Asphalt Paver AP-655D Series #GNZ00372
- 8. 2001 Lee Boy Paver
- 9. 2000 Barber Greene Asphalt Paver 1055B #8BM00424

BACKHOES

- 10. 2006 Case 580 Super L4WD
- 11. 2006 Case 580 Super L4WD
- 12. 2004 Case 590 Super L4WD

LOADERS

- 13. 1996 Kawasaki 65 Z4 Wheel Loader
- 14. 1998 Kawasaki Wheel Loader 80 Z4 #80C35399
- 15. 1997 2CY ACS Side Dump Bucket #23411
- 16. 2002 Case Wheel Loader 621D

DOZERS

- 17. 1988 John Deere 450 G
- 18. 2006 Case 465 XT Skid Loader
- 19. 2007 Case 465 XT Skid Loader
- 20. 2004 Case 95 XT Skid Loader

MISCELLANEOUS

- 51. Buggy 1996 Aerial Tar
- 52. 1996 Aerial 250 gallon tar buggy #98824136
- 53. 1998 Mortar Mixer
- 54. (4) Wackers (Tampers)
- 55. 1999 Gas Tamper #B5500 #755001864
- 56. Solar Arrow Board
- 57. Solar Arrow Board
- 58. 1984 Ford 2000 Gal. Fuel Truck #11 #1FDXD80U4VA46103
- 59. 1996 Mobil M9-B Sweeper Truck
- 60. 1999 Mobil M9-B Sweeper Truck
- 61. 2002 International Tack Truck #19 #1HTWCAAN53J052663

COMPRESSORS

| | | |
|--|---------|----------------|
| 21. 1999 Ingersoll-Rand Air Compressor | P185WJD | #509850850103 |
| 22. 1999 Ingersoll-Rand Air Compressor | P185WJD | #509751050131 |
| 23. 1998 Ingersoll-Rand Air Compressor | P185WJD | #285768ubi221 |
| 24. 1989 Ingersoll-Rand Air Compressor | P185WJD | #177176-u89329 |
| 25. 1994 Asphalt Distributor (Tack Coat) | HT540 | |

TRAILERS

| | | |
|--|--|--------------------|
| 26. 1979 General trailer 2 Ton (yellow) | | #3TL79262 |
| 27. 1984 General trailer 9 Ton (blue) | | #11200D325ET090162 |
| 28. 1993 General trailer 20 Ton (blue) | | #112H5V304P1041434 |
| 29. 1998 Rogers 40 Ton detachable trailer (blue) | | #1RBH51304W23147 |
| 30. 2001 Eagle Beaver 20 Ton trainer (yellow) | | #112H8V3231L058869 |

TRUCKS

| | | |
|--|-------|--------------------|
| 31. 2008 Cadillac Escalade | | |
| 32. 2002 Ford Pickup (jes) | F150 | #2FT2F07302CA38586 |
| 33. 1999 International Stake body | #66 | #1HTSCAAM2XH677492 |
| 34. 1985 International Dump Truck | #22 | #1HTLDTVN6FHA47170 |
| 35. 1987 International 4000 Gal. W.Truck | #65 | #1HTZPG3T2HH486876 |
| 36. 1988 International Dump Truck | #47 | #1HTLDTVN1JH550921 |
| 37. 1989 International Dump Truck | #33 | #1HTLDTVN2KH663536 |
| 38. 1984 International Stakebody | #99 | #1HTLCHXM3EHA37683 |
| 39. 1992 International Utility Body | #06 | #1HTSLPLL6NH434451 |
| 40. 1996 International Utility Body | #69 | #1HTSCABK4TH287727 |
| 41. 2004 Ford Pick-up Truck (F-250) | #02 | #2FTHF26FOTCA68224 |
| 42. 2001 International Tractor Trailer | #18 | #2HSCHAST91C012815 |
| 43. 2005 Ford 4 door Stake body | #03 | #1FPNW2IL92EC42865 |
| 44. 2003 Ford (John's) | | #1FTNW2AL33EC26985 |
| 45. 2005 Mack Tri-Axle Dump Truck | #47TA | #1M2AG11C15M019781 |
| 46. 2005 Mack Tri-Axle Dump Truck | #65TA | #1M2AG11C35M019782 |
| 47. 2006 Mack Tri-Axle Dump Truck | #33 | #1M2AG11C16M040759 |
| 48. 2006 Mack Tri-Axle Dump Truck | #29 | #1M2AG11C86M040760 |
| 49. 2007 Mack Tri-Axle Dump Truck | #60 | #1M2AG11C47M059839 |
| 50. 2007 Mack Tri-Axle Dump Truck | #22 | #1M2AG11C27M059838 |

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

Bank References:

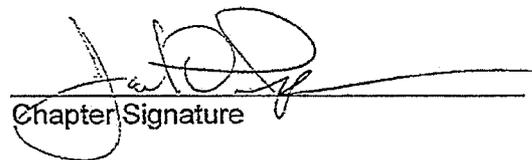
- 1. Fox Chase Bank**
210 W. State Street
Media, PA 19063
Attn: Beverly Volikas
610-389-6752

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



Membership Certificate

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


Chapter Signature

Member Since 2014

ID# 9865854

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

Work References:

1. *Ridley Township
Charles Catania, Jr., Engineer
610-532-2884*
2. *Cheltenham Township
Mark McDonnell, Public Works Superintendent
215-877-6200*
3. *Tredyffrin Township
Dean Wilkins, Asst. Director of Public Works
610-644-1400*
4. *Pottstown Borough
Dave Yerger, Director of Public Works
610-970-6527*
5. *Haverford Township
Rich Dougherty, Public Works Director
610-446-1000*
6. *Lower Merion Township
Pete Mancini, Highway Supervisor
610-649-4000*

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

Work Completed.....

*Northampton Twp., 2016 Road Program, \$1,216,337.45
Newtown Twp., 2016 Road Program, \$983,500.00
Ridley Park Borough, 2016 Road Program, \$182,749.60
Lower Merion Twp., Mill & Paving, \$1,798,395.95
Haverford Twp., 2016 Road Program, \$979,684.00
Towamencin Twp., 2016 Roadway Improvements, \$431,662.00
Media Borough, 2016 Road Improvements, \$219,273.00
Sharon Hill Boro, 2016 Street Improvements, \$173,734.00
Ridley Twp., 2016 Road Program, Phase I, \$386,231.29
Ridley Twp., 2016 Road Program, Phase II, \$1,347,728.65*

RESOLUTION NO. 2017-104

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING A RENEWAL LEASE AGREEMENT WITH PITNEY BOWES FOR A MAILING SYSTEM AND FOLDER INSERTING SYSTEM.

WHEREAS, the Township's current Lease Agreement for its existing mailing and folding systems is due to expire; and

WHEREAS, the township administration has recommended that the Township enter into a Lease Agreement pursuant to Pennsylvania State Contract 4400015965 at a monthly cost of \$656.59.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Lease Agreement with Pitney Bowes for a SendPro P1500 Mailing System and a Relay 3000 Folder/Inserting System for a term of five, 12 month terms, pursuant to Pennsylvania State Contract 4400015965 at a monthly cost of \$656.59.

SO RESOLVED this 11th day of September 2017.

RADNOR TOWNSHIP

By: _____
Name: Philip M. Ahr
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

Radnor Township



PROPOSED LEGISLATION

DATE: August 31, 2017
TO: Board of Commissioners
FROM: William White, Finance Director

LEGISLATION:

Resolution to approve entering into five, 12 month agreements with Pitney Bowes for a SendPro P1500 Mailing System and Relay 3000 Folder/Inserting System.

LEGISLATIVE HISTORY:

This is a renewal of an expiring lease agreement with the same company.

PURPOSE AND EXPLANATION:

With the expiration of the current lease agreement for the existing mailing and folding systems, staff requested and reviewed proposals for upgraded equipment from Pitney Bowes. Pitney Bowes provided a presentation of new mailing system and folder/inserting system to staff. Features of the new equipment include envelope printing of return addresses and messages (including QR codes and graphics), departmental accounting, reporting, and folding/inserting of up to two mailing pieces plus one insert item. The new lease agreement includes staff training, equipment and software maintenance and updates, dedicated support and service, help line support, rate change protection, and purchase power service.

IMPLEMENTATION SCHEDULE:

The resolution will be on the Board of Commissioners September 11, 2017 meeting agenda for approval. Following approval by the board, the lease agreement will be completed and submitted to Pitney Bowes and the equipment will be ordered. Equipment delivery, installation, and training will occur approximately two weeks after the equipment order is placed.

FISCAL IMPACT:

The Township is currently on a month to month lease with Pitney Bowes under the conditions of the current lease agreement, monthly cost of \$740.52. The new lease agreement will be entered pursuant to PA State Contract 4400015965 at a monthly cost of \$656.59, reducing monthly costs by \$83.93, for a total **annual cost savings of \$1,007.16.**

RECOMMENDED ACTION:

Township administration respectfully recommends that entering into a new lease agreement for upgraded mailing and folding/inserting systems with Pitney Bowes.

Swearing in of Two (2)
Radnor Township Police
Officers

- Ryan E. Collins
- Kyle J. Hand

Public Participation

Announcement of Boards and Commissions Vacancies

Shade Tree Commission - 2 Vacancies

Environmental Advisory Council - 1 Vacancy

Board of Health – 1 Vacancy

Willows Mansion Update

RML Update, by QCI

RESOLUTION NO. 2017-83

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, TRANSFERRING PUBLICATION RIGHTS FOR THE RADNOR
TOWNSHIP NEWSLETTER FROM CREATIVE COLOR GRAPHICS, INC. TO
RADNOR LIFE & STYLE**

WHEREAS, Creative Color Graphics, Inc. currently has the publication rights for the Radnor Township Newsletter,

WHEREAS, Creative Color Graphics, Inc. currently publishes one (1) newsletter per quarter,

WHEREAS, Radnor Township wishes to transfer publication rights for the Radnor Township Newsletter from Creative Color Graphics, Inc. to Radnor Life & Style,

WHEREAS, Radnor Township wishes to issue its newsletter on a monthly basis instead of on a quarterly basis.

NOW, THEREFORE, be it hereby *RESOLVED* that the Board of Commissioners authorizes the transfer of the publication rights for the Radnor Township Newsletter from Creative Color Graphics, Inc. to Radnor Life & Style from September 1, 2017 through August 31, 2018 at a cost of \$7,500.00.

NOW, THEREFORE, be it hereby further *RESOLVED* that the Board of Commissioners authorizes Radnor Life & Style to issue the Radnor Township Newsletter on a monthly basis.

SO RESOLVED this 11th of September, 2017.

RADNOR TOWNSHIP

By: _____
Name: Philip M. Ahr
Title: President

ATTEST: _____
Name: Robert A. Zienkowski
Title: Secretary

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. BOX 312

WAYNE, PENNSYLVANIA 19087

**JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR**

**TELEPHONE
(610) 688-2626
FAX
(610) 688-5761**

August 11, 2017

Kevin W. Kochanski
Director of Community Development
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**Re: Application for Approval of Intermunicipal Transfer of Liquor License
Cornerstone Cheese & Charcuterie LLC
1 West Avenue, Wayne, PA**

Dear Kevin:

Enclosed please find ten (10) copies of the Application for Approval of Intermunicipal Transfer of Liquor License for Cornerstone Cheese & Charcuterie LLC together with a check payable to Radnor Township in the amount of \$1,500.00. Kindly list the matter for hearing before the Board of Commissioners.

Thank you.

Very truly yours,


NICHOLAS J. CANIGLIA

Enc.

c. John Rice, Esquire

**NICHOLAS J. CANIGLIA, ESQUIRE
PIERCE, CANIGLIA & TAYLOR
125 Strafford Avenue, Suite 110
P.O. Box 312
Wayne, Pennsylvania 19087
Attorney I.D. 27968
610-688-2626**

ATTORNEY FOR APPLICANT

BOARD OF COMMISSIONERS OF THE TOWNSHIP OF RADNOR

IN RE: Application of Cornerstone Cheese &
Charcuterie LLC
Premises: 1 West Avenue
Wayne, PA

**APPLICATION FOR APPROVAL OF INTERMUNICIPAL
TRANSFER OF LIQUOR LICENSE**

TO THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF RADNOR:

Applicant, Cornerstone Cheese & Charcuterie LLC, by and through its attorney, NICHOLAS J. CANIGLIA, ESQUIRE, respectfully requests that the Board of Commissioners of the Township of Radnor approve the intermunicipal transfer of Restaurant Liquor License R-13630 to Applicant at the above-mentioned location and in support thereof avers as follows:

1. The Applicant, Cornerstone Cheese & Charcuterie LLC (the "Applicant"), is a Limited Liability Company organized under the laws of the Commonwealth of Pennsylvania with its registered office at 1 West Avenue, Wayne, Pennsylvania. The business phone number of the Applicant is 610-688-1888.

2. The sole members of the Applicant are Christine Doherty and her husband, Nicholas J. Kondra, who reside at 126 South Bellevue Avenue, Wayne, PA.

3. No other individuals or entities have, or are proposed to have, a financial interest in the Applicant.

4. The Applicant, nor the individual members of the Applicant, has an interest in any

other liquor license.

5. The Applicant has entered into an Agreement of Sale for the Purchase of Restaurant Liquor License Number R-13630 (the "License") from Irene Maltezos, Inc. located in Lower Chichester Township, Delaware County, Pennsylvania. The License is currently in safekeeping.

6. On or about May 22, 2017 the Applicant made an on-line application with the Pennsylvania Liquor Control Board ("PLCB") for a person and location transfer of the License to 1 West Avenue, Wayne, Radnor Township, Delaware County, Pennsylvania. The business phone number for the location of the proposed transfer is the same as previously listed for the Applicant.

7. PLCB now only accepts on-line applications. As a result there is not a written application. The PLCB File Number for the application is 187233.

8. The Applicant has been informed by PLCB that the transfer requires a Municipal Resolution from the receiving municipality in order to further process the application with PLCB. A true and correct copy of the Additional Information Request is attached hereto as Exhibit "A".

9. The owner of the property where the license is to be located is Ann Mar Group LP. Keith Martin, the general partner of the owner consents to the requested application. A true and correct copy of the Plot Plan of the property owned is attached hereto as Exhibit "B". The property is located in the Wayne Business Overlay District. The Zoning Classifications of all neighboring properties within 500 feet is attached hereto as Exhibit "C".

10. The property is located at the northwest corner of West Avenue and North Wayne Avenue. Bounding the north side of the property is the train tracks. The property has metered parking in the front of the building, across the street from the property, and throughout the Wayne Business District. There is a paved area to the rear of the building adjacent to the railroad tracks.

Some vehicles owned by the tenants of the property park in this paved area. No members of the general public park in this area. A true and correct copy of an aerial photograph of the property is attached hereto as Exhibit "D".

11. The Applicant currently occupies 995 Square Feet of the subject building owned by Ann Mar Group LP. Applicant will occupy an additional 2,710 square feet for a total square footage of 3,705 square feet. The entire building consists of 22,176 square feet. The building is a mix of retail and office uses. There are no residential uses on the premises.

12. The Applicant's currently provides restaurant seating for 14 patrons. The peak number of employees is 5.

13. With the addition of the additional square footage the Applicant proposes an additional 21 seats for its restaurant for a total of 35 seats inside the premises together with 8 outdoor seats subject to the provisions of Section 280-115.4 of the Zoning Code. The peak number of employees will increase from 5 to 9. A true and correct copy of Applicant's proposed interior floor plan is attached hereto as Exhibit "E".

14. The name and address of existing liquor licenses within 200 feet are as follows:

- a. Wayne Town USA, Inc. (The Great American Pub) – 4 West Avenue;
- b. Ellis & Ellis Inc. (Theresa's Café) – 124-126 North Wayne Avenue.

15. To the best of Applicant's knowledge there is no church, hospital, school, charitable institution, or public playground within 300 feet of the property.

16. The members of the Applicant have no criminal history. A true and correct copy of the criminal background checks of the members of the Applicant are attached hereto as Exhibit "F".

17. The Business Plan of the Applicant is as follows:

- a. Hours and days of operation:
 - i. Tuesday to Friday – 10 a.m. to 12 a.m.;
 - ii. Saturday and Sunday – 8 a.m. to 12 a.m.;
 - iii. Monday – closed.
- b. Interior Floor Plan, including total seating capacity and location of kitchen and restrooms:
 - i. Interior Floor Plan with kitchens and restrooms is attached previously as Exhibit “E”;
 - ii. Total Seating Capacity – 35 seats.
- c. No entertainment is proposed at this time.
- d. Peak number of employees at shift of greatest employment – 9.
- e. Type of Menu – American Bistro with price range form \$13 to \$65. A true and correct copy of the current menu is attached hereto as Exhibit “G”.
- f. Method of Refuse Disposal – Trash pickup behind the building by private firm 3 or 4 times per week.

WHEREFORE, Petitioner respectfully requests that the Board of Commissioners of the Township of Radnor approve the intermunicipal transfer of Restaurant Liquor License R-13630 to Applicant at 1 West Avenue, Wayne, Pennsylvania.

RESPECTFULLY SUBMITTED BY:



NICHOLAS J. CANIGLIA, ESQUIRE
ATTORNEY FOR APPLICANT

Additional Information Request

Need Help? 

The following application requires additional information in order to be processed:

File Number: 187233
Amendment Type: Transfer - Person & Location
Description: License Transfer License 86742 - Cornerstone Cheese & Charcuterie LLC
Name: Cornerstone Cheese & Charcuterie LLC
Submitted on: May 22, 2017

The following information is requested:

Hello,

The application for transfer of license R-13630 from Lower Chichester Twp / Delaware Co to Radnor Twp / Delaware Co requires a Municipal Resolution from the receiving municipality be submitted in order to further process the application.
Thank you for your time.

Please submit the additional information below:

You may upload additional documents and other attachments here:

[Upload File](#)

[Submit Additional Information](#)

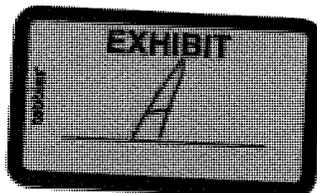
[Save](#)

Screen ID: 1681874

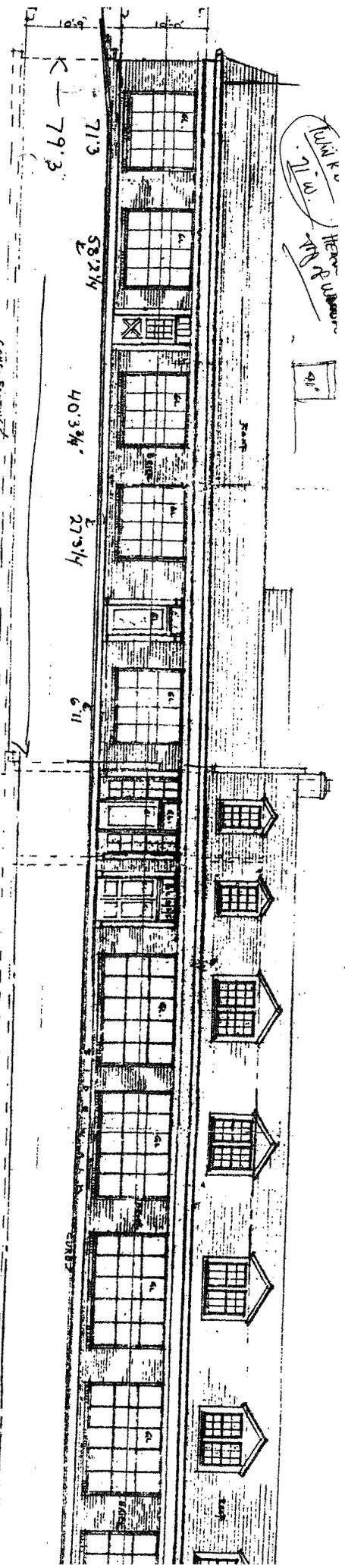
[PRIVACY POLICY](#) | [SECURITY POLICY](#) | [CONTACT US](#) | [RIGHT TO KNOW LAW](#)

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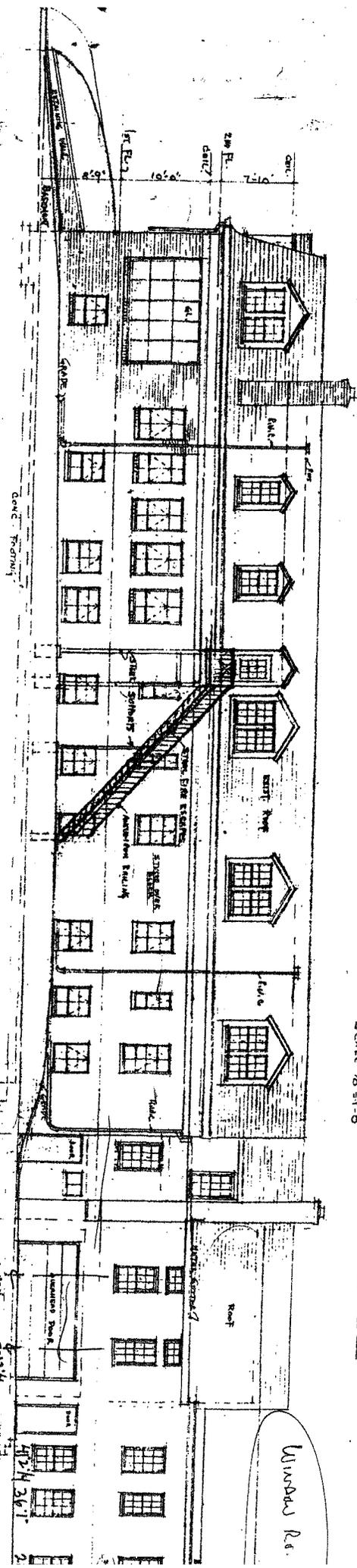
Contact Us | 717.783.7637



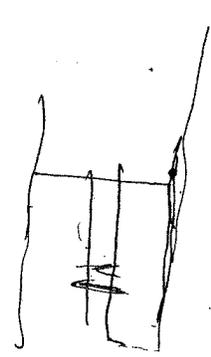
Handwritten notes: "MUNICIPALITY OF ...", "HERRING ...", "1911"



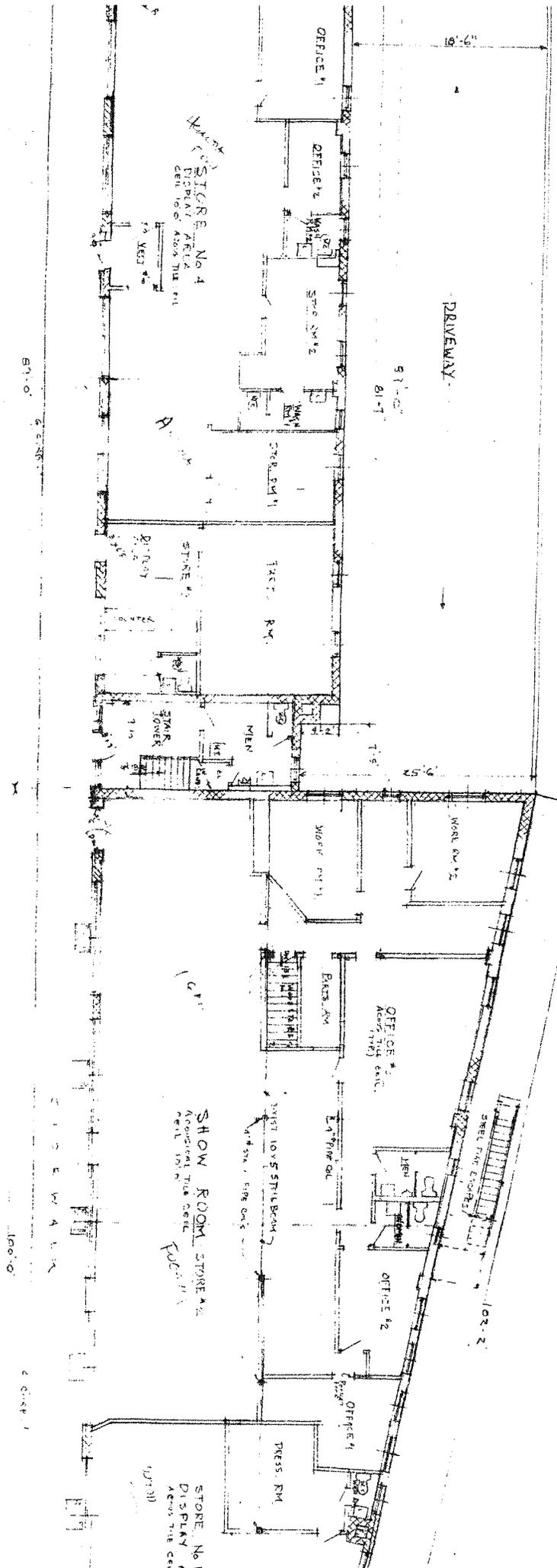
FRONT ELEVATION (WEST AVE)
SCALE 1/8" = 1'-0"



REAR ELEVATION (NORTH)
SCALE 1/8" = 1'-0"



R.R. PROPERTY



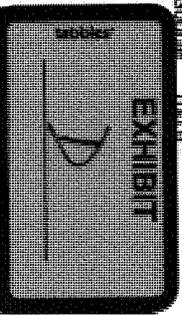
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

Google Maps

SITE



Imagery ©2017 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2017 Google



Record Check Request Results

The results of your background check requests are displayed below. This page will automatically refresh several times and update the status of your record checks. **Please wait until processing has finished before reviewing any background checks.** Once processing is complete, click on the Control Number hyperlink to view the details of a specific record check.

Record Check Requests

| Control # | Subject Name | Date of Request | Status |
|---------------------------|-------------------|---------------------|-----------|
| R18138480 | Doherty,Christine | 05/25/2017 02:45 PM | No Record |
| R18138479 | Kondra,Nicholas J | 05/25/2017 02:43 PM | No Record |

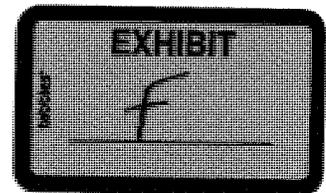
2 items found, displaying all items.



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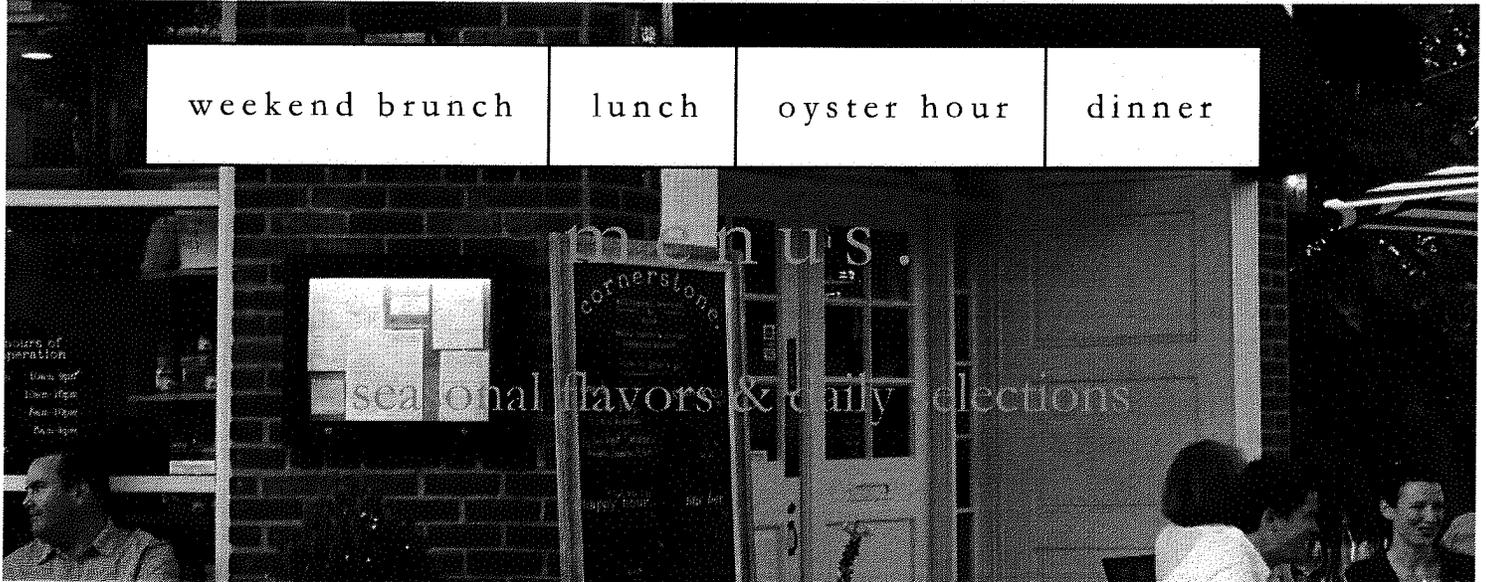
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D44F6E9D176F1522CEC4124F8FE3CC04



1 West Avenue, Wayne, PA | 610.688.1888

reservations



Our versatile menus are updated every Tuesday to highlight the ever-
week of 6.22.17
changing flavors of each season. Remember we're BYOB, so feel free to
bring your favorite bottles and we'll customize the perfect pairings!



cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

| | | | |
|----------------|-------|-------------|--------|
| weekend brunch | lunch | oyster hour | dinner |
|----------------|-------|-------------|--------|

CHEF'S BOARDS (1.8-2 OZ PER SELECTION)

chef's daily selections

small *serves 2-3* \$35

two cheeses, one charcuterie

large *serves 4* \$55

three cheeses, two charcuterie

*all cheese & charcuterie are served with crackers & seasonal accompaniments

starters & sides.

oyster on the half shell. \$4

yogurt & granola parfait \$7.50

house-made breakfast sausage \$5

benton's bacon ⓘ \$5

classics.

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

salmon 

tomato

| | | | |
|----------------|-------|-------------|--------|
| weekend brunch | lunch | oyster hour | dinner |
|----------------|-------|-------------|--------|

west ave. frittata

\$10

tomato confit, swiss chard, cheddar, fresh fruit.

french toast

\$13

maple syrup, powdered sugar, fresh fruit.

sandwiches & more.

cornerstone breakfast sandwich 

\$12

'nduja or benton's bacon, idiazabal, egg soufflé, brioche bun, fresh fruit.

cypress street sandwich

\$12

house berry jam, egg soufflé, red onion, arugala, moses sleeper, brioche bun, fresh fruit.

the original west ave pulled pork sandwich

\$14

north carolina style bbq, garlic aioli slaw, artisan roll, served with a side salad or kettle chips.

loumange (our take on a parisian walking sandwich)

\$14

proscuitto, triple crème, tomato confit, olive oil, crusty french baguette served with a side salad or kettle chips.

straight wharf sandwich

\$12

tomato, buffalo mozz, fresh basil, balsamic vinaigrette, crusty baguette served with a side salad or kettle chips.

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

30 day dry-aged blend, spring greens, caramelized onions, tomato, vintage cheddar served with

a side

weekend brunch

lunch

oyster hour

dinner

add a local fried egg

\$2

because why not.

lunch.

served until 3pm. dine in or carry out.

CHEF'S BOARDS (1/2 OZ PER SELECTION)

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

three

*all d

weekend brunch

lunch

oyster hour

dinner

starters & sides.

oyster on the half shell. \$4

daily seasonal soup

cup \$5

bowl \$10

yogurt & granola parfait \$7.50

salads & grains.

kale citrus caesar \$17

proscuitto di parma, organic parm.

lemon kale salad \$9

lacinato kale, fresh lemon, olive oil, sea salt, organic parm.

mediterranean quinoa \$9

english cucumber, tomato, feta, fresh dill, organic sardinian olive oil.

grilled organic chicken breast +\$5

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

SANDWICHES & MORE.

| | | | | | |
|------|----------------|-------|-------------|--------|------|
| stra | weekend brunch | lunch | oyster hour | dinner | \$12 |
|------|----------------|-------|-------------|--------|------|

tomato, buffalo mozz, fresh basil, balsamic vinaigrette, crusty baguette served with a side salad or kettle chips.

loumange (our take on a parisian walking sandwich) \$14

prosciutto, triple crème, tomato confit, olive oil, crusty french baguette served with a side salad or kettle chips.

grilled sausage sandwich \$14

house-made sweet fennel sausage, local honeycrisp apple & Yuengling sauerkraut served with a side salad or kettle chips.

the original west ave. pulled pork sandwich \$14

north carolina, style bbq, garlic aioli slaw, served with a side salad or kettle chips.

farmhouse burger \$15

30 day dry-aged blend, spring greens, caramelized onions, tomato, vintage cheddar served with a side salad or kettle chips.

add a local fried egg \$2

because why not.

mussels marseilles \$17

authentic bouillabaisse style, served with grilled baguette

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

| | | | |
|----------------|-------|-------------|--------|
| weekend brunch | lunch | oyster hour | dinner |
|----------------|-------|-------------|--------|

oyster hour.

our happy hour. tues-thurs 3:30-5:30

raw.

- island creek oysters, duxbury, mass ⓘ \$4
- blue pool oysters, lilliwaup, wa ⓘ \$4
- sea nymph oysters, hammersley's inlet, wa \$4
- saquish oysters, plymouth, ma \$4

cheese.

madurado, goat, spain \$6.50

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

weekend brunch

lunch

oyster hour

dinner

mussels marseille

\$14

pair with a full-bodied italian red.

nantucket-style bluefish pâté

\$8

pair with a buttery chardonnay.

meyer lemon scallop crudo

\$14

pair with a gruner veltliner.

french-baked oyster

\$4

pair with a saison or stout.

cornerstone.

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

| | | | |
|----------------|-------|-------------|--------|
| weekend brunch | lunch | oyster hour | dinner |
|----------------|-------|-------------|--------|

CHEF'S EXPERIENCE.

4 courses (per person)

\$75

seasonal tasting menu thoughtfully created by our team of chefs (oysters not included)

raw.

island creek oysters, duxbury, mass ⓘ \$4

hama hama oysters, hama river, wa \$4

wellfleet oysters, wellfleet, mass \$4

petite crowe's oysters, denni, mass \$4

burns point oysters, henderson's inlet, wa \$4

share.

olives & pickles \$14

house-made pickles, capri olives.

finca pasculate, sheep, spain \$22

our version of fondue, tri-berry jam.

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

| | | | | | |
|-------------|----------------|-------|-------------|--------|------|
| blu nant | weekend brunch | lunch | oyster hour | dinner | \$10 |
|-------------|----------------|-------|-------------|--------|------|

small.

lobster bisque \$12

roasted brussels sprouts \$14
sherry vinaigrette, salumi bits.

asparagus & house-made citrus ricotta salad. \$14
five-minute egg, extra virgin olive oil, malden salt.

grilled caesar salad \$14
organic romaine hearts, crispy prosciutto, citrus caesar.

seasonal cavatelli \$23
house-made ricotta pasta, spring onion pesto, english peas, 36 month-aged bio-hombre stravecchio.

mussels marseilles \$19
carrots, leeks, garlic, french herbs, served with grilled baguette.

large.

boudin blanc \$19

cornerstone.

byob & artisanal market

1 West Avenue, Wayne, PA | 610.688.1888

reservations

| | | | | | |
|-----|----------------|-------|-------------|--------|------|
| pan | weekend brunch | lunch | oyster hour | dinner | \$29 |
|-----|----------------|-------|-------------|--------|------|

grilled bone-in porkchop \$29

sweet potato hash, kennebec square mushrooms, mustard greens.

braised veal shank \$34

castle valley stone ground grits, organic parmesan.

farmhouse burger

30 day dry aged blend, romaine, caramelized onions, tomato, vintage cheddar. \$16

+local fried egg \$2

WHOLE ROASTED LOCAL CHICKEN.

serves 2-3 (allow one hour) \$45

lemon thyme, roasted seasonal vegetables.

sweets.

nutella cheesecake \$10

bourbon whipped cream

smoked maple bourbon balls

honey whipped creamcheese. \$10

**all items subject to availability and market price changes*

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

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

Date: September 5, 2017

Re: SALDO Application #2017-S-02- Caucus – Wheeler Field – Minor Final Subdivision

Before the Board of Commissioners will be representatives of Boy Scout Troop 284, and their team, to present the final plans for the Board's caucus.

In essence, the plan puts forth the "carving out" of a 2.2-acre parcel from the Township owned "Wheeler Tract". This is part of the contiguous open space from the Willows Park to Godfrey Road.

As outlined in more detail in the Gannett Fleming review letter, the applicant is requesting waivers from installation of curbs and sidewalks, street trees, street lights, curbs, and mapping requirements.

Attached is the plan set (two sheets), and review letters from Gannett Fleming, Incorporated, Gilmore & Associates, Ray Daly, and the Delaware County Planning Commission.

Memorandum

To: Radnor Township Planning Commission
From: Stephen F. Norcini, PE, Township Engineer 
Cc: Peter Nelson, Solicitor
Roger Phillips, PE, Gannett Fleming, Incorporated
Amy Kaminski, PE, PTOE, Gilmore & Associates, Incorporated
Kevin Kochanski, Community Development Director, Radnor Township
Raymond Daly, Codes Official/Fire Code Official, Radnor Township
Date: July 11th, 2017
Re: Wheeler Tract- Application #2017-S-02; Applicant: Friends of Radnor 284

Before the Planning Commission on July 18th, 2017, will be the Wheeler Tract Minor Final Plan.

In 2013, Radnor Township purchased the Rye, Quarry, and Wheeler Tracts as open space acquisitions. Situated on the Wheeler tract has been a long standing one room school house (visible from Darby-Paoli Road), that has been used by Boy Scout Troop 284 for many years, under the permission of the Scott family. The proposed subdivision of a 2.2-acre parcel will provide Boy Scout Troop 284 a permanent "home", of which they will own outright. No development of the property is planned, the Boy Scouts will continue use of the existing school house.

Please find attached the review letters for Subdivision and Land Development, Zoning, Transportation, and Fire/Codes as provided by Gannett Fleming, Gilmore & Associates, and Ray Daly, respectively.



Gannett Fleming

*Excellence Delivered **As Promised***

Date: July 10, 2017

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department
Ray Daly – Radnor Township Codes Official

RE: Wheeler Field – Minor Final Plan
Friend of Radnor 284 – Applicant

Date Accepted: June 5, 2017
90 Day Review: September 3, 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 subdivision 2.200 acres of property for purchase by Boy Scout Troop 284 for Troop Activities.

The applicant has indicates that no development is proposed are part of this application. For that reason, the following waivers are being requested:

- §255-22(B).1.k The showing of sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site including properties across streets. These features are shown in the immediate vicinity of the site.
- §255-36 - Installation of curbs when required by the Township.
- §255-37(A) - Sidewalks/paths when required by the Board of Commissioners.
- §255-38(A) - Street trees to be planted where street trees do not exist.
- §255-38 (B & C) - Street tree planting intervals.
- §255-49 - Installation of streetlights.
- §255.51 - Installation of sidewalks.
- §255.52 - Installation of curbs.



Wheeler Field

Plans Prepared By: Momenee, Inc.

Dated: 05/24/2017

I. Zoning

1. §280.10.B(3) – There shall be a front yard on each street which a lot abuts, which shall be not less than 60 feet in depth. The existing school house on lot 2 has a front yard setback of 33 feet and the existing barn as a front yard setback of 6.5 feet. This is an existing non-conformity that the applicant will continue.
2. The zoning compliance table on sheet 1 of 2 must be revised to indicate that the minimum side yard setback for non-residential use is 40 feet, not 30 feet and that the maximum building height is 38 feet not 35 feet. Also, the accessory building height of 20 feet must be shown on the table.

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). The applicant has requested a waiver from this requirement.
2. §255-36 - Curbs shall be provided along streets when required by the Township. The applicant has requested a waiver from this requirement.
3. §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.
4. §255-38.A – Within any land development or major subdivision, street trees shall be planted along all streets where suitable trees do not exist. The applicant has requested a waiver from this requirement.
5. §255-38.B & C – Street trees at interval of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development. Street trees shall not be planted opposite each other, but shall alternate. The applicant has requested a waiver from these requirements.
6. §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



S. Norcini
Wheeler Field
July 10, 2017

Board of Commissioners and the Philadelphia Electric Company. The applicant has requested a waiver from this requirement.

7. §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.
8. §255-52 – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. The applicant has requested a waiver from this requirement.

III. General

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

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

Very truly yours,

GANNETT FLEMING, INC.



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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: June 13, 2017

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Wheeler Field Minor Subdivision
Radnor Township, Delaware County
G&A 13-07018-04

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Minor-2-Lot Subdivision Plan for Wheeler Field. The applicant intends to subdivide the tract into two individual lots.

A. DOCUMENTS REVIEWED

1. Minor 2-Lot Subdivision Plan (2 Sheets) for The Wheeler Field, dated May 24, 2017, prepared for Friends of Radnor 284, prepared by Momenee, Inc.
2. Cover letter prepared by Momenee, Inc. received June 9, 2017
3. Subdivision and Land Development Application Form.
4. Application for Act 247 Review.

B. REVIEW COMMENTS

The Minor Subdivision Plan for The Wheeler Field generates no transportation related comments.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: WHEELER FIELD
DATE: JUNE 20, 2017
CC: MR. PHILLIPS

Mr. Norcini

I have no comments on the sub-division, however one comment on the application. The site map for Ardrossan is incorrect. The latest changes to the site are not noted on this plan. The Township should have the proper recorded site map on all new applications.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

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

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

LINDA F. HILL
DIRECTOR

July 20, 2017

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

RE: Name of Dev't: Boy Scout Parcel - Wheeler Field
DCPD File No.: 34-4143-97-99-00-05-14-15-16-17
Developer: Friends of Radnor 284
Location: Northwest of intersection of Godfrey and
Darby/Paoli Roads
Recv'd in DCPD: June 12, 2017

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on July 20, 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: Friends of Radnor 284
Momenee and Associates, Inc.



DELAWARE COUNTY PLANNING DEPARTMENT

DCPD

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: July 20, 2017

File No.: 34-4143-97-99-00-05-14-15-16-17

PLAN TITLE: Boy Scout Parcel - Wheeler Field
DATE OF PLAN: May 24, 2017
OWNER OR AGENT: Friends of Radnor 284
LOCATION: Northwest of intersection of Godfrey and Darby/Paoli Roads
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Subdivision
ZONING DISTRICT: AC - Agricultural Conservation
SUBDIVISION ORDINANCE: Local
PROPOSAL: Subdivide 27.654 acres into two lots
UTILITIES: Public
RECOMMENDATIONS: Approval, with consideration given to staff comments
STAFF REVIEW BY: Michael A. Leventry
REMARKS:

PREVIOUS ACTION

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on January 19, 2017, as a subdivision. The applicant proposed to incorporate two lots totaling 2.577 acres into one lot. The Commission recommended approval.



Date: July 20, 2017
File No.: 34-4143-97-99-00-05-14-15-16-17

REMARKS (continued):

CURRENT PROPOSAL

The applicant currently proposes to subdivide 27.654 acres into two lots, one of which will be retained by the Township, and the second conveyed to a local Boy Scout troop to be used for recreational purposes. The parcel to be retained by the Township has an existing residential dwelling.

SITE CHARACTERISTICS

The site is bounded by a stream to the west and residential development on all other sides. The parcel's existing conditions include a floodplain, a small tributary, and an existing residential dwelling.

APPLICABLE ZONING

The proposal is located within the AC - Agricultural Conservation 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 front setback regulations established in the Township zoning code.

Where Section 280-10.B requires a 60' front yard setback, the existing dwelling has an approximate 40' setback. This proposal does not exacerbate the nonconformity.

COMPLIANCE

The proposal appears to comply with the AC - Agricultural Conservation district provisions.

Date: July 20, 2017
File No.: 34-4143-97-99-00-05-14-15-16-17

REMARKS (continued):

WAIVERS

The applicant is seeking waiver relief for the following:

- Section 255: To forego installation of curbs, sidewalks, street trees, streetlights, and sidewalks.

It should be noted that no construction is proposed at this time. Staff has no comment related to the waiver request.

FUTURE DEVELOPMENT

It is recommended that the property be deed restricted to prevent further subdivision and/or future residential development.

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Township should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

STORMWATER MANAGEMENT

The Township Engineer must verify the adequacy of all proposed stormwater management facilities.

Date: July 20, 2017

File No.: 34-4143-97-99-00-05-14-15-16-17

REMARKS (continued):

HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE

The Wheeler Tract was once part of the larger Ardrossan Tract. The Wheeler Tract lot contains an outbuilding associated with the Ardrossan Farm and a stone building that was originally a schoolhouse. The schoolhouse building has been used by the Boy Scouts for over 50 years after it was leased to them by the owners of the Ardrossan estate and farm, the Montgomery-Scott family.

The proposed subdivision will create an approximately one-acre lot which has been purchased by the Boy Scouts to retain their use of the building and lot. Radnor Township has purchased the remaining approximately 70 acres for public recreational use, primarily trails. There will be an easement on the Boy Scout parcel for future trails connections, and a restriction on additional building, except for a porch. They must also retain buffering on the site.

The larger township-owned parcel will include future trails, and some parking for at least 12 cars. The outbuilding does not appear to be in very good shape, nor does it appear to have retained its historical significance.

It is hoped that the Boy Scouts will continue to use and maintain their building, which does appear historically significant. It appeared in the 1913 Mueller Atlas.

The proposed site has a mix of high, moderate and low potential for underground archeological resources. Though the activity in this subdivision plan does not call for ground disturbance, should there be any future development, and any artifacts are discovered, please contact Delaware County Planning Department for a short documentation process.

Date: July 20, 2017
File No.: 34-4143-97-99-00-05-14-15-16-17

REMARKS (continued):

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.



David J. Falcone
Phone: (610) 251-5752
Fax: (610) 722-3270
dfalcone@saul.com
www.saul.com

July 24, 2017

VIA ELECTRONIC MAIL

Roger Phillips, PE
Gannett Fleming
PA Box 80794
Valley Forge, PA 19484

**Re: *Friends of Radnor 284*
*Wheeler Tract - Minor Final Plan***

Dear Roger:

As you are aware, applicant, Friends of Radnor 284, Inc. (the "FOR"), submitted a Minor Final Subdivision Application to the Township on June 5, 2017 (the "Application"). The Application is pending before Radnor Township. Pursuant to the Pennsylvania Municipalities Code, the governing body shall render a decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting next following the date that the application is filed. FOR hereby extends until September 26, 2017, the deadline for Radnor Township to act on the above-referenced Application.

Thank you for you continued help with this project. Please feel free to call me if you have any questions, or if you would like to discuss this issue further.

Very truly yours,

David J. Falcone

cc: David Fiorello, PE
Mr. James Doughan
Ms. Patricia Desmond

ELAINE P. SCHAEFER
President

PHILIP M. AHR
Vice President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

JOHN NAGLE

RICHARD F. BOOKER, ESQ.



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600

Fax (610) 971-0450

www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

June 20, 2017

Jim Doughan
Friends of Radnor
P.O. Box 142
Wayne, PA 19087

**RE: Minor/Final Subdivision Application #2017-S-02
Wheeler Field**

Dear Mr. Doughan:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your final plan to subdivide 2.2 acres from the Wheeler Field, and have found it complete. Therefore, I have accepted the application for minor final plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Tuesday July 18, 2017**.

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen F. Norcini".

Stephen F. Norcini, PE
Township Engineer

LETTER OF TRANSMITTAL



P.O. Box 80794
Valley Forge, PA 19484-0794
Fax: (610) 650-8190
Tel: (610) 650-8101

| | | |
|-------------------------------------|--------------------------|--------------------------|
| TO Linda Hill, Director | DATE 06/09/2017 | JOB NO. 56756.279 |
| Delaware County Planning Commission | RE: Wheeler Tract | |
| 201 West Front Street | Radnor Township | |
| Media, PA 19063 | | |

WE ARE SENDING YOU: Attached Under separate cover via _____ the following items:

- | | | |
|--|---|---|
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> Change order | <input type="checkbox"/> Other _____ | |

| COPIES | DATE | NO. | DESCRIPTION |
|--------|------------|-----|----------------------------|
| 3 | 05/24/2017 | | Wheeler Field Subdivision |
| 1 | 06/08/2017 | | Executed DCPC Application |
| 1 | 05/24/2017 | | \$300.00 Application Check |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit ___ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit ___ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ___ corrected prints |
| <input type="checkbox"/> For review and comment | | |
| <input type="checkbox"/> FOR BIDS DUE _____ 20__ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS:

Linda,
On behalf of Radnor Township, we are transmitting the above application package for review. If you need any additional information, please contact me.

COPY TO:

GANNETT FLEMING, INC.

FILE: _____

SIGNED Patti Kaufman

If enclosures are not as noted, kindly notify us at once.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name FRIENDS OF RADNOR 284 ATTN: JIM DOUGHAN E-mail JDOUGHAN@GMAIL.COM

Address P.O. BOX 142 WAYNE, PA 19087 Phone

Name of Development BOY SCOUT PARCEL - WHEELER FIELD

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm MOMENEE INC. Phone 610.527.3030

Address 924 COUNTY LINE ROAD, BRYN MAWR PA 19010

Contact DAVID FIORELLO P.E. E-mail DFIORELLO@MOMENEE.COM

| Type of Review | Plan Status | Utilities | | Environmental Characteristics |
|---|---|---|---|--|
| | | Existing | Proposed | |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Sketch | <input checked="" type="checkbox"/> Public Sewerage | <input checked="" type="checkbox"/> Public Sewerage | |
| <input type="checkbox"/> Land Development | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Private Sewerage | <input type="checkbox"/> Private Sewerage | <input checked="" type="checkbox"/> Wetlands |
| <input checked="" type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Final | <input type="checkbox"/> Public Water | <input type="checkbox"/> Public Water | <input checked="" type="checkbox"/> Floodplain |
| <input type="checkbox"/> PRD | <input type="checkbox"/> Tentative | <input checked="" type="checkbox"/> Private Water | <input checked="" type="checkbox"/> Private Water | <input checked="" type="checkbox"/> Steep Slopes |

Zoning District A.C.

Tax Map # _/ _/ _

Tax Folio # _/ _/ _/ _

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING SITE IS TOWNSHIP PARKLAND. EXISTING FORMER SCHOOLHOUSE
IS UTILIZED BY BOYSCOUT TROOP 284. TROOP 284 PROPOSES
TO PURCHASE 2.2 ACRES FOR TROOP ACTIVITIES

Total Site Area 27.654 Acres
Size of All Existing Buildings 4,835 Square Feet
Size of All Proposed Buildings 0 Square Feet
Size of Buildings to be Demolished 0 Square Feet

FRIENDS OF TROOP 284

Print Developer's Name

ERIC W. JANSON, BOARD MEMBER

Developer's Signature



MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting July 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

610-650-8101
Phone Number

Official's Signature



6/9/2017
Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Minor 2-Lot Subdivision Plan
The Wheeler Field
Radnor Township, Delaware County**

Our File # 16-036

Gentlemen:

On behalf of the Friends of Radnor 284, we are submitting a preliminary/final subdivision application to subdivide 2.2 acres off the Wheeler Field parcel located along Darby-Paoli Road at Saw Mill Road. The 2.2-acre parcel includes the old school house building currently used by the boy scouts for their troop activities.

Enclosed for review the following:

- Signed Township Application
- Township Application fee of \$1,250.00
- Township Escrow Review Fee of \$7,000.00
- Signed County Act 247 Review Application
- County Act 247 Review fee of \$300.00
- 26 full size copies of the subdivision plans
- 7 reduced 11x17 size copies of the subdivision plans
- 10 Thumb drives containing electronic copies of documents in this submission.

Copies of the title report should be on file with the township from the original Ardrossan subdivision application.

There is no development proposed as part of this application. For this reason and because this site was reviewed as part of the recent Ardrossan Farms Subdivision, waivers are requested from the following sections of the Subdivision and Land Development Ordinance:

§255-22 (B).1.k The showing of sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site including properties across streets. These features are shown in the immediate vicinity of the site.

§255-36 Installation of curbs when required by the township

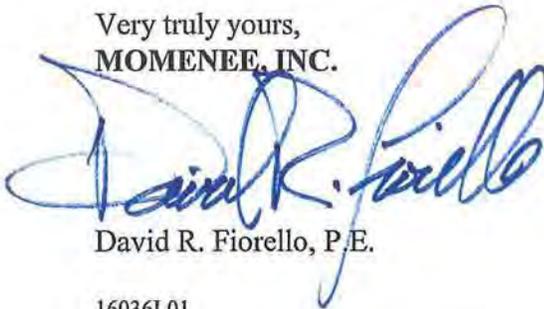
§255-37 (A) Sidewalks/paths when required by the Board of Commissioners.

§255-38 (A) Street trees to be planted where street trees do not exist

§255-38 (B & C) street tree planting intervals
§255-49 Installation of streetlights
§255.51 Installation of sidewalks
§255.52 Installation of curbs

I trust that this information will be sufficient for you to review this application. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE, INC.



David R. Fiorello, P.E.

16036L01

cc: Friends of Radnor 284

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 FRIENDS OF RADNOR 284 ATTN: JIM DOUGHAN E-mail JDOUGHAN@GMAIL.COM

Address P.O. BOX 142 WAYNE, PA 19087 Phone

Name of Development BOY SCOUT PARCEL - WHEELER FIELD

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm MOMENEE INC. Phone 610-527-3030

Address 924 COUNTY LINE ROAD, BRYN MAWR PA 19010

Contact DAVID FIORELLA P.E. E-mail DFIORELLA@MOMENEE.COM

| Type of Review | Plan Status | Utilities | | Environmental Characteristics |
|---|---|---|---|--|
| | | Existing | Proposed | |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Sketch | <input checked="" type="checkbox"/> Public Sewerage | <input checked="" type="checkbox"/> Public Sewerage | |
| <input type="checkbox"/> Land Development | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Private Sewerage | <input type="checkbox"/> Private Sewerage | <input checked="" type="checkbox"/> Wetlands |
| <input checked="" type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Final | <input type="checkbox"/> Public Water | <input type="checkbox"/> Public Water | <input checked="" type="checkbox"/> Floodplain |
| <input type="checkbox"/> PRD | <input type="checkbox"/> Tentative | <input checked="" type="checkbox"/> Private Water | <input checked="" type="checkbox"/> Private Water | <input checked="" type="checkbox"/> Steep Slopes |

Zoning District A.C.

Tax Map # _/ _/ _

Tax Folio # _/ _/ _ _/ _

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING SITE IS TOWNSHIP PARCELAND. EXISTING FORMER SCHOOLHOUSE
IS UTILIZED BY BOYSCOUT TROOP 284. TROOP 284 PROPOSES
TO PURCHASE 2.2 ACRES FOR TROOP ACTIVITIES

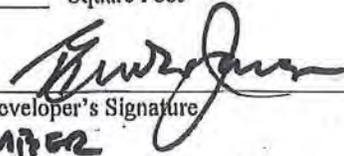
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Size of All Existing Buildings 4,835 Square Feet
Size of All Proposed Buildings 0 Square Feet
Size of Buildings to be Demolished 0 Square Feet

FRIENDS OF TROOP 284

Print Developer's Name

ERIC W. JANSON, BOARD MEMBER

Developer's Signature



MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

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

Print Name and Title of Designated Municipal Official _____

Phone Number _____

Official's Signature _____

Date _____

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087
P) 610-688-5600
F) 610-971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property WHEELER FIELD - DARBY PAOLI ROAD

Zoning District AC Application No. _____
(Twp. Use)

Fee _____ Ward No. 4 Is property in HARB District No

Applicant: (Choose one) Owner _____ Equitable Owner X

Name FRIENDS OF RADNOR 284 (ATTN: Jim Doughan)

Address PO BOX 142, WAYNE PA 19087

Telephone _____ Fax _____ Cell _____

Email JDOUGHAN@GMAIL.COM

Designer: (Choose one) Engineer X Surveyor _____

Name DAVID R. FIORELLO, MOMENEE INC

Address 924 COUNTY LINE ROAD, BRYN MAWR

Telephone 610.527.3030 Fax 610.527.9008

Email DFIORELLO@MOMENEE.COM

Area of property 27.654 AC Area of disturbance NONE

Number of proposed buildings _____ Proposed use of property _____

Number of proposed lots 2

Plan Status: Sketch Plan _____ Preliminary _____ Final X Revised _____

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

No

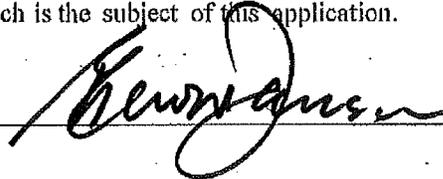
Are there any infringements of Chapter 280 (Zoning), and if so what and why?

EXISTING STRUCTURES ARE LOCATED WITHIN REQUIRED
FRONT YARD SETBACKS

Individual/Corporation/Partnership Name

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

Signature

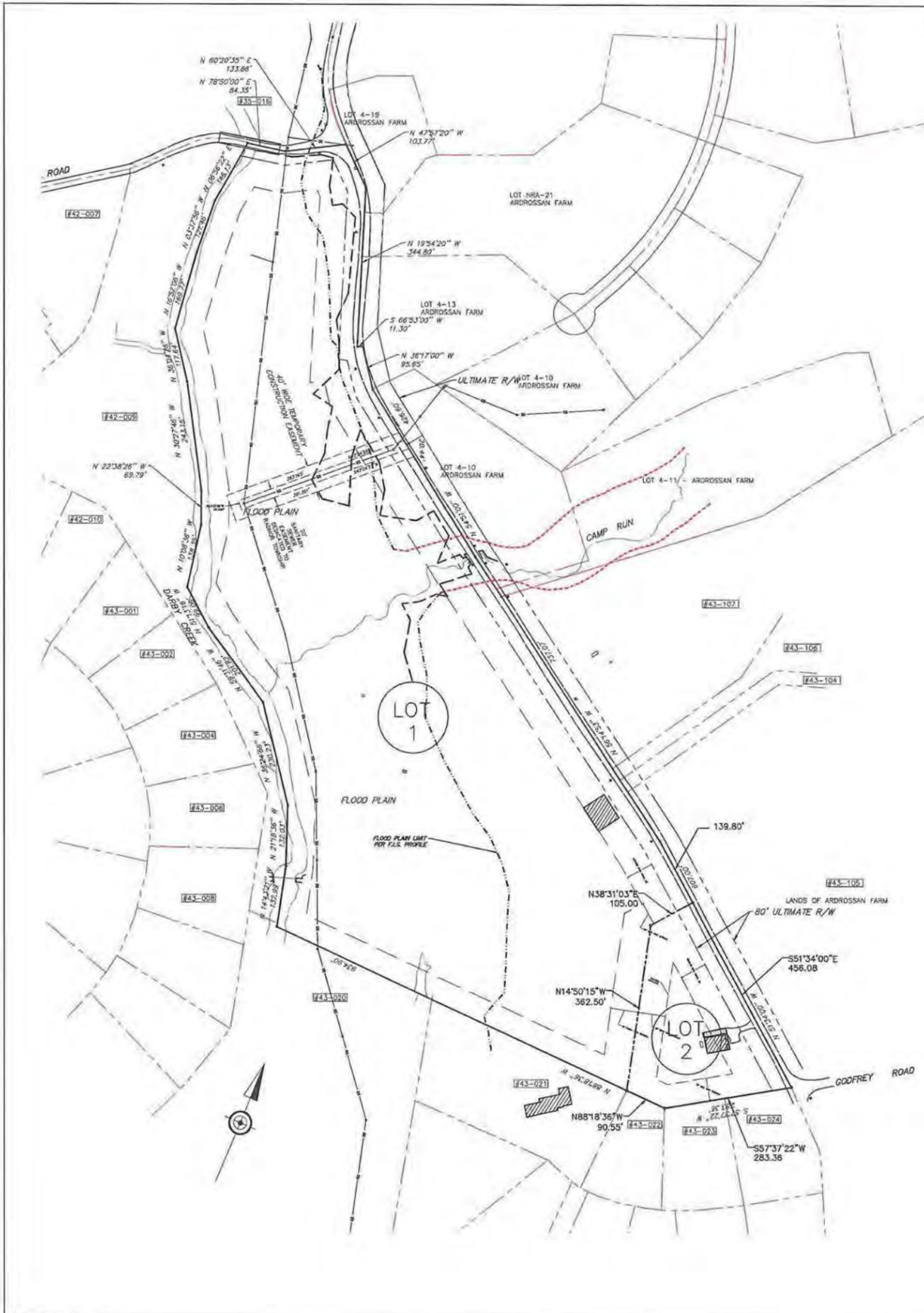


Print Name

EIRIL W. JANSON, BOARD MEMBER
FRIENDS OF RADNOR 284

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Land) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.



ZONING DISTRICT AC RESIDENTIAL DISTRICT
 LOT AREA: 2 AC MIN.
 LOT WIDTH: 80' AT BSDL
 BUILDING AREA: 15% MAX.
 FRONT YARD: 50 FT.
 SIDE YARD: 50 FT MIN, 40 FT NON-RESIDENTIAL BUILDINGS.
 REAR YARD: 80 FT.

FOLIO NUMBER:

ADJOINING PROPERTY OWNERS:

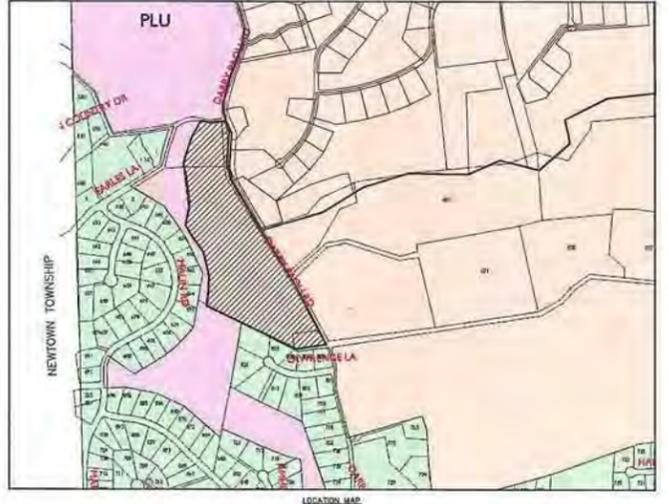
- MAP/PARCEL#: 35-018 RADNOR TOWNSHIP DARBY PAOLI ROAD 301 104 AVE RADNOR, PA 19081 DB#: 2344 PAGE: 1015
- MAP/PARCEL#: 42-027 LYONS THOMAS L 1 CARLS LANE, NEWTOWN SQUARE, PA 19073 DB#: 2812 PAGE: 1350
- MAP/PARCEL#: 42-029 RADNOR TOWNSHIP EARLES LANE 301 104 AVENUE RADNOR, PA 19081 DB#: N/A
- MAP/PARCEL#: 42-010 YOUNG JANE A ET UX 648 MAIN ROAD NEWTOWN SQUARE, PA 19073 DB#: 2249 PAGE: 1031
- MAP/PARCEL#: 43-091 SACKS STEPHEN E & SUEAN B 650 MAIN ROAD NEWTOWN SQUARE, PA 19073 DB#: 1728 PAGE: 1105
- MAP/PARCEL#: 43-022 HASTINGS DAVID C & SUZANNE 654 MAIN ROAD NEWTOWN SQUARE, PA 19073 DB#: 3033 PAGE: 1582
- MAP/PARCEL#: 43-024 ANIK DEWITT HOBART & MEREDITH WALKER 654 MAIN ROAD NEWTOWN SQUARE, PA 19073 DB#: 4987 PAGE: 2448
- MAP/PARCEL#: 43-026 DONALD PARK & TAMARA ANN TRELIA 652 MAIN ROAD NEWTOWN SQUARE, PA 19073 DB#: 3134 PAGE: 1614
- MAP/PARCEL#: 43-028 KENYON JAMES C & C LYNN 664 MAIN ROAD NEWTOWN SQUARE, PA 19073 DB#: 1570 PAGE: 1239
- MAP/PARCEL#: 43-020 RADNOR TOWNSHIP MAIN ROAD 301 104 AVENUE RADNOR, PA 19081 DB#: N/A
- MAP/PARCEL#: 43-021 FOX JOSEPH L & CHRISTINA G 820 LAWRENCE LANE NEWTOWN SQUARE, PA 19073 DB#: 1661 PAGE: 1050
- MAP/PARCEL#: 43-022 SHELUS ROBERT J & ANNETTE 804 LAWRENCE LANE NEWTOWN SQUARE, PA 19073 DB#: 725 PAGE: 0171
- MAP/PARCEL#: 43-023 DAROUGH JASON B & LINDA S 804 LAWRENCE LANE NEWTOWN SQUARE, PA 19073 DB#: 3961 PAGE: 2025
- MAP/PARCEL#: 43-024 BLAGG JOHN C & NICOLE C 800 LAWRENCE LANE NEWTOWN SQUARE, PA 19073 DB#: 4820 PAGE: 1509
- MAP/PARCEL#: 43-105 PAUL & WISGARET HONDROS 691 DARBY PAOLI ROAD, VILLANOVA, PA 19085 DB#: 1955 PAGE: 1238
- MAP/PARCEL#: 43-106 CONYD 681 DARBY PAOLI ROAD, VILLANOVA, PA 19085 DB#: 1998 PAGE: 1144
- MAP/PARCEL#: 43-107 JAMES J & MARY H. PUCCELL 681 DARBY PAOLI ROAD, VILLANOVA, PA 19085 DB#: 3968 PAGE: 1861
- MAP/PARCEL#: 43-104 PATRICK & MARK MITCHELL 671 DARBY PAOLI ROAD, VILLANOVA, PA 19085 DB#: 2115 PAGE: 1839

ZONING COMPLIANCE TABULATION:

| ITEM | REQUIREMENT | PROPOSED LOT 1 | PROPOSED LOT 2 |
|-------------------|--------------------------|----------------------|------------------|
| LOT AREA | 87,120 SF (2 ACRES) MIN | 110,878 SF GROSS | 82,833 SF GROSS |
| LOT WIDTH | 80 FEET AT BUILDING LINE | 150+ FEET | 421 FEET |
| BUILDING COVERAGE | 15% MAXIMUM | 3,204 SF (0.29%) | 1,295 SF (1.66%) |
| FRONT YARD | 50 FEET MINIMUM | 6.5 FEET | 23 FEET |
| SIDE YARD | 30 FEET MINIMUM | IN EXCESS OF 30 FEET | 55 FEET |
| REAR YARD | 50' MINIMUM | IN EXCESS OF 30 FEET | 152 FEET |
| BUILDING HEIGHT | 35 FEET MAX | <35 FEET | <35 FEET |

LINE TYPE LEGEND

| | |
|---------|--------------------------------|
| --- | EXISTING PROPERTY LINE |
| - - - - | PROPOSED PROPERTY LINE |
| --- | ULTIMATE RIGHT OF WAY |
| --- | EXISTING FENCE |
| - - - - | PROPOSED SETBACK LINE |
| --- | EXISTING FEMA FLOODPLAIN |
| --- | ADJOINING PROPERTY LINE |
| --- | EXISTING STREAM |
| --- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING WETLAND |
| --- | EXISTING CALCULATED FLOODPLAIN |

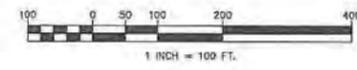


GENERAL NOTES:

1. OWNERS: THE TOWNSHIP OF RADNOR 301 104 AVENUE WYNNE, PA 19081
2. EQUITABLE OWNER/APPLICANT: FRIENDS OF RADNOR 284 PO BOX 142 WYNNE, PA 19087 ATTN: MR. JIM DOUGHAN
3. THE INTENT OF THE PLAN IS TO SUBDIVIDE THE TRACT INTO 2 INDIVIDUAL LOTS. THE EXISTING RESIDENTIAL STRUCTURE ON LOT 2 IS TO REMAIN. NO ADDITIONAL DEVELOPMENT IS PROPOSED AT THIS TIME. THERE CURRENTLY IS NO WATER SUPPLY OR SEWAGE DISPOSAL FOR THE EXISTING BUILDING AND NONE IS PROPOSED AT THIS TIME.
4. DRAINAGE EASEMENTS ARE HEREBY BE CREATED IN ACCORDANCE WITH SECTION 255-330 FOR STREAMS WITHIN THE SITE. LIMIT OF EASEMENT SHALL CORRESPOND WITH TOWNSHIP RIPARIAN BUFFER AND/OR THE CALCULATED 100-YEAR FLOODPLAIN WHICHEVER IS GREATER.
5. BOUNDARY INFORMATION TAKEN FROM A FIELD VERIFIED SURVEY BY MOMENEY SURVEY GROUP INC. PLAN ENTITLED "BOUNDARY SURVEY OF ARDROSSAN FARM" DATED JULY 27, 1999, FILE NO. 96079.
6. TOPOGRAPHY BY AERIAL DATA REDUCTION ASSOCIATES INC., PENNSAUKEN NJ 08110. NEGATIVE SCALE 1"=500'. DATE OF PHOTOGRAPHY 01/15/97. DIGITAL MAP COMPILATION AT 1"=500'. CONTOUR INTERVALS 2'. MAPPING COMPILED WITHOUT BENEFIT OF A FIELD SURVEY. AREAS OBTAINED BY DENSE VEGETATION OR SHADOW ARE ENCLOSED BY A LINE LABELED "DENSE WOODS", "SHADY" OR "OBSCURED AREA". WITHIN THESE AREAS THERE IS NO GUARANTEE OR IMPLIED HORIZONTAL OR VERTICAL ACCURACIES.
7. HORIZONTAL AND VERTICAL GRADING CONTROL BY MOMENEY SURVEY GROUP INC.
8. WETLAND DELINEATION CONDUCTED BY MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES INC IN MARCH & APRIL OF 2014.
9. A PERMITTED HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO.428), KNOWN AS THE STATE HIGHWAY LAW BEFORE DRIVEWAY ACCESS TO DARBY-PAOLI ROAD IS PERMITTED.
10. THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE OWNER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
12. STORMWATER MANAGEMENT FOR THE INDIVIDUAL LOTS ARE TO BE PROVIDED BY THE PROPERTY OWNER ON THE INDIVIDUAL LOTS AT THE DE DEVELOPMENT BY THE INDIVIDUAL OWNERS.
13. BENCHMARK - LEGS INDV01929 BENCHMARK 86-11, SQUARE CUT IN EAST END OF SOUTHERLY WALL OF SAW MILL ROAD BRIDGE OVER DARBY CREEK, ELEV: 428.18
14. MONUMENTS ARE TO BE SET AS INDICATED ON THE RECORD PLAN AT ANGLE POINTS OF THE RIGHTS OF WAY. ALL PROPERTY CORNERS ARE TO BE PERMANENTLY MARKED WITH IRON PINS.

WAIVER REQUESTS:

- WAIVERS ARE REQUESTED FROM THE FOLLOWING SECTIONS OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
- 8255-22 (B).I.K. THE SHOWING OF SEWER LINES, STORM DRAINS, CURBETS, BRIDGES, UTILITY EASEMENTS, QUARRIES, PAI-ROADS AND OTHER SIGNIFICANT MAN-MADE FEATURES WITHIN 500 FEET OF AND WITHIN THE SITE INCLUDING PROPERTIES ACROSS STREETS. THESE FEATURES ARE SHOWN IN THE IMMEDIATE VICINITY OF THE SITE.
 - 255-38 CURBS WHEN REQUIRED BY THE TOWNSHIP
 - 255-37 (A) SIDEWALKS AND PATHS WHEN REQUIRED BY THE BOARD OF COMMISSIONERS.
 - 255-38 (A) STREET TREES TO BE PLANTED WHERE STREET TREES DO NOT EXIST
 - 255-38 (B & C) STREET TREE PLANTING INTERVALS
 - 255-49 INSTALLATION OF STREETLIGHTS
 - 255.51 INSTALLATION OF SIDEWALKS
 - 255.52 INSTALLATION OF CURBS



On this, the _____ day of _____, 200_, before me, the undersigned officer, personally appeared _____ who being duly sworn according to law, deposes and says that he is the owner or equitable 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 of Individual)

 (Notary Public or other Officer)

My Commission expires _____

MOMENEY, INC.
 a Karpis Company
 ENGINEERING & PLANNING SURVEYING

924 COUNTY LINE ROAD - BRYN MAWR, PA - 19010

THE WHEELER FIELD
 EQUITABLE OWNER/APPLICANT
 FRIENDS OF RADNOR 284
 WYNNE, PA 19087

FILE NO.: 16-036
 SHEET **1** of 2
 DATE: MAY 24, 2017
 SCALE: 1" = 100'

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

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

Date: September 5, 2017

Re: SALDO Application #2017 – D – 03 - Caucus – JCHAI (Judith Creed Home for Adult Independence) – Preliminary/Final Land Development

Before the Board of Commissioners will be representatives of the Judith Creed Home for Adult Independence. The project is located at the Jewish Federation Schwartz Campus, within the Jack M. Barrack Hebrew Academy Campus, located on Bryn Mawr Avenue.

The proposed plan is to demolish an existing building, and build the JCHAI building, along with parking, walkways, and stormwater management, in its place.

The applicant is requesting a waiver from providing a Traffic Impact Study (TIS). Attached are the review letters from Gannett Fleming, Incorporated and Gilmore Associates. Also included is the plan set (sheets 1 through 9), as prepared by Momenee, Incorporated.

The applicant has been informed of the Township's current situation with the Radnor-Haverford-Marple Sewer Authority; that there currently are no connections to the sanitary sewer system available for Radnor Township.

Enclosures: Gannett Fleming Review Letter
Gilmore & Associated Review Letter
JCHAI Plan Set

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT

Memorandum

To: Radnor Township Planning Commission

From: Stephen F. Norcini, PE, Township Engineer 

CC: Robert A. Zienkowski, Township Manager
Roger Phillips, PE, Gannett Fleming, Incorporated
Amy Kaminski, PE, PTOE, Gilmore & Associates
Peter Nelson, Solicitor, Grim, Beihn, & Thatcher

Date: August 1, 2017

Re: **Judith Creed Home for Adult Independence (JCHAI)**

The Judith Creed Home for Adult Independence, at the Jewish Federation Schwartz Campus, is located within the Jack M. Barrack Hebrew Academy Campus. The project involves the demolition of the existing Federation Hall Building, and constructing the proposed Judith Creed Home for Adult Independence in its place. The construction also includes a patio, pedestrian walkways, parking, and stormwater management.

Please find attached the review letters form Gannett Fleming and Gilmore & Associates.



*Excellence Delivered **As Promised***

Date: July 31, 2017

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: JCHAI Building Preliminary Plan
Stacy Levitan – Applicant

Date Accepted: July 18, 2017
90 Day Review: October 16, 2017

Gannett Fleming, Inc. has completed a review of the JCHAI Building Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to demolish an existing building and construct a new building at the Jewish Federation Schwartz Campus. The project is located in the PI district of the Township.

The applicant has indicated in the cover letter that the Applicant is seeking the following waivers:

- Waive the Land Development Process.
- §255-20.B(5) – To not provide a Transportation Impact Study.

Plans Prepared By: Momenee, Inc.
Dated: 07/07/2017

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP.



Zoning

1. §280-103.A – As a general requirement, each use in the Township shall provide a sufficient off-street parking area to serve its users. The plan indicates that the project is non-conforming in respect to parking. The applicant has indicated existing building will require 27 parking spaces, our calculations indicated that 28 spaces are required. The existing building was assigned 9 parking spaces and 6 new parking spaces are proposed. Parking calculations must be provided for the entire site.
2. §280-123 – Any proposed signage must be in accordance with this section.

Subdivision and Land Development

1. §255.20.B(1)(n) – 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. §255.20.B(1)[9] – The location of all fire hydrants must be shown on the plans.
3. §255.20.B(1) [13] – The location of all existing and proposed sanitary sewer connections must be shown on the plans.
4. §255.20.B(5)(a) – A transportation impact study shall be undertaken for all major subdivisions and land developments. The applicant has requested a waiver from this requirement.
5. §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 the adequate provision for transportation and other public requirements and to promote the general welfare. Bryn Mawr Avenue is a Major Collector Road and the Right-of-Way required in the code is 80 feet. The existing right-of-way is 40 feet.
6. §255.29.B(1) – All parking areas shall have at least one tree 2 ½ inches minimum caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum caliper for every 10 parking spaces in double bays. A landscaping plan must be provided.
7. §255-38.B – Street trees 2 ½ dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed development or land development. An equivalent number may be planted in an informal arrangement, subject to the approval of the Board of Commissioners. Street trees must be shown on the plans in conformance with this section. A landscaping plan must be provided.



8. §255-43.1.B.(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreation area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed).
9. §255-54 – The water system shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. Therefore, any and all subdivision and land development plans submitted to this Township shall indicate, according to scale, the closest existing fire hydrants to the proposed subdivision and land development.

Stormwater Comments

1. §245-23(D).(1) – The following calculation formula is to be used to determine the water quality storage volume (WQ_v) in acre-feet of storage required by this chapter:
$$WQ_v = [(P)(R_v)(A)]/12$$

Where:

WQ_v = Water quality volume (acre-feet)
 P = 1 inch
 A = Area of the project contributing to the water quality BMP (acres)
 R_v = $0.05 + 0.009(I)$ where I is the percent of the area that is impervious surface
[[impervious area/A] x 100]
Please revise this calculation such that the impervious area is only that in the post-controlled condition.
2. Please provide stormwater system profiles showing any utility crossings. Include vertical clearances.
3. Please clarify the inconsistency between the runoff volume of 1,199 CF for the pre-development 2-year storm reported on the runoff calculation sheet and the 1,417 CF reported on the hydrograph for the 2-year storm pre-development condition.
4. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.



General

1. Details of the proposed retaining wall must be provided on the plans.
2. The existing and proposed sanitary sewer connection to the building must be shown on the plans.

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

Very truly yours,

GANNETT FLEMING, INC.

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

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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: July 27, 2017

To: Steve Norcini, P.E.
Radnor Township Engineer

From: Damon Drummond, P.E., PTOE

cc: Amy B. Kaminski, P.E., PTOE

Reference: Judith Creed Home for Adult Independence
Preliminary Land Development Plans
274 S. Bryn Mawr Avenue, Bryn Mawr, PA 19010
TMP #36-41-107
G&A 17-07020

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following comments for Radnor Township consideration:

A. Background

The subject property is situated in the Planned Institutional Zoning District (PI) and is located along the north side of S. Bryn Mawr Avenue at the Jewish Federation Schwartz Campus in Radnor Township, Delaware County. The Applicant intends to demolish Federation Hall, an existing two (2) story building with a total of 10,726 square feet and construct a two (2) story office building with a total of 8,550 square feet in its place. The parking is proposed to increase from 9 existing parking spaces to 15 spaces with a new parking area. The site is to be accessed from the existing driveways to the property.

B. Reviewed Documents

1. Preliminary Waiver of Land Development Plans (9 sheets) prepared for Creed Home for Adult Independence Building, prepared by Momenee, Inc., dated July 7, 2017.
2. Application for ACT 247 Review
3. Cover letter prepared for Radnor Township prepared by Momenee, Inc. dated July 7, 2017.
4. Subdivision and Land Development Application

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
425 McFarlan Road | Suite 102 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 820 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780
www.gilmore-assoc.com

C. Zoning Comments

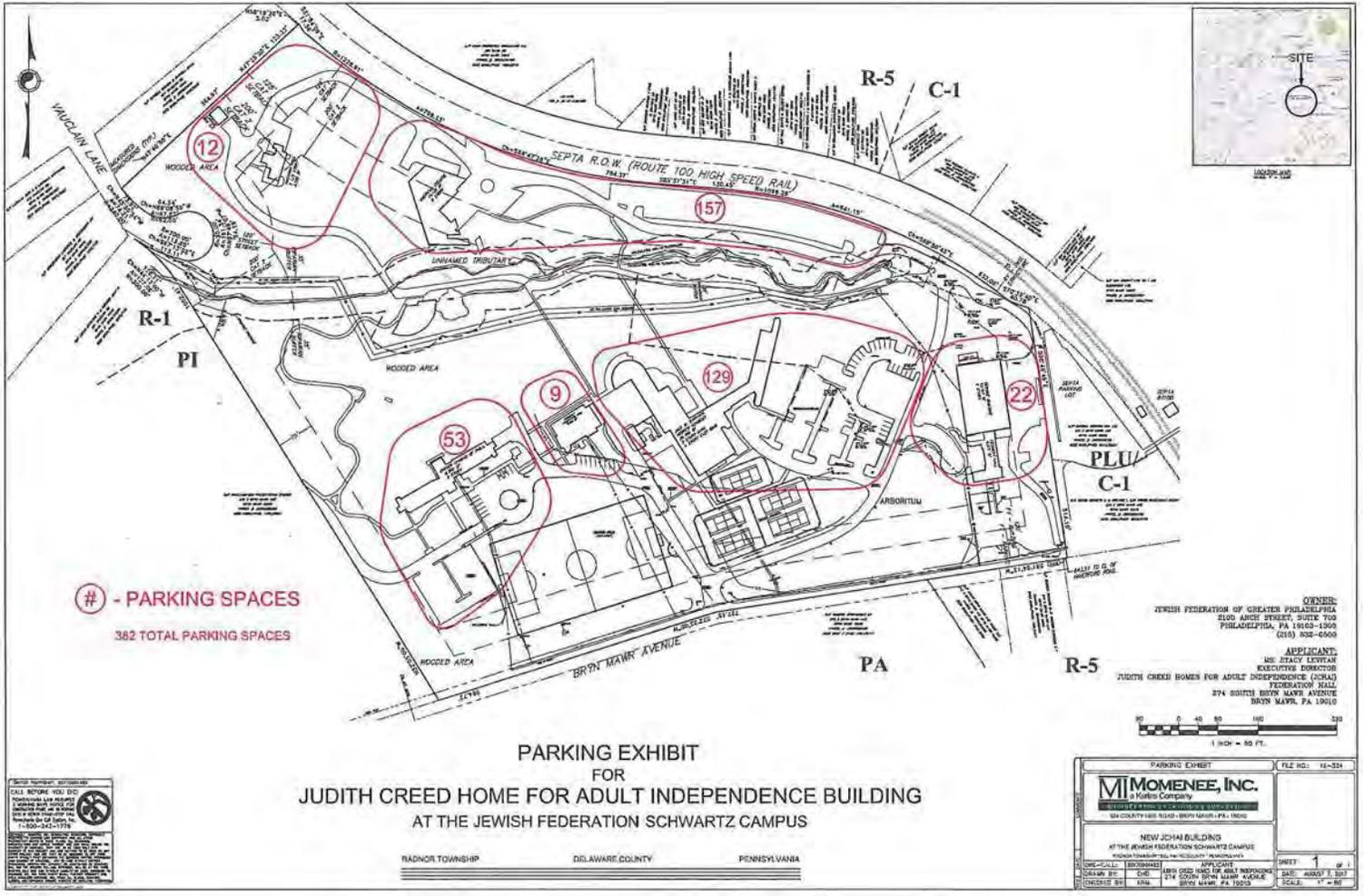
1. §280-103 – The Applicant notes that the development's existing total of 9 parking spaces is non-conforming. The Applicant is proposing 6 additional parking spaces, for a total of 15 spaces, which is an increase but it will still be less than the required parking. The Township Engineer or Solicitor will need to determine if a variance is required.

D. Subdivision and Land Development Ordinance Comments

1. §255-12.A – The Applicant is requesting a waiver from Land Development.
2. §255-20.B.5 – The Applicant is requesting a waiver from providing a transportation impact study. The plans indicate there will be less square footage for the proposed building than the existing building. The traffic impact is anticipated to be nominal and we support the request for a waiver from providing a transportation impact study.

E. General Comments

1. The cross slope of the ramp to the west of the proposed building and the proposed patio exceeds the allowable 2.0% slope. Revise the plans accordingly.
2. Provide pavement marking and striping details (color, width, etc.) for parking stalls, crosswalks and the proposed drop-off area on the plans.
3. Install appropriate signage (i.e. R7-8) for ADA accessible reserved parking spaces. Provide a detail of the proposed sign assembly.
4. The applicant should eliminate the proposed crosswalk in front of the building as it leads to the middle of the parking area where vehicular traffic is anticipated. In lieu of the crosswalk we recommend pedestrian signage (W11-2) be installed to alert drivers of pedestrians in the area.



- PARKING SPACES
382 TOTAL PARKING SPACES

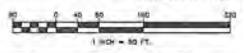
PARKING EXHIBIT
FOR
JUDITH CREED HOME FOR ADULT INDEPENDENCE BUILDING
AT THE JEWISH FEDERATION SCHWARTZ CAMPUS

TRADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA



OWNER:
JEWISH FEDERATION OF GREATER PHILADELPHIA
2120 ARCH STREET, SUITE 210
PHILADELPHIA, PA 19103-1509
(215) 932-0500

APPLICANT:
JUDITH CREED HOMES FOR ADULT INDEPENDENCE (JCHAI)
EXECUTIVE DIRECTOR
FEDERATION HALL
274 SOUTH BRYN MAWR AVENUE
BRYN MAWR, PA 19003



Scale: 1" = 50 FT.
Date: 08/11/2011
Time: 10:00 AM
Project: JCHAI
Sheet: 1 of 1

| | | |
|---|--------------------------|------------------|
| PARKING EXHIBIT | | FILE NO.: 14-224 |
| MIMOMENEE, INC. a Korte Company 1000 MARKET STREET, SUITE 200 PHILADELPHIA, PA 19102 | | |
| NEW JCHAI BUILDING AT THE JEWISH FEDERATION SCHWARTZ CAMPUS 174 SOUTH BRYN MAWR AVENUE BRYN MAWR, PA 19003 | | |
| DESIGNED BY: MIMOMENEE, INC. | APPROVED BY: [Signature] | SHEET 1 OF 1 |
| CHECKED BY: [Signature] | DATE: 08/11/2011 | SCALE: 1" = 50' |

ELAINE P. SCHAEFER
President

PHILIP M. AHR
Vice President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

JOHN NAGLE

RICHARD F. BOOKER, ESQ.



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

July 17, 2017

Stacy Levitan
C/O JCHAI
274 South Bryn Mawr Ave.
Bryn Mawr, PA 19010

RE: Preliminary Land Development Application #2017-D-03
JCHAI Building – 274 South Bryn Mawr Ave.

Dear Ms. Levitan:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary land development plan to construct a new building with other related improvements, and have found it complete. Therefore, I have accepted the application for preliminary land development for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Monday August 7, 2017.**

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Sincerely,

Stephen F. Norcini, PE
Township Engineer



924 County Line Road
Bryn Mawr, PA 19010
(610) 527 3030
momenee.com

250

July 7, 2017
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Our File # 16-324

**RE: Preliminary Land Development Application
New JCHAI Building, at the Jewish Federation Schwartz Campus
Radnor Township, Delaware County**

To whom it may concern:

On behalf of the Academy of Judith Creed Home for Adult Independence (JCHAI), we are submitting a Preliminary Land Development application for improvements to the school's campus. The intent of this plan is to develop the property with a new building along with other related site improvements. We are providing the enclosed documents and applications in support of a Preliminary Land Development application for the project.

Enclosed for review are the following:

- Signed Township Application
- Township Escrow Review Fee of \$10,000.00
- Signed County Act 247 Review Application
- County Act 247 Review fee of \$425.00
- Copy of the Title Documentation and Deed Description
- 2 copies of the Stormwater Management Narrative
- 26 Sets of Preliminary Land Development Plans (8 signed and notarized)
- 7 Sets of size 11"x17" Plans
- 10 Thumb Drives of the submission materials

The applicant is requesting a waiver of land development. The applicant is requesting a waiver to not provide a Transportation Impact Study as required per code section 255-20.B(5). The addition of the new building will not create an additional traffic load for the property. I trust that this information will be sufficient for you to review this application. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE, INC.

Christopher Dougherty

16324L01_RT.doc

cc: Stacy Levitan

"Better Communities Through Better Engineering"

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 274 S Brvn Mawr Ave, Brvn Mawr, PA 19010

Zoning District PI

Application No. _____
(Twp. Use)

Fee N/A

Ward No. 5-1

Is property in HARB District NO

Applicant: (Choose one) Owner _____ Equitable Owner X

Name Judith Creed Home for Adult Independence c/o Stacy Levitan

Address 274 South Bryn Mawr Ave, Bryn Mawr, PA 19010

Telephone _____ Fax _____ Cell _____

Email stacylevitan@jchai.org

Designer: (Choose one) Engineer X Surveyor _____

Name MOMENEE, INC.

Address 924 County Line Road, Bryn Mawr, PA, 19010

Telephone 610-527-3030 Fax _____

Email cdougherty@momenee.com

Area of property 1,502,384 SF (34.490 AC) Area of disturbance 32,000 SF (0.735AC)

Number of proposed buildings 1 Proposed use of property Program Office Building

Number of proposed lots N/A

Plan Status: Sketch Plan _____ Preliminary X Final _____ Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

The applicant is requesting a waiver to not provide a Transportation Impact study as required per code section 255-20.B(5) The new building will not create any additional traffic load for the property.

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

NO

Individual/Corporation/Partnership Name
Judith Creed Home for Adult Independence c/o Stacy Levitan
Jewish Federation of the Greater Philadelphia Area c/o Jerome Nachlis

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

Stacy Levitan

Jerome Nachlis, CFO

Print Name Stacy Levitan

Jerome Nachlis, CFO

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 JCHAI c/o Stacy Levitan E-mail stacylevitan@jchai.org

Address 274 South Bryn Mawr Ave, Bryn Mawr, PA 19010 Phone _____

Name of Development JCHAI Program Space and Offices at the Schwartz Campus

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Momenee, Inc. Phone 610-527-3030

Address 924 County Line Road, Bryn Mawr, PA 19010

Contact Christopher Dougherty E-mail cdougherty@momenee.com

| Type of Review | Plan Status | Utilities | | Environmental Characteristics |
|--|---|---|---|---------------------------------------|
| | | Existing | Proposed | |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Sketch | <input checked="" type="checkbox"/> Public Sewerage | <input checked="" type="checkbox"/> Public Sewerage | |
| <input checked="" type="checkbox"/> Land Development | <input checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Private Sewerage | <input type="checkbox"/> Private Sewerage | <input type="checkbox"/> Wetlands |
| <input 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 PI

Tax Map # 36 / 41 / 107

Tax Folio # 36 / 05 / 05858 / 00

RD BK04141-2335 BY-DEED
2007058037 07/03/2007 12:25:04 PM:1
RCD FEE: \$73.00 POL. SUB TAX: \$444,135.00 ST TAX: \$288,080.00
36-RADNOR \$444,135.00 THOMAS J. BISHOP SR. REC.
DELAWARE COUNTY

PREPARED BY AND
RETURN RECORDED DOCUMENT TO:

Richard J. Sabat
Morgan, Lewis & Bockius LLP
1701 Market Street
Philadelphia, PA 19103

Tax Parcels No.: 36-05-02858-00 premises: 270 South Bryn Mawr Ave.
36-05-02858-01

NEA 82548
Northeast Executive Abstract
Agency, Inc.
7510 Brous Avenue
Philadelphia, PA 19152

DEED

THIS INDENTURE is made June 26, 2007, between The American College, a Pennsylvania not-for-profit corporation, with an address at 270 South Bryn Mawr, Pennsylvania ("Grantor"), and Jewish Federation of Greater Philadelphia, a Pennsylvania not-for-profit corporation, with an address at 2100 Arch Street, Suite 700, Philadelphia, PA 19103 ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Twenty Nine Million Six Hundred Nine Thousand Dollars (\$29,609,000.00) lawful money of the United States of America, unto it well and truly paid by the Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns:

ALL THAT CERTAIN tract or parcel of land situated in Radnor Township, Delaware County, Pennsylvania, and described in Exhibit "A" attached hereto and made a part hereof (the "Property");

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever in and to the same and every part thereof;

UNDER AND SUBJECT only to all matters of record, to the extent valid and enforceable;

TO HAVE AND TO HOLD the said tract or parcel of land above described, with the buildings and improvements thereon erected, the hereditaments premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns, forever, UNDER AND SUBJECT, as aforesaid;

AND the Grantor, for itself and its successors, does by these presents covenant, grant and agree, to and with the Grantee, its successors and assigns, that it the Grantor and its

EXHIBIT "A"

Description of Land

Being 270 South Bryn Mawr Avenue, Bryn Mawr, PA

All that certain tract or piece of ground situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, as described in accordance with a Map of Property of The American College by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated March 15, 1977 and last revised April 1, 1981, being known and designated as Parcels A and B on said Map, as follows:

Beginning at a point on the middle line of Bryn Mawr Avenue (33 feet wide), said point being at the distance of 643.51 feet measured Southwesterly along said middle line from a point marking its intersection with the center line of Haverford Road; thence from said beginning point along the middle of Bryn Mawr Avenue, the two following: (1) South 81° 16' West, 727.15 feet to a point; and (2) South 72° 22' West, 594.72 feet to a point marking corner of other land of The American College; thence leaving Bryn Mawr Avenue partly by said land and land now or formerly of Vane B. Lucas, the two following: (1) North 32° 05' West 1,002.41 feet to a monument; and (2) on the arc of a circle curving to the left, having a radius of 300 feet, the arc distance of 127.06 feet, the chord of said curved line having a bearing of North 44° 13' West, 126.11 feet to a monument on the Southwest side of Vauclain Road; thence along the said side line on the arc of a circle curving to the left, having a radius of 300 feet, the arc distance of 113.81 feet, the chord of said curved line having a bearing of South 67° 13' East, 113.11 feet to a point of compound curve; thence on the arc of a circle curving to the left, having a radius of 50 feet, marking the terminus of Vauclain Road, the arc distance of 191.34 feet to a point of reverse curve on the Northeast side of said Vauclain Road; thence along same, the following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 62 feet, the arc distance of 67.87 feet, the chord of said curved line having a bearing of North 85° 58' 45" West, 64.54 feet to a point of compound curve; and (2) on the arc of a circle curving to the right, having a radius of 240 feet, the arc distance of 74.21 feet, the chord of said curved line having a bearing of North 45° 45' 30" West, 73.92 feet to a monument marking corner of land now or formerly of Ann Vauclain; thence leaving said Vauclain Road, the two following courses and distances: (1) North 47° 47' East, 365.07 feet to a monument; and (2) North 47° 30' 10" East, 123.23 feet to a monument on the Southwest side of Red Arrow Line (Septa) right of way having a width of 100 feet; thence along said line of same, the following courses and distances: (1) North 57° 55' East, 4.92 feet to a monument; (2) South 32° 5' East, 17.65 feet to a monument; (3) on an arc of a circle curving to the left, having a radius of 1228.91 feet, the arc distance of 802.57 feet, the chord of said curved line having a bearing of South 66° 48' 26" East, 788.39 feet to a monument; (4) South 85° 31" East, 130.50 feet to a monument; (5) on the arc of a circle curving to the right, having a radius of 1096.28 feet, the arc distance of 641.40 feet, the chord of said curve line having a bearing of South 68° 45' 16" East, 632.32 feet to a monument; and (6) South 70° 41' East, 40.78 feet to a monument on the Southwest side of a certain 18 feet wide easement, when extended: thence partly along said extended Southwest side of said easement and the Southwest side thereof, South 08° 44' East, 514.10 feet to the place of beginning.

Together with the use, right, liberty and privilege in conjunction with others enjoying the use thereof of a certain 18 feet wide right of way or driveway extending Southeastwardly to Bryn Mawr Avenue from the line of the above described property, which right of way and driveway is bounded and described as follows:

All that certain tract or piece of ground situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, as described in accordance with a Map of Property of The American College by Yerkes Associates, Inc. Bryn Mawr, Pennsylvania, dated March 15, 1977 and last revised April 1, 1981, being known and designated as Parcel C on said map, as follows:

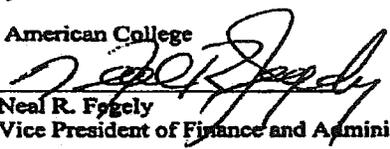
Beginning at a point on the middle line of Bryn Mawr Avenue (33 feet wide), said point being at the distance of 625.50 feet measured Southwesterly along said middle line from a point marking its intersection with the center line of Haverford Road; thence from side beginning point along the middle line of Bryn Mawr Avenue, South $81^{\circ} 16'$ West, 18 feet to a point marking a corner of Parcel A on said plan; thence leaving Bryn Mawr Avenue and along Parcel A the Southwest side of an 18 foot wide easement, North $08^{\circ} 44'$ West, 492.85 feet to a point on the Southwest side of Red Arrow Line (Septa) right of way, having a width of 100 feet; thence along same, South $50^{\circ} 24' 20''$ East, 27.09 feet to a point; thence still by land of Red Arrow Line (Septa) and partly by land now or formerly of Red Arrow Industries, Inc., South $08^{\circ} 44'$ East, 472.63 feet to a place of beginning.

Being the same premises conveyed to The American College, a Pennsylvania non-profit corporation, by deed from The American College of Life Underwriters, a District of Columbia non-profit educational corporation, now known as The American College, a Pennsylvania non-profit educational corporation by successor by merger, dated March 1, 2004 and recorded March 11, 2004 in Record Book 3111, page 1831.

successors, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against it the Grantor and its successors, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, UNDER AND SUBJECT as aforesaid, warrant and forever defend.

IN WITNESS WHEREOF the Grantor has caused this Deed to be duly executed the day and year first above written.

The American College

By: 
Neal R. Fygel
Vice President of Finance and Administration

GRANTEE'S Address:

270 S. BAYN HONK AVE
BAYN HONK, PA 19010



STATE OF : PA.

COUNTY OF : SS
Delaware

On this 10th day of June, 2007 before me, a notary public, the undersigned officer, personally appeared Neal R. Fegely, who acknowledged himself (herself) to be the V.P. of Finance of The American College, a non-for-profit corporation, and that he (she), as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself (herself) as

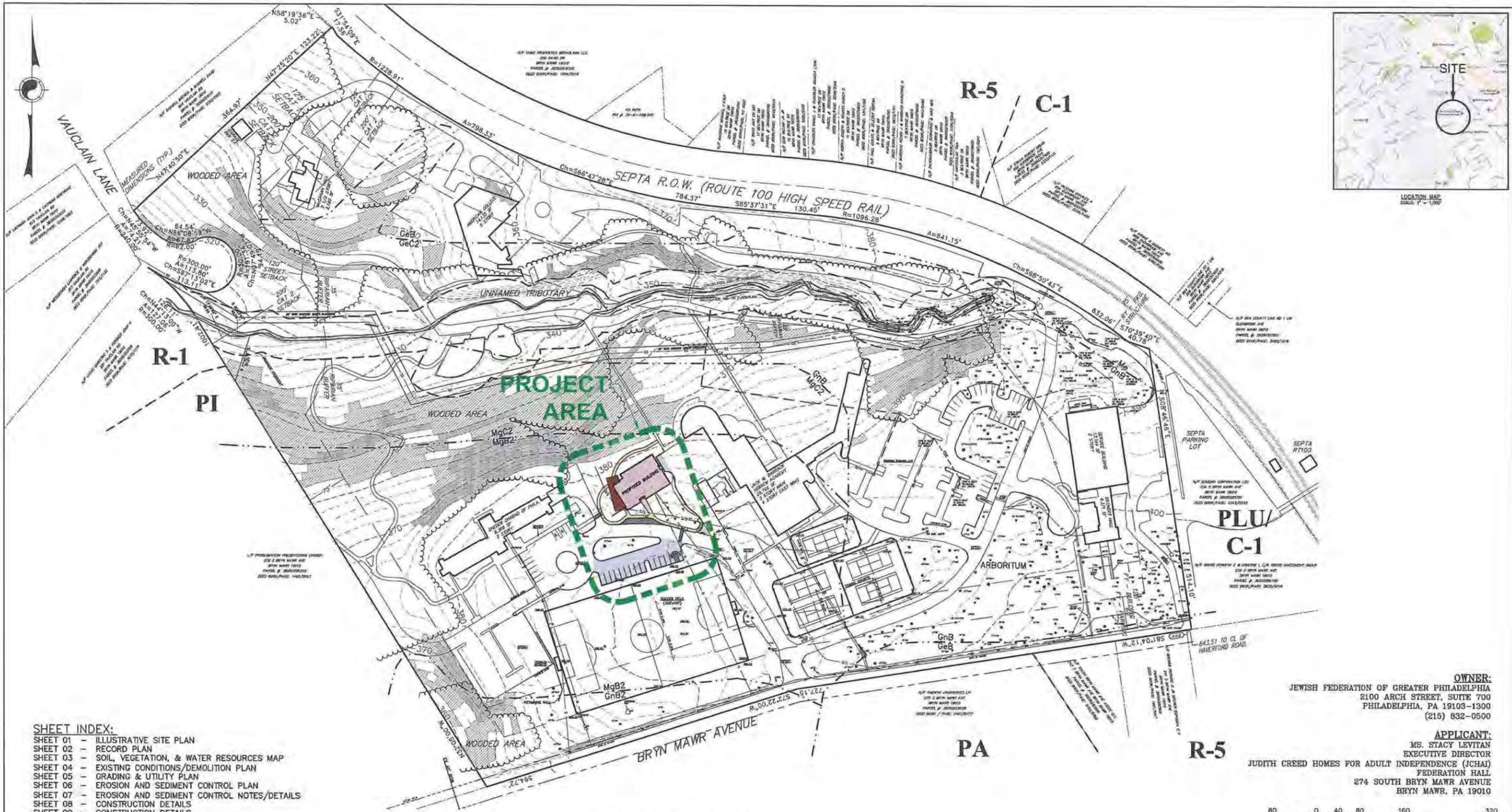
In witness whereof, I hereunto set my hand and official seal.
(NOTARIAL SEAL)


Notary Public

My Commission Expires:
Title:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
THEODORE T. KURLOWICZ, Notary Public
Springfield Twp., Delaware County
My Commission Expires September 2, 2008



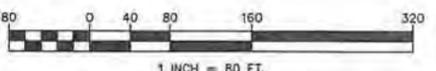


LOCATION MAP
SCALE: 1" = 1,000'

- SHEET INDEX:**
- SHEET 01 - ILLUSTRATIVE SITE PLAN
 - SHEET 02 - RECORD PLAN
 - SHEET 03 - SOIL, VEGETATION, & WATER RESOURCES MAP
 - SHEET 04 - EXISTING CONDITIONS/DEMOLITION PLAN
 - SHEET 05 - GRADING & UTILITY PLAN
 - SHEET 06 - EROSION AND SEDIMENT CONTROL PLAN
 - SHEET 07 - EROSION AND SEDIMENT CONTROL NOTES/DETAILS
 - SHEET 08 - CONSTRUCTION DETAILS
 - SHEET 09 - CONSTRUCTION DETAILS

OWNER:
 JEWISH FEDERATION OF GREATER PHILADELPHIA
 2100 ARCH STREET, SUITE 700
 PHILADELPHIA, PA 19103-1300
 (215) 832-0500

APPLICANT:
 MS. STACY LEVITAN
 EXECUTIVE DIRECTOR
 JUDITH CREED HOMES FOR ADULT INDEPENDENCE (JCHAI)
 FEDERATION HALL
 274 SOUTH BRYN MAWR AVENUE
 BRYN MAWR, PA 19010

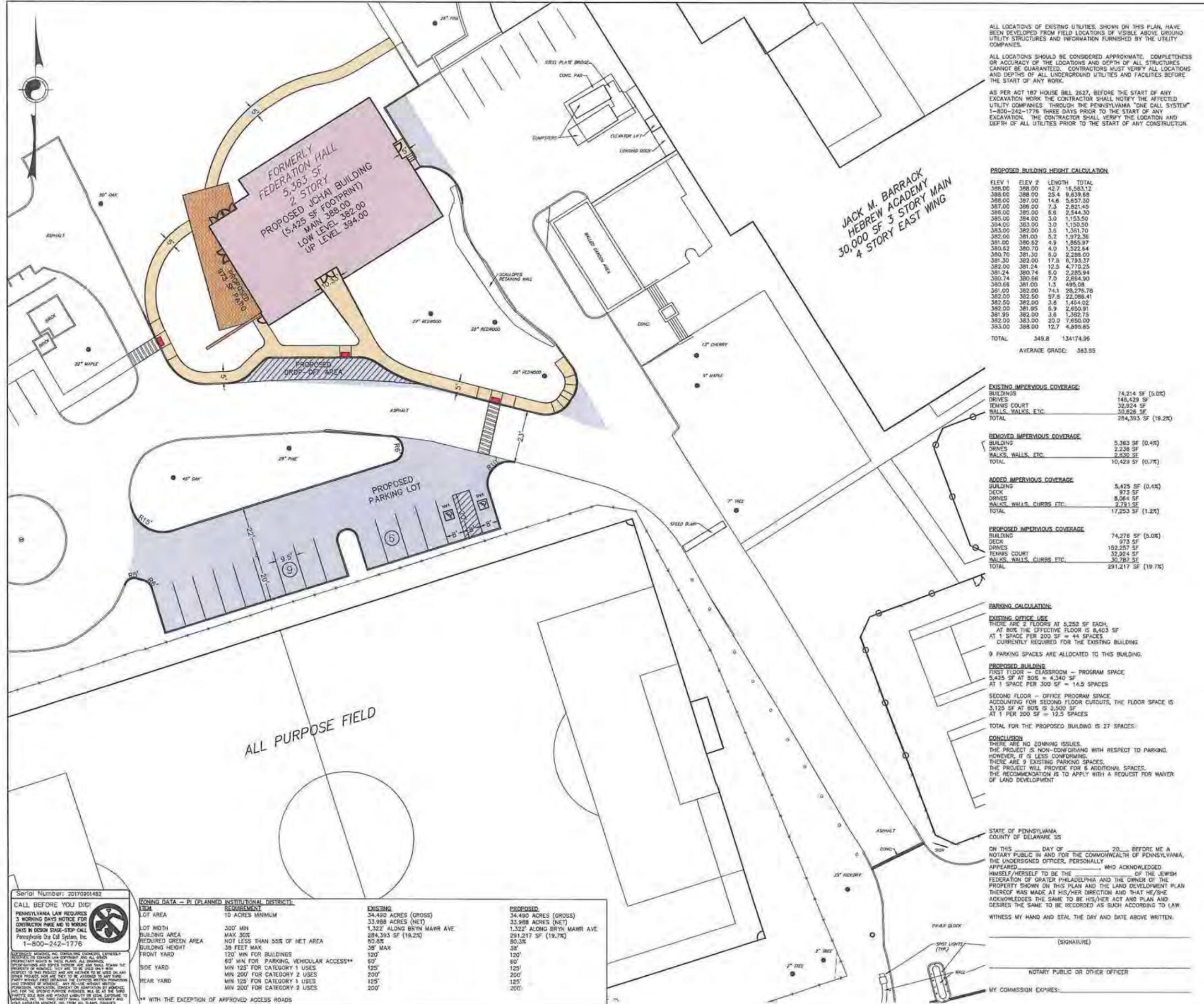


**PRELIMINARY
 WAIVER OF LAND DEVELOPMENT PLANS
 FOR
 JUDITH CREED HOME FOR ADULT INDEPENDENCE BUILDING
 AT THE JEWISH FEDERATION SCHWARTZ CAMPUS**

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

Serial Number: 2017091482
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STEP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

| | | |
|--|--|--------------------|
| ILLUSTRATIVE SITE PLAN | | FILE NO.: 16-324 |
| MIMOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 824 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 | | |
| PRELIMINARY LAND DEVELOPMENT PLANS NEW JCHAI BUILDING AT THE JEWISH FEDERATION SCHWARTZ CAMPUS RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA | | |
| ONE-CALL: 2017091482 | APPLICANT: JUDITH CREED HOMES FOR ADULT INDEPENDENCE | SHEET 1 OF 9 |
| DRAWN BY: CHD | 274 SOUTH BRYN MAWR AVENUE | DATE: JULY 7, 2017 |
| CHECKED BY: KRM | BRYN MAWR, PA 19010 | SCALE: 1" = 80' |



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



PROPOSED BUILDING HEIGHT CALCULATION

| ELEV 1 | ELEV 2 | LENGTH | TOTAL |
|--------------|--------------|------------------|-----------|
| 388.00 | 388.00 | 42.7 | 16,583.12 |
| 388.00 | 388.00 | 25.4 | 9,839.68 |
| 388.00 | 387.00 | 14.6 | 5,877.50 |
| 387.00 | 386.00 | 7.3 | 2,821.49 |
| 386.00 | 385.00 | 6.6 | 2,544.30 |
| 385.00 | 384.00 | 3.0 | 1,153.50 |
| 384.00 | 383.00 | 3.0 | 1,150.50 |
| 383.00 | 382.00 | 3.6 | 1,361.70 |
| 382.00 | 381.00 | 5.2 | 1,972.36 |
| 381.00 | 380.52 | 4.9 | 1,865.97 |
| 380.52 | 380.70 | 4.0 | 1,522.64 |
| 380.70 | 381.30 | 6.0 | 2,289.50 |
| 381.30 | 382.00 | 17.8 | 6,793.37 |
| 382.00 | 381.24 | 12.5 | 4,770.25 |
| 381.24 | 380.74 | 6.0 | 2,285.94 |
| 380.74 | 380.66 | 7.0 | 2,684.90 |
| 380.66 | 381.00 | 1.5 | 495.08 |
| 381.00 | 382.00 | 7.1 | 26,276.78 |
| 382.00 | 382.50 | 27.5 | 10,568.41 |
| 382.50 | 382.00 | 3.6 | 1,454.02 |
| 382.00 | 381.95 | 6.9 | 2,650.91 |
| 381.95 | 382.00 | 3.6 | 1,362.15 |
| 382.00 | 383.00 | 20.0 | 7,650.00 |
| 383.00 | 388.00 | 12.7 | 4,895.85 |
| TOTAL | 349.8 | 134174.96 | |

AVERAGE GRADE: 383.55

EXISTING IMPERVIOUS COVERAGE

| | |
|--------------------|---------------------------|
| BUILDINGS | 74,214 SF (5.0%) |
| DRIVES | 146,429 SF |
| TENNIS COURT | 32,824 SF |
| WALKS, WALLS, ETC. | 30,826 SF |
| TOTAL | 284,393 SF (19.2%) |

REMOVED IMPERVIOUS COVERAGE

| | |
|--------------------|-------------------------|
| BUILDING | 5,363 SF (0.4%) |
| DRIVES | 2,238 SF |
| WALKS, WALLS, ETC. | 2,830 SF |
| TOTAL | 10,429 SF (0.7%) |

ADDED IMPERVIOUS COVERAGE

| | |
|---------------------------|-------------------------|
| BUILDING | 5,425 SF (0.4%) |
| DECK | 973 SF |
| DRIVES | 8,064 SF |
| WALKS, WALLS, CURBS, ETC. | 2,712 SF |
| TOTAL | 17,253 SF (1.2%) |

PROPOSED IMPERVIOUS COVERAGE

| | |
|---------------------------|---------------------------|
| BUILDING | 74,276 SF (5.0%) |
| DECK | 973 SF |
| DRIVES | 152,257 SF |
| TENNIS COURT | 32,824 SF |
| WALKS, WALLS, CURBS, ETC. | 30,782 SF |
| TOTAL | 291,217 SF (19.7%) |

PARKING CALCULATION

EXISTING OFFICE USE
 THERE ARE 2 FLOORS AT 5,252 SF EACH.
 AT 80% THE EFFECTIVE FLOOR IS 8,403 SF
 AT 1 SPACE PER 200 SF = 44 SPACES
 CURRENTLY REQUIRED FOR THE EXISTING BUILDING

9 PARKING SPACES ARE ALLOCATED TO THIS BUILDING.

PROPOSED BUILDING

FIRST FLOOR - CLASSROOM - PROGRAM SPACE
 5,425 SF AT 80% = 4,340 SF
 AT 1 SPACE PER 300 SF = 14.5 SPACES

SECOND FLOOR - OFFICE PROGRAM SPACE
 ACCOUNTING FOR SECOND FLOOR CUTOUTS, THE FLOOR SPACE IS
 3,125 SF AT 80% IS 2,500 SF
 AT 1 PER 200 SF = 12.5 SPACES

TOTAL FOR THE PROPOSED BUILDING IS 27 SPACES.

CONCLUSION
 THERE ARE NO ZONING ISSUES.
 THE PROJECT IS NON-CONFORMING WITH RESPECT TO PARKING.
 HOWEVER, IT IS LESS CONFORMING.
 THERE ARE 9 EXISTING PARKING SPACES.
 THE PROJECT WILL PROVIDE FOR 6 ADDITIONAL SPACES.
 THE RECOMMENDATION IS TO APPLY WITH A REQUEST FOR WAIVER OF LAND DEVELOPMENT

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/HERSELF TO BE THE _____ OF THE JEWISH FEDERATION OF GRATER PHILADELPHIA AND THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THE LAND DEVELOPMENT PLAN THEREOF WAS MADE. AT HIS/HER DIRECTION AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE)

NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES: _____

ZONING DISTRICT PI (USE CATEGORY 1 & 2)

| | |
|------------------------------|--|
| LOT AREA | 10 ACRE MIN. |
| LOT WIDTH | 300' MIN @ SETBACK |
| BUILDING AREA | 30% MAX. |
| IMPERVIOUS COVERAGE | 45% MAX. |
| FRONT YARD | 120' MIN. BLDG.; 80' MIN. PRKG |
| SIDE YARDS (CATEGORY 1 USE) | 125' MIN. (AGAINST RESIDENTIAL DISTRICT) |
| SIDE YARDS (CATEGORY 2 USE) | 200' MIN. (AGAINST RESIDENTIAL DISTRICT) |
| SIDE YARDS (CATEGORY 1 DR 2) | 75' MIN. (AGAINST OTHER DISTRICT) |
| REAR YARD (CATEGORY 1 USE) | 125' MIN. (AGAINST RESIDENTIAL DISTRICT) |
| REAR YARD (CATEGORY 2 USE) | 200' MIN. (AGAINST RESIDENTIAL DISTRICT) |
| REAR YARD (CATEGORY 1 DR 2) | 75' MIN. (AGAINST OTHER DISTRICT) |
| BUILDING HEIGHT | 38' MAX. |
| BUILDING SEPARATION | 45' MIN. |
| BUILDING LENGTH | 160' MAX. |
| BUILDINGS ATTACHED | 3 MAX. |
| PLANTED LANDSCAPE AREA | 55% MIN. |
| RIPARIAN BUFFER SETBACK | 35' |

CATEGORY 1 USES - SURFACE PARKING LOT, ACADEMIC CLASSROOM AND RESEARCH BUILDINGS, ADMINISTRATIVE BUILDINGS, LIFE-CARE RESIDENCE.

CATEGORY 2 USES - BORMITORY, PARKING STRUCTURE, ANY USE PERMITTED IN A PI DISTRICT NOT LISTED IN CATEGORY 1 USES.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP LATEST EDITION.

GENERAL NOTES:

- THIS PLAN REPRESENTS A COMPILED OF PREVIOUS SURVEYS, AND AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES IN THE PROPOSED PROJECT AREA ON OCTOBER 1, 2013 AND REFLECTS CONDITIONS ON THAT DATE.
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER LOWER MERION TOWNSHIP OBTAINED VIA GPS NETWORK.
- THE REFERENCED SURVEYS AND THIS PLAN WERE COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.

REFERENCE PLAN:

- PARTIAL TOPOGRAPHIC SURVEY OF AMERICAN COLLEGE, BRYN MAWR AVENUE, PRODUCED BY MOMENEE SURVEY GROUP, INC., DATED OCTOBER 8, 2013, LAST REVISED 11/08/16, FILE NO. 09-040.
- ADDITIONAL TOPOGRAPHY AND IMPROVEMENTS TAKEN FROM A PLAN PREPARED BY MOMENEE SURVEY GROUP DATED OCTOBER 25, 2007.
- ALTA/ACSM LAND TITLE SURVEY PLAN OF THE LANDS KNOWN AS THE AMERICAN COLLEGE PREPARED BY YERKES ASSOCIATES, INC. DATED 12-22-05.

SOURCE OF TITLE:
 DEED BOOK 4141 PAGE 2335

TOTAL AREA TO THE TITLE LINE:
 1,502,384 SF (34.490 ACRES)

NET AREA (TO THE ROAD R.O.W.):
 1,480,823 SF (33.988 ACRES)

MAXIMUM BUILDING COVERAGE:
 444,157 SF (30%)

MAXIMUM IMPERVIOUS COVERAGE:
 668,235 SF (45%)

EXISTING IMPERVIOUS COVERAGE:

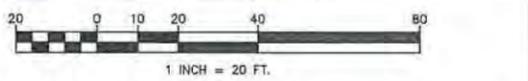
| | |
|--------------------|---------------------------|
| BUILDINGS | 74,214 SF (5.0%) |
| DRIVES | 146,429 SF |
| TENNIS COURT | 32,824 SF |
| WALKS, WALLS, ETC. | 30,826 SF |
| TOTAL | 284,393 SF (19.2%) |

WAIVERS REQUESTED:

- 255-12 TO WAIVE THE LAND DEVELOPMENT PROCESS.
- 255-29.6(5) TO NOT PROVIDE A TRANSPORTATION IMPACT STUDY.

UNTYPE LEGEND:

| | |
|--------------|-------------------|
| [Pink Box] | PROPOSED BUILDING |
| [Blue Box] | PROPOSED DRIVE |
| [Orange Box] | PROPOSED WALK |
| [Red Box] | PROPOSED WALL |
| [Green Box] | PROPOSED DECK |



SHEET 1 OF 2 FOR RECORDING

| | | |
|--|--|--------------------|
| RECORD PLAN | | FILE NO.: 16-324 |
| MOMENEE, INC. a Karins Company | | |
| ENGINEERING PLANNING SURVEYING | | |
| 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 | | |
| PRELIMINARY LAND DEVELOPMENT PLANS | | |
| NEW JCHAI BUILDING | | |
| AT THE JEWISH FEDERATION SCHWARTZ CAMPUS | | |
| RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA | | |
| ONE-CALL: 20170901482 | APPLICANT: JUDITH CREED HOMES FOR ADULT INDEPENDENCE | SHEET 2 of 9 |
| DRAWN BY: CHD | 274 SOUTH BRYN MAWR AVENUE | DATE: JULY 7, 2017 |
| CHECKED BY: KRM | BRYN MAWR, PA 19010 | SCALE: 1" = 20' |

Serial Number: 20170901482

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION WORK AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

NOTICE: CONTRACTOR TO VERIFY ALL UTILITIES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. 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.

ZONING DATA - PI (PLANNED INSTITUTIONAL DISTRICT) ITEM REQUIREMENT

| ITEM | EXISTING | PROPOSED |
|---------------------|--|--|
| LOT AREA | 34,490 ACRES (GROSS) 33,988 ACRES (NET) | 34,490 ACRES (GROSS) 33,988 ACRES (NET) |
| LOT WIDTH | 1,322' ALONG BRYN MAWR AVE | 1,322' ALONG BRYN MAWR AVE |
| BUILDING AREA | 284,393 SF (19.2%) | 291,217 SF (19.7%) |
| REQUIRED GREEN AREA | 80.8% | 80.3% |
| BUILDING HEIGHT | 38' MAX | 38' |
| FRONT YARD | 120' | 120' |
| SIDE YARD | 125' | 125' |
| REAR YARD | 125' | 125' |

MIN FOR BUILDINGS
 120' MIN FOR BUILDINGS
 80' MIN FOR PARKING, VEHICULAR ACCESS**

MIN FOR CATEGORY 1 USES
 MIN 125' FOR CATEGORY 1 USES
 MIN 200' FOR CATEGORY 2 USES
 MIN 125' FOR CATEGORY 1 USES
 MIN 200' FOR CATEGORY 2 USES

** WITH THE EXCEPTION OF APPROVED ACCESS ROADS



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AS PER ACT 167 HOUSE BILL 2827, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1775 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.



- ZONING DISTRICT PI (USE CATEGORY 1 & 2)**
- LOT AREA: 10 ACRE MIN.
 - LOT WIDTH: 300' MIN @ SETBACK
 - BUILDING AREA: 30% MAX.
 - PERVIOUS COVERAGE: 45% MAX.
 - FRONT YARD: 120' MIN. BLDG.; 80' MIN. PRVG.
 - SIDE YARDS (CATEGORY 1 USE): 125' MIN. (AGAINST RESIDENTIAL DISTRICT)
 - SIDE YARDS (CATEGORY 2 USE): 200' MIN. (AGAINST RESIDENTIAL DISTRICT)
 - REAR YARD (CATEGORY 1 OR 2): 75' MIN. (AGAINST OTHER DISTRICT)
 - REAR YARD (CATEGORY 1 USE): 125' MIN. (AGAINST RESIDENTIAL DISTRICT)
 - REAR YARD (CATEGORY 2 USE): 200' MIN. (AGAINST RESIDENTIAL DISTRICT)
 - BUILDING HEIGHT: 75' MIN. (AGAINST OTHER DISTRICT)
 - BUILDING SEPARATION: 35' MIN.
 - BUILDING LENGTH: 160' MAX.
 - BUILDINGS ATTACHED: 3' MAX.
 - PLANTED/LANDSCAPE AREA: 55% MIN.
 - RIPARIAN BUFFER SETBACK: 35'
- CATEGORY 1 USES - SURFACE PARKING LOT, ACADEMIC CLASSROOM AND RESEARCH BUILDINGS, ADMINISTRATIVE BUILDINGS, LIFE-CARE RESIDENCE.
- CATEGORY 2 USES - DORMITORY, PARKING STRUCTURE, ANY USE PERMITTED IN A PI DISTRICT NOT LISTED IN CATEGORY 1 USES.
- FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

- GENERAL NOTES:**
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SOURCE OF TITLE:
DEED BOOK 4141 PAGE 2335

TOTAL AREA (TO THE TITLE LINE):
1,302,384 SF (34.490 ACRES)

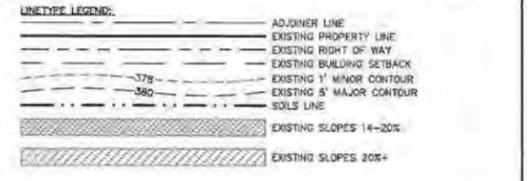
NET AREA (TO THE ROAD R.O.W.):
1,480,523 SF (33.988 ACRES)

MAXIMUM BUILDING COVERAGE:
444,157 SF (30%)

MAXIMUM IMPERVIOUS COVERAGE:
866,235 SF (45%)

EXISTING IMPERVIOUS COVERAGE:

| | |
|--------------------|--------------------|
| BUILDINGS | 74,214 SF (5.0%) |
| DRIVES | 146,429 SF |
| TENNIS COURT | 32,924 SF |
| WALKS, WALKS, ETC. | 10,856 SF |
| TOTAL | 264,393 SF (19.2%) |



Serial Number: 20170901482

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

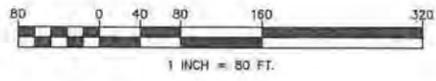
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1775 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

SOILS INFORMATION

| SYMBOL | NAME | SLOPE | ERODIBILITY INDEX | HYDROLOGIC GROUP | AGRICULTURAL CAPABILITY CLASS | DRAINAGE | LOAD BEARING CAPACITY | DEPTH TO 5" WATER | DEPTH TO BEDROCK |
|--------|------------|-------|-------------------|------------------|-------------------------------|--------------|-----------------------|-------------------|------------------|
| MqB2 | MANDR LOAM | 3-8 | MODERATE | B | 2E | WELL DRAINED | NOT RATED | 60+ INCHES | 72-99 INCHES |

NOTES:

- IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESSEEN 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.
- ENTIRE SITE IS MqB2 SOIL TYPE.



SHEET 2 OF 2 FOR RECORDING

SOIL, VEGETATION, & WATER RESOURCES MAP FILE NO.: 16-324

MOMENEY, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

PRELIMINARY LAND DEVELOPMENT PLANS
NEW JCHAI BUILDING
AT THE JEWISH FEDERATION SCHWARTZ CAMPUS
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

ONE-CALL: 20170901482 APPLICANT
DRAWN BY: CHD ADITH CREED HONES FOR ADULT INDEPENDENCE
CHECKED BY: KRM 274 SOUTH BRYN MAWR AVENUE
BRYN MAWR, PA 19010

DATE: JULY 7, 2017
SCALE: 1" = 80'

SHEET 3 OF 9

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| EXISTING IMPERVIOUS COVERAGE | |
|------------------------------|--------------------|
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| DRIVES | 148,429 SF |
| TENNIS COURT | 32,924 SF |
| WALKS, WALLS, ETC. | 30,828 SF |
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|-----------------------------|------------------|
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| WALKS, WALLS, CURBS, ETC. | 30,787 SF |
| TOTAL | 291,217 SF (19.7%) |



TREE PROTECTION NOTES:

- ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE (25) FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIPLINES. THE FINAL LOCATION MUST BE APPROVED BY THE TOWNSHIP ARBORIST PRIOR TO THE ISSUANCE OF PERMITS. THE LOCATION OF THE DRIPLINES AND FENCING SHALL BE FIELD ADJUSTED IN ORDER TO MINIMIZE IMPACT TO EXISTING TREES.
- NO IMPERVIOUS COVER SHALL BE PERMITTED WITHIN THE DRIPLINES OF TREES TO REMAIN. THE TOWNSHIP ARBORIST MUST APPROVE THE LOCATION AND EXTENT OF THE PAVING IF TREES ARE TO REMAIN.
- GRADE CHANGES AROUND THE DRIPLINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED. THE TOWNSHIP ARBORIST MUST APPROVE THE PROCEDURE.
- IF TRENCHES FOR UTILITIES ARE PROPOSED WITHIN THE DRIPLINES OF TREES, ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LINES 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 DEEP ROOTING FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING PRIOR TO THE ISSUANCE OF AN EROSION CONTROL OR MINOR GRADING PERMIT. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPERSIBLE @ 15 LBS. PER 100 GALLON OR EQUAL. THE TOWNSHIP ARBORIST SHALL APPROVE THE PROCEDURE.
- SOIL WITHIN THE DRIPLINE OF TREES DISTURBED BY CONSTRUCTION SHALL BE AERATED AT THE END OF CONSTRUCTION ACTIVITIES.
- ALL TREES IN THE RIGHT-OF-WAY SHALL BE TRIMMED. IF DEAD OR DISEASED, TREES SHALL BE REMOVED AND REPLACED. NEW STREET TREES SHALL BE PLANTED AS REQUIRED BY THE TOWNSHIP.
- SHOULD ANY TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED BY IRREPARABLE DAMAGE DURING CONSTRUCTION ACTIVITIES AND DIE WITHIN EIGHTEEN (18) MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES WILL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 101-94(2).

ZONING DISTRICT PD:
(USE CATEGORY 1 & 2)

| 10 ACRE MIN. | 300' MIN. @ SETBACK |
|------------------------------|--|
| LOT WIDTH | 300' MAX. |
| BUILDING AREA | 45% MAX. |
| IMPERVIOUS COVERAGE | 120' MIN. BLDG.; 60' MIN. PRKG |
| FRONT YARD | 125' MIN. (AGAINST RESIDENTIAL DISTRICT) |
| SIDE YARDS (CATEGORY 1 USE) | 200' MIN. (AGAINST RESIDENTIAL DISTRICT) |
| SIDE YARDS (CATEGORY 1 OR 2) | 25' MIN. (AGAINST OTHER DISTRICT) |
| REAR YARD (CATEGORY 1 USE) | 125' MIN. (AGAINST RESIDENTIAL DISTRICT) |
| REAR YARD (CATEGORY 2 USE) | 200' MIN. (AGAINST RESIDENTIAL DISTRICT) |
| REAR YARD (CATEGORY 1 OR 2) | 75' MIN. (AGAINST OTHER DISTRICT) |
| BUILDING HEIGHT | 35' MAX. |
| BUILDING SEPARATION | 45' MIN. |
| BUILDING LENGTH | 180' MAX. |
| BUILDINGS ATTACHED | 3' MAX. |
| PLANTED/LANDSCAPE AREA | 55% MIN. |
| RIPIARIAN BUFFER SETBACK | 30' |

CATEGORY 1 USES - SURFACE PARKING LOT, ACADEMIC CLASSROOM AND RESEARCH BUILDINGS, ADMINISTRATIVE BUILDINGS, LIFE-CARE RESIDENCE.

CATEGORY 2 USES - DORMITORY, PARKING STRUCTURE, ANY USE PERMITTED IN A PD DISTRICT NOT LISTED IN CATEGORY 1 USES.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

GENERAL NOTES:

- THIS PLAN REPRESENTS A COMPLETION OF VARIOUS SURVEYS, AND AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES IN THE PROPOSED PROJECT AREA ON OCTOBER 1, 2013 AND DEPICTS CONDITIONS ON THAT DATE. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER LOWER MERION TOWNSHIP OBTAINED VIA GPS NETWORK.
- THE REFERENCED SURVEYS AND THIS PLAN WERE COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.

REFERENCE PLAN:

- PARTIAL TOPOGRAPHIC SURVEY OF AMERICAN COLLEGE, BRYN MAWR AVENUE, PRODUCED BY MOMENE SURVEY GROUP, INC., DATED OCTOBER 8, 2013, LAST REVISED 11/08/15, FILE NO. 09-040.
- ADDITIONAL TOPOGRAPHY AND IMPROVEMENTS TAKEN FROM A PLAN PREPARED BY MOMENE SURVEY GROUP DATED OCTOBER 25, 2007.
- ALTA/ACSM LAND TITLE SURVEY PLAN OF THE LANDS KNOWN AS THE AMERICAN COLLEGE PREPARED BY YERKES ASSOCIATES, INC. DATED 12-22-05.

SOURCE OF TITLE:
DEED BOOK 4141 PAGE 2335

TOTAL AREA (TO THE TITLE LINE):
1,502,384 SF (34.490 ACRES)

NET AREA (TO THE ROAD P.O.W.):
1,480,523 SF (33.988 ACRES)

MAXIMUM BUILDING COVERAGE:
444,157 SF (30%)

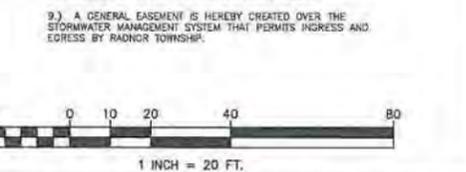
MAXIMUM IMPERVIOUS COVERAGE:
698,233 SF (45%)

LINE TYPE LEGEND:

| | |
|---------|----------------------------|
| --- | 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 |
| --- | PROPOSED CONTOUR |
| --- | HIGH POINT |

SYMBOL LEGEND:

| | |
|---|----------------------|
| □ | SURVEY MONUMENT |
| ○ | SURVEY MARKER |
| ○ | LIGHT |
| ○ | UTILITY POLE |
| ● | EXISTING TREE |
| ✕ | TREE TO BE REMOVED |
| ▲ | TREE TO BE IMPACTED |
| ● | PERC TEST |
| ○ | CAUTION WHEN DIGGING |



Serial Number: 20170901482

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES A WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

CONTRACTOR: MOMENE, INC. ENGINEERING AND SURVEYING. PROJECT: NEW JCHAI BUILDING. DATE: JULY 7, 2017.

SOILS INFORMATION

| SYMBOL | NAME | SLLOPE | ERODIBILITY INDEX | HYDROLOGIC GROUP | AGRICULTURAL CAPABILITY CLASS | DRAINAGE | LOAD BEARING CAPACITY | DEPTH TO SH1 | DEPTH TO WATER BEDROCK |
|--------|------------|--------|-------------------|------------------|-------------------------------|--------------|-----------------------|--------------|------------------------|
| M9B2 | MAHON LOAM | S-8 | MODERATE | B | 2E | WELL DRAINED | NOT RATED | 80+ INCHES | 72-99 INCHES |

NOTES:

- IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNIFORM 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.
- ENTIRE SITE IS M9B2 SOIL TYPE.

ALL PURPOSE FIELD

GRADING & UTILITY PLAN

MOMENE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR, PA - 19010

PRELIMINARY LAND DEVELOPMENT PLANS:
NEW JCHAI BUILDING
AT THE JEWISH FEDERATION SCHWARTZ CAMPUS
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

FILE NO.: 16-324

APPLICANT: ADITH CREED HOMES FOR ADULT INDEPENDENCE
274 SOUTH BRYN MAWR AVENUE
BRYN MAWR, PA 19010

ONE-CALL: 20170901482
DRAWN BY: CHD
CHECKED BY: KRM

DATE: JULY 7, 2017
SCALE: 1" = 20'

SHEET 5 of 9



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.

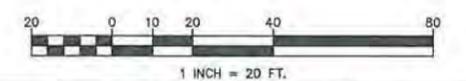
ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

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.



- TREE PROTECTION NOTES:**
- ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE (25) FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE FINAL LOCATION MUST BE APPROVED BY THE TOWNSHIP ARBORIST PRIOR TO THE ISSUANCE OF PERMITS. THE LOCATION OF THE DRIP LINES AND FENCING SHALL BE FIELD ADJUSTED IN ORDER TO MINIMIZE IMPACT TO EXISTING TREES.
 - NO IMPERVIOUS COVER SHALL BE PERMITTED WITHIN THE DRIP LINES OF TREES TO REMAIN. THE TOWNSHIP ARBORIST MUST APPROVE THE LOCATION AND EXTENT OF THE PAVING IF TREES ARE TO REMAIN.
 - GRADE CHANGES AROUND THE DRIP LINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED. THE TOWNSHIP ARBORIST MUST APPROVE THE PROCEDURE.
 - IF TRENCHES FOR UTILITIES ARE PROPOSED WITHIN THE DRIP LINES OF TREES, ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
 - ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE CROWN AND DEEP ROOTING FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING PRIOR TO THE ISSUANCE OF AN EROSION CONTROL OR MINOR GRADING PERMIT. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 10-32-16 SLOW RELEASE WATER DISPENSABLE @ 15 LBS. PER 100 GALLON OR EQUAL. THE TOWNSHIP ARBORIST SHALL APPROVE THE PROCEDURE.
 - SOIL WITHIN THE DRIP LINE OF TREES DISTURBED BY CONSTRUCTION SHALL BE AERATED AT THE END OF CONSTRUCTION ACTIVITIES.
 - ALL TREES IN THE RIGHT-OF-WAY SHALL BE TRIMMED. IF DEAD OR DISEASED, TREES SHALL BE REMOVED AND REPLACED. NEW STREET TREES SHALL BE PLANTED AS REQUIRED BY THE TOWNSHIP.
 - SHOULD ANY TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED BY IRREPARABLE DAMAGE DURING CONSTRUCTION ACTIVITIES AND DIE WITHIN EIGHTEEN (18) MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES WILL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 101-9A(2).

| SYMBOL LEGEND: | | LINE TYPE LEGEND: | |
|----------------|---------------------|-------------------|--|
| [Symbol] | SURVEY MONUMENT | [Line Type] | EXISTING PROPERTY LINE |
| [Symbol] | SURVEY MARKER | [Line Type] | EXISTING ROW LINE |
| [Symbol] | LIGHT | [Line Type] | EXISTING BUILDING SETBACK |
| [Symbol] | UTILITY POLE | [Line Type] | EXISTING FENCE LINE |
| [Symbol] | EXISTING TREE | [Line Type] | EXISTING OVERHEAD ELECTRIC |
| [Symbol] | TREE TO BE REMOVED | [Line Type] | EXISTING ELECTRIC LINE |
| [Symbol] | TREE TO BE IMPACTED | [Line Type] | EXISTING GAS LINE |
| [Symbol] | PERC TEST | [Line Type] | EXISTING TELECOM LINE |
| | | [Line Type] | EXISTING WATER LINE |
| | | [Line Type] | EXISTING SANITARY LINE |
| | | [Line Type] | EXISTING STORM PIPES |
| | | [Line Type] | EXISTING MINOR CONTOUR |
| | | [Line Type] | EXISTING MAJOR CONTOUR |
| | | [Line Type] | PROPOSED SILT FENCE OR COMPOST FILTER SOCK |
| | | [Line Type] | PROPOSED TREE PROTECTION FENCE |
| | | [Line Type] | PROPOSED CONSTRUCTION FENCE |
| | | [Line Type] | PROPOSED LIMITS OF DISTURBANCE |
| | | [Line Type] | PROPOSED INLET PROTECTION |
| | | [Line Type] | PROPOSED DIVERSION BERM |
| | | [Line Type] | PROPOSED CONSTRUCTION ENTRANCE |
| | | [Line Type] | PROPOSED EROSION CONTROL BLANKET |



Serial Number: 2017090482

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION AND NO WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

| SOILS INFORMATION | | | | | | | |
|-------------------|------------|--------|-------------------|------------------|-------------------------------|--------------|-----------------------|
| SYMBOL | NAME | %SLOPE | ERODIBILITY INDEX | HYDROLOGIC GROUP | AGRICULTURAL CAPABILITY CLASS | DRAINAGE | LOAD BEARING CAPACITY |
| MgB2 | MANOR LOAM | 3-8 | MODERATE | B | 2E | WELL DRAINED | NOT RATED |
| | | | | | | | 80+ INCHES |
| | | | | | | | 72-99 INCHES |

NOTES:

- IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.
- ENTIRE SITE IS MgB2 SOIL TYPE.

ALL PURPOSE FIELD

LIMITS OF DISTURBANCE = 32,000 SF ± (0.735 AC)

NOTE: A COPY OF THE EROSION & SEDIMENT CONTROL PLAN IS TO BE KEPT ON SITE AT ALL TIMES.

| | | |
|---|--|--------------------|
| EROSION AND SEDIMENT CONTROL PLAN | | FILE NO.: 16-324 |
| <p>MOMENE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 824 COUNTY LINE ROAD - BRYN MAWR - PA - 19010</p> | | |
| <p>PRELIMINARY LAND DEVELOPMENT PLANS NEW JCHAI BUILDING AT THE JEWISH FEDERATION SCHWARTZ CAMPUS RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA</p> | | |
| ONE-CALL: 2017090482 | APPLICANT: JUDITH CREED HOMES FOR ADULT INDEPENDENCE | SHEET 6 OF 9 |
| DRAWN BY: CHD | 274 SOUTH BRYN MAWR AVENUE | DATE: JULY 7, 2017 |
| CHECKED BY: KRM | BRYN MAWR, PA 19010 | SCALE: 1" = 20' |

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.

1. NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE. ANTICIPATED DATE: MARCH 2018.
2. THE EXISTING PARKING AREA SHALL BE USED FOR CONSTRUCTION ACCESS. PROVIDE A HOSE TO CLEAN TIRES 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.
3. INSTALL TIRE PROTECTION BARRIER FENCING AS INDICATED ON THE PLAN.
4. INSTALL SILT FENCE AS SHOWN ON THE PLAN AND ON THE DOWNHILL SLOPE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE.
5. PRIOR TO EARTH DISTURBANCE, NOTIFY THE TOWNSHIP ENGINEER THAT CONSTRUCTION IS GOING TO BEGIN.
6. INSTALL INLETS #1 & #2 AND ADJOINING PIPE, SEAL TO PREVENT RUNOFF FROM ENTERING INLETS.
7. INSTALL PARKING AREA & ALLOW USE OF PARKING DURING THE REMAINDER OF CONSTRUCTION.
8. INSTALL CONSTRUCTION FENCE, LIMIT PEDESTRIAN ACCESS TO WORK AREA & ESTABLISH CONSTRUCTION STAGING AREA.
9. REMOVE EXISTING BUILDING BUILDING, SIDEWALKS & IDENTIFIED FEATURES.
10. ROUGH GRADE SITE.
11. INSTALL STORMWATER SYSTEM & LEVEL SPREADER.
12. INSTALL INLETS & CORRESPONDING PIPING WITH INLET PROTECTION. INSTALL INLETS #1 & #2 AND CONNECT TO INLET #3 & MAINTAIN INLET PROTECTION.
13. CONSTRUCT NEW BUILDING, UTILITIES, ETC.
14. INSTALL SIDEWALKS.
15. FINAL GRADE DENuded AREAS, SPREAD STOCKPILED TOPSOIL AND SEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH 500 SOIL EROSION CONTROL NETTING AND MULCH.
16. INSTALL FINAL LANDSCAPE FEATURES, AND COMPLETE CONSTRUCTION.
17. UPON PERMANENT STABILIZATION, REMOVE THE SEDIMENT BARRIERS. IMMEDIATELY SEED ANY DENuded AREAS DUE TO THEIR REMOVAL.
18. CONSTRUCTION COMPLETED. ANTICIPATED DATE: SPRING 2018.

MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL:
A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS A RESULT OF STORMWATER RUNOFF.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL. AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS, ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, RESEEDING, AND RESETTING MUST BE PERFORMED IMMEDIATELY.

1. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.
2. SILT FENCE: SILT FENCE SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN IT REACHES 1/2 THE FENCE HEIGHT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER. SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED WILL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.
3. ROCK FILTER OUTLETS: ROCK FILTER OUTLETS SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM BEHIND ROCK FILTER OUTLET AFTER EACH STORM EVENT. WHEN STONE BECOMES CLOGGED WITH SEDIMENT, THE ROCK FILTER OUTLET SHALL BE REPLACED WITH CLEAN STONE.
4. INLET PROTECTION: INLET PROTECTION SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.
5. SWALES: ALL SWALES MUST BE TEMPORARILY LINED WITH GULCHES TO ALLOW VEGETATION TO ESTABLISH. IF VEGETATION CAN NOT GROW THEN THAT AREA MUST BE SEEDING.
6. SEDIMENT DISPOSAL: SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND DRAINAGE SWALES.
7. DUST CONTROL: DUST AND OTHER PARTICLES SHALL BE KEPT WITHIN PERMISSIBLE LIMITS BY USING WATER. REPAIRS TO DRIVEWAYS SHALL BE AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT. USE OF CALCIUM CHLORIDE OR OTHER SIMILAR APPROVED AGENTS SHALL BE LIMITED TO ONLY THOSE PARTICULAR SITUATIONS IN WHICH PERIODIC CLEANING AND/OR WETTING IS NOT FEASIBLE DUE TO CONDITIONS CAUSED BY WEATHER, TRAFFIC, ETC.
8. AIR POLLUTION: BURNING OF TREES, STUMPS, CUTTINGS, AND OTHER PERISHABLE MATERIALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY ALLOWED BY THE MUNICIPALITY. THE PROVISIONS OF THE PENNSYLVANIA AIR POLLUTION CONTROL ACT, JANUARY 8, 1990, AS AMENDED TO DATE, WILL GOVERN AND AREA A PART OF THIS PLAN BY REFERENCE.

PERMANENT STABILIZATION NOTE:
AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SIDDING AND OTHER MOVEMENTS. ROADWAYS AND PARKING AREAS SHOULD AT LEAST HAVE A CLEAN SUBBASE IN PLACE.

Serial Number: 2017090482
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PINS AND TO RECORD DIPS IN DESIGN STATE-STEP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

EROSION AND SEDIMENT CONTROL NOTES:

1. STOCKPILE HEIGHTS MUST NOT EXCEED 10 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
2. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE PERMITTEE AND CO-PERMITTEE SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AND MAINTAIN AND MAKE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSTRUCTION LOGS OF ALL THESE ACTIVITIES. MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, RESEEDING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
4. IMMEDIATELY UPON RESUMING WORK UNDER CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
5. BEFORE INITIATING ANY REVISIONS 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 REQUEST APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
6. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE APPROPRIATE CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
7. 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.
8. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 94, EROSION CONTROL RULES AND REGULATIONS, TITLE 26, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART 5, PROTECTION OF NATURAL RESOURCES, ARTICLE 10, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
10. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SEDIMENT TRAPS/BMPS AND TEMPORARY DIVERSION BEMS FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BEMS.
11. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BEMS.
12. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BEMS MUST BE STABILIZED IMMEDIATELY.
13. THE PERMITTEE OR CO-PERMITTEE SHALL CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AT LEAST SEVEN DAYS BEFORE CONSTRUCTION IS TO BEGIN TO DETERMINE IF A PRECONSTRUCTION CONFERENCE IS REQUIRED. THE PERMITTEE, CO-PERMITTEE, AND OTHERS UNDERTAKING THE EARTH DISTURBANCE ACTIVITY MUST ATTEND A PRECONSTRUCTION CONFERENCE WHEN REQUESTED BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE PERMITTEE OR CO-PERMITTEE MUST BRING A COPY OF THEIR PERMIT, A COPY OF THE STAMPED PLAN FROM THE CONSERVATION DISTRICT, AND ALL ASSOCIATED DEPARTMENT APPROVALS/PERMITS WHICH MUST BE AVAILABLE AT THE CONFERENCE UPON REQUEST. ALSO, AT LEAST 14 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
14. UPON THE INSTALLATION OF ALL PERIMETER SEDIMENT CONTROL BEMS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
15. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
16. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
17. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SIDDING AND OTHER MOVEMENTS.
18. PERMITTEES AND CO-PERMITTEES ARE RESPONSIBLE FOR ENSURING THAT A LICENSED PROFESSIONAL HAVE OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF BEMS IDENTIFIED IN THE POSM PLAN PRIOR TO THE SUBMISSION OF THE NOT FOR THIS PERMIT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE BEMS IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. THE INSTALLATION SCHEDULE OF POSM BEMS AND MAINTENANCE REQUIREMENTS CONTAINED WITHIN THE APPROVED POSM PLAN MUST BE FOLLOWED; AND FAILURE TO COMPLY WITH THE INSTALLATION SCHEDULE IS A VIOLATION OF THIS PERMIT. THE CLEAN STREAMS LAW, AND THE CLEAN WATER ACT.
19. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
20. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
21. SOIL MULCH SHALL BE APPLIED TO MULCH CONTROL NETTING, OR EROSION CONTROL BLANKETS BE INSTALLED ON ALL SLOPES 4:1 STEEP.
22. STRAW MULCH SHALL BE APPLIED IN LONG STRINGS, NOT CHOPPED OR FINELY BROKEN.
23. INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.
24. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BEMS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BEMS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, RESEEDING, AND RESETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BEMS FAIL TO PERFORM AS EXPECTED, REPAIR EROSION BEMS, OR MODIFICATIONS TO THEM MUST BE INSTALLED BY THE REQUIRED DATE.
25. SEDIMENT REMOVED FROM BEMS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
26. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 26 PA CODE 2601 ET SEQ., 27.11 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
27. AN E&S PLAN SHALL BE SUBMITTED TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AND IMPLEMENTED FOR ALL SPILL AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.
28. THE NPDES BOUNDARY IS EQUAL TO THE LIMITS OF DISTURBANCE OF THE SITE AND ANY OFF-SITE AREAS WITHIN THE LIMITS OF DISTURBANCE THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL. OFF-SITE FACILITIES SUCH AS UTILITIES AND ROADWAYS.
29. THE LOT 3 RECEIVING WATERCOURSE IS MILL CREEK; THE CHAPTER 93 CLASSIFICATION IS 3F, M1 AND THE LOT 1 AND 2 RECEIVING WATERCOURSE IS AN UNNAMED TRIBUTARY TO THE SCHUYLKILL RIVER; THE CHAPTER 93 CLASSIFICATION IS WH, M1, M2.
30. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION NO. 363-2134-008, APRIL 2000, AS AMENDED AND UPDATED. EROSION AND SEDIMENT CONTROL BEMS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED AND POSM BEMS ARE OPERATIONAL.
31. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDING WITH VEGETATIVE COVER AND STOCKPILED FOR RE-USE IN FINISH GRADING.
32. CRUSHED STONE BASE COURSE TO BE PLACED ON DRIVEWAYS AS SOON AS POSSIBLE AFTER GRADING TO PREVENT EROSION OF SUBGRADE.
33. 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 DURING CONSTRUCTION.
34. ALL CONSTRUCTION VEHICLES MUST PASS THROUGH A STABILIZED CONSTRUCTION ENTRANCE BEFORE LEAVING THE SITE.
35. PROVIDE CONSTRUCTION FENCING AS NECESSARY TO SECURE THE CONSTRUCTION SITE FROM UNAUTHORIZED ACCESS.
36. GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. STRAW, STYRE AND/OR SOIL SHALL BE USED TO STABILIZE ALL AREAS DENuded DURING THIS PERIOD.
37. THE RUNOFF DROPPINGS TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE MANAGED SO THAT THE WATER QUALITY AND QUANTITY IMPACT IS MANAGED TO THE ADJACENT PROPERTIES. ADDITIONAL EROSION BEMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPPING SHALL BE PROVIDED AS NECESSARY / DIRECTED IN ORDER TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE.

SOILS NOTES:

SITE PREPARATION

THE PROPOSED DEVELOPMENT SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL REMAINING FOUNDATIONS, FLOOR SLABS, CONCRETE PAVES, PAVEMENTS AND UTILITIES LOCATED WITHIN AND TEN FEET BEYOND THE PERIMETER OF THE PROPOSED BUILDINGS. FOUNDATIONS AND UTILITIES THAT REMAIN IN PLACE IF REMOVED TO A MINIMUM DEPTH OF TWO FEET BELOW FINAL GRADE, PROVIDING THEIR LOCATION DOES NOT CONFLICT WITH OTHER CONSTRUCTION SUCH AS UTILITY INSTALLATION. ACTIVE UTILITIES THAT ARE PRESENT ON SITE SHOULD BE RELOCATED TO AREAS OUTSIDE OF THE PROPOSED BUILDING AREA. BACKFILL OF ALL DEMOLITION AND UTILITY RELOCATION AREAS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FILL AND COMPACTION CRITERIA SECTION THAT FOLLOWS. THE BACKFILL MATERIAL SHOULD BE INSPECTED AND TESTED AS REPRESENTATIVE OF THE SOILS. ANY LOOSE OR UNSTABLE AREAS SHOULD BE IDENTIFIED AND PRIOR TO THE PLACEMENT OF ANY RELOCATED FILL AREAS EXTENDING A MINIMUM OF TEN (10) FEET BEYOND THE PROPOSED CONSTRUCTION SHOULD BE STRIPPED OF ALL TOPSOIL, ROOT MAT, ASPHALT, CONCRETE STONE, AND OTHER DELETERIOUS MATERIALS. FOLLOWING REMOVAL OF THE SURFACE MATERIALS AND PRIOR TO STRUCTURAL FILL PLACEMENT TO THE PROPOSED GRADES, ALL AREAS SHOULD BE PROOF-ROLLED AND COMPACTED. IT IS RECOMMENDED THAT A STEEL DRUM ROLLER HAVING A MINIMUM STATIC WEIGHT OF TEN (10) TONS BE UTILIZED FOR THIS PURPOSE. PROOF-ROLLING AND COMPACTION PROCEDURES ARE NECESSARY TO COMPACT AND VERIFY THE INTEGRITY OF THE UPPER EDGES OF THE SOILS. ANY LOOSE OR UNSTABLE AREAS SHOULD BE IDENTIFIED DURING PROOF-ROLLING, WHICH ARE THE RESULT OF EXCESSIVE MOISTURE WITHIN THE SOIL MATRIX, CAN BE ADAPTED AND DRIED IN-PLACE, FOLLOWING ADEQUATE DRYING TIME, THESE SOILS CAN BE DESIGNED IN-PLACE. ALTERNATIVELY, ANY LOOSE OR SOFT ZONES OF SOIL CAN BE REMOVED AND REPLACED WITH STRUCTURAL FILL AS OUTLINED IN THE FILL AND COMPACTION SECTIONS BELOW.

FILL CRITERIA
FILL MATERIAL, WHICH SHOULD BE FOLIATED, FLOOR SLABS, AND PAVEMENTS, AS WELL AS MATERIAL USED FOR RETAINING WALL BACKFILL AND TO CONSTRUCT BASIN BEMS, IS CONSIDERED STRUCTURAL FILL. FOLLOWING SITE PREPARATION MEASURES, STRUCTURAL FILL REQUIRED TO ELEVATE THE BUILDING PADS AND PAVEMENT AREAS MUST BE PLACED. IT IS ANTICIPATED THAT EXCAVATIONS TO ACHIEVE THE PROPOSED BUILDING AND SITE GRADES WILL MAKE AVAILABLE RESIDUAL SOILS, WASTEWATER ROCK, AND POSSIBLY THE BEDROCK FOR USE AS STRUCTURAL FILL. OTHER FILL WILL HAVE TO BE IMPORTED. THE ADDITION OF WATER MAY BE REQUIRED TO ACHIEVE OPTIMUM MOISTURE CONTENT. EXCAVATED ROCK MAY ALSO BE UTILIZED AS STRUCTURAL FILL PROVIDED IT IS PROCESSED TO LESS THAN 100% IN SIZE, AND MIXED WITH THE SUITABLE RESIDUAL SOILS TO PROVIDE A WELL-GRADED STRUCTURAL FILL. THE SOILS EXCAVATED AT THE SITE SHOULD BE MAINTAINED BY THE CONTRACTOR. IN ORDER TO MINIMIZE PROBLEMS WITH STOCKPILED SOILS BEING USED FOR USE AS STRUCTURAL FILL, THE SOILS EXCAVATED AND STOCKPILED SHOULD BE GRADED TO SHED WATER AND ROLLED WITH A SMOOTH DRUM ROLLER. DURING PERIODS OF WET SITE CONDITIONS, TRAVEL UPON THE BUILDING PADS AND WITHIN THE ROADWAYS SHOULD BE LIMITED TO MINIMIZE DISTURBANCES WHICH WILL BE UNDESIRABLE. ANY STRUCTURAL OR LOAD BEARING SOIL WHICH IS IMPORTED TO THE SITE (IF REQUIRED) SHOULD MEET THE FOLLOWING CRITERIA: 1) FREE OF ORGANIC MATTER, ASH, CHIPS, AND DEMOLITION DEBRIS; 2) PARTICLE SIZE DISTRIBUTION THAT IS WELL GRADED; 3) PLASTICITY INDEX LESS THAN 10; AND 4) LESS THAN 18 PERCENT BY WEIGHT SAND FRACTION LARGER THAN #10. SOILS WITH A PLASTICITY INDEX GREATER THAN 10 AND LESS THAN 30 PERCENT BY WEIGHT SAND FRACTION LARGER THAN #10, 20 SIEVE.

THE ABOVE CRITERIA ARE PROVIDED AS A GENERAL GUIDELINE FOR SOIL MATERIALS IMPORTED TO THE SITE. SOIL MATERIALS, AVAILABLE FOR USE AS A STRUCTURAL FILL, SHOULD BE SUBMITTED TO A GEOTECHNICAL ENGINEER FOR EVALUATION PRIOR TO IMPORTATION TO THE SITE.

COMPACTION CRITERIA

STRUCTURAL FILL SHOULD GENERALLY BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING EIGHT (8) INCHES IN LIFT THICKNESS AND COMPACTED WITH A SHEEPSFOOT OR SMOOTH DRUM VIBRATORY ROLLER WITH A MINIMUM STATIC WEIGHT OF 10,000 LBS. USE OF A SHEEPSFOOT ROLLER WILL ADD IN CRIBING EXCAVATED MATERIALS TO THE MATERIAL FOR USE AS STRUCTURAL FILL. THE FILL SHOULD BE PLACED IN HORIZONTAL LIFTS OF SIX (6) INCHES LOOSE THICKNESS WHEN COMPACTED BY HAND-OPERATED EQUIPMENT IS NECESSARY. THE OPTIMUM LIFT THICKNESS AND NUMBER OF REPEATS NECESSARY TO ACHIEVE THE REQUIRED PERCENTAGE COMPACTION VALUES SHOULD BE DETERMINED IN THE FIELD WITH TEST PASSES OF THE CHOSEN COMPACTION EQUIPMENT. THE MATERIAL SHOULD BE PLACED AT, OR DEVIATE NOMINALLY FROM, THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM STANDARD D930 AND COMPACTED TO A MINIMUM PERCENTAGE OF THE MAXIMUM DRY DENSITY AS INDICATED IN THE FOLLOWING TABLE.

| FILL AREA | PERCENT OF MAXIMUM DRY DENSITY AS PER ASTM STANDARD D 930 |
|--|---|
| PAVEMENTS, SUB-ON-GRADE AND FOUNDATION BEARING AREAS | 98 |
| WALKWAYS AND BASH BEMS | 95 |
| NON-STRUCTURAL | 92 |

PLACING TOPSOIL OR TOPSOIL MIXTURE:

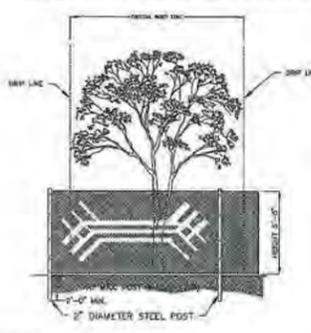
PREPARATION OF AREAS TO BE TOPSOILED:
GRADE THE AREAS TO BE COVERED BY TOPSOIL, USING ACCEPTABLE METHODS. LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE PLACING THE TOPSOIL. REMOVE STONES AND OTHER FOREIGN MATERIAL 2 INCHES OR LARGER IN DIMENSION. REMOVE AND SATISFACTORILY DISPOSE OF UNSUITABLE AND SURPLUS MATERIAL.

PLACING AND SPREADING TOPSOIL:

PLACE TOPSOIL ON THE PREPARED AREAS AND, UNLESS OTHERWISE INDICATED, SPREAD AND COMPACT TO A 4-INCH UNIFORM DEPTH ± 1/2 INCHES. COMPACT WITH A ROLLER WEIGHING NOT OVER 1200 POUNDS PER FOOT WITH ROLLER OR BY OTHER ACCEPTABLE METHODS, AS DIRECTED. REMOVE OVERDEPTH TOPSOIL, UNLESS OTHERWISE AGREED UPON IN WRITING. DO NOT PLACE TOPSOIL IN A WET OR FROZEN CONDITION.

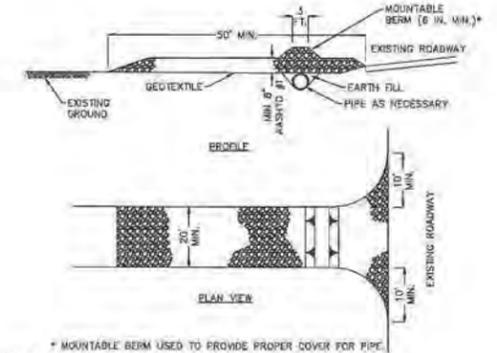
SEEDING SPECIFICATIONS:

1. PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.
2. APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT.
3. 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 TO 10-12 IN. OR EQUIVALENT PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
4. SEED USING A MIXTURE OF SOLE PENNSTATE UNIVERSITY BLUEGRASS, 30% PENNSTATE RED FESCUE AND 10% PENNSTATE PERENNIAL RHYERGRASS AT THE RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
5. COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH (WATE OF 3 TONS PER ACRE), AND MOW AS REQUIRED.
6. WHERE SLOPES EXCEED 2:1, NETTING OR OTHER APPROVED (EQUAL) SOIL STABILIZATION MEASURES SHOULD BE UTILIZED IN ADDITION. THE SEEDING SPECIFICATIONS FOR STEEP SLOPES SHALL BE INCREASED TO INCLUDE 3 LBS./1,000 SQ. FT. OF ANNUAL RHYERGRASS FOR RAPID VEGETATIVE ESTABLISHMENT.



- DO NOT:**
1. ALLOW RUNOFF OF SPILLAGE DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
 2. STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TREE PROTECTION ZONE.
 3. CUT, BREAK SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
 4. ALLOW FIRES UNDER AND ADJACENT TO TREES.
 5. DISCHARGE EXHAUST INTO FOLIAGE.
 6. SECURE CABLES TO TREES OR SHRUBS.
 7. TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRUPLINE OR PROTECTION ZONE OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
 8. APPLY SOIL STABILIZANTS UNDER PAVEMENT NEAR EXISTING TREES.

TREE PROTECTION DETAIL



NOTE: REFER TO GENERAL SLOPE PATTERN GUIDE FOR CORRECT SIMPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATION.

1. PREPARE SOIL BEFORE INSTALLING BEAMETS, INCLUDING APPLICATION OF CHEM. FERTILIZER AND SEED. BEAMETS WITH DRILL CELL-2000 DO NOT NEED PREPARATION. CELL-2000 BEAMETS WILL BE INSTALLED WITH PAPER SIDE COVER.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BEAMET IN 4" DEEP 2" WIDE TRENCH.
3. ROLL THE BEAMETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF BEAMETS MUST BE SPACED WITH APPROXIMATELY 1" OVERLAP.
5. WHEN BEAMETS MUST BE SPACED DOWN THE SLOPE, PLACE BEAMETS OVER OTHER 2" OVERLAP WITH APPROXIMATELY 1" OVERLAP, SIMPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART.

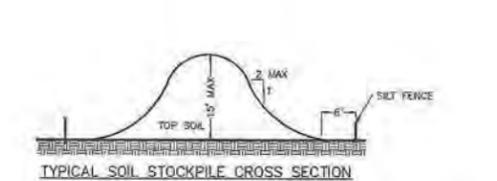
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON ROADWAY SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

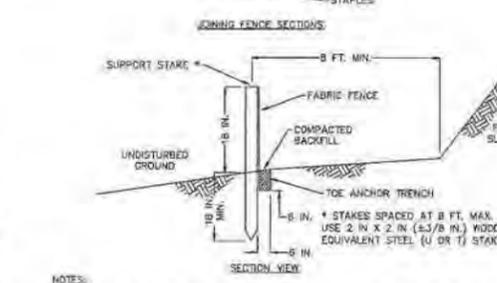
STANDARD CONSTRUCTION DETAIL ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE: SILT FENCE OR COMPOST FILTER SOCK MUST COMPLETELY ENCLOSE STOCKPILES. NOTE: TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.

- SEEDING SPECIFICATIONS:**
1. PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.
 2. APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT.
 3. 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 TO 10-12 IN. OR EQUIVALENT PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
 4. SEED USING A MIXTURE OF SOLE PENNSTATE UNIVERSITY BLUEGRASS, 30% PENNSTATE RED FESCUE AND 10% PENNSTATE PERENNIAL RHYERGRASS AT THE RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
 5. COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH (WATE OF 3 TONS PER ACRE), AND MOW AS REQUIRED.
 6. WHERE SLOPES EXCEED 2:1, NETTING OR OTHER APPROVED (EQUAL) SOIL STABILIZATION MEASURES SHOULD BE UTILIZED IN ADDITION. THE SEEDING SPECIFICATIONS FOR STEEP SLOPES SHALL BE INCREASED TO INCLUDE 3 LBS./1,000 SQ. FT. OF ANNUAL RHYERGRASS FOR RAPID VEGETATIVE ESTABLISHMENT.



FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (1/2 OR 1) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

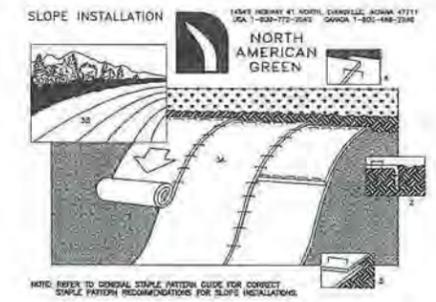
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-8).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE



NOTE: REFER TO GENERAL SLOPE PATTERN GUIDE FOR CORRECT SIMPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATION.

1. PREPARE SOIL BEFORE INSTALLING BEAMETS, INCLUDING APPLICATION OF CHEM. FERTILIZER AND SEED. BEAMETS WITH DRILL CELL-2000 DO NOT NEED PREPARATION. CELL-2000 BEAMETS WILL BE INSTALLED WITH PAPER SIDE COVER.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BEAMET IN 4" DEEP 2" WIDE TRENCH.
3. ROLL THE BEAMETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF BEAMETS MUST BE SPACED WITH APPROXIMATELY 1" OVERLAP.
5. WHEN BEAMETS MUST BE SPACED DOWN THE SLOPE, PLACE BEAMETS OVER OTHER 2" OVERLAP WITH APPROXIMATELY 1" OVERLAP, SIMPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART.

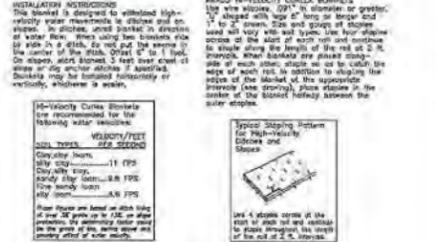
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

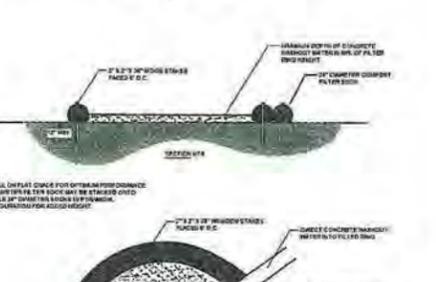
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON ROADWAY SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE: SILT FENCE OR COMPOST FILTER SOCK MUST COMPLETELY ENCLOSE STOCKPILES. NOTE: TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.



A suitable impervious geomembrane shall be placed at the location of the wastout prior to installing the socks. Adapted from Filtrex.

CONCRETE WASHOUT DETAIL

N.T.S.

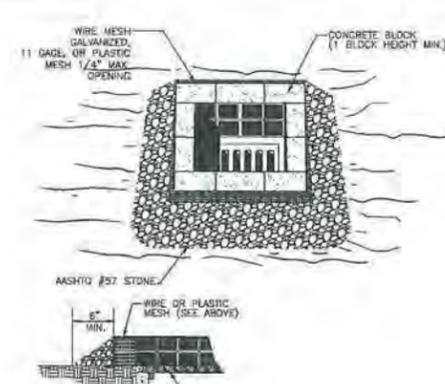
EROSION AND SEDIMENT CONTROL NOTES/DETAILS FILE NO: JULY 7, 2017

MOMENEE, INC.
a Kanins Company
ENGINEERING | PLANNING | SURVEYING
926 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

PRELIMINARY LAND DEVELOPMENT PLANS
NEW JCHAI BUILDING
AT THE JEWISH FEDERATION SCHWARTZ CAMPUS
JANADONTOWNSHIP / DELAWARE COUNTY / PENNSYLVANIA

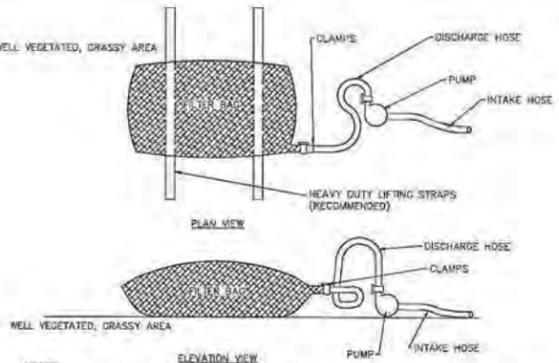
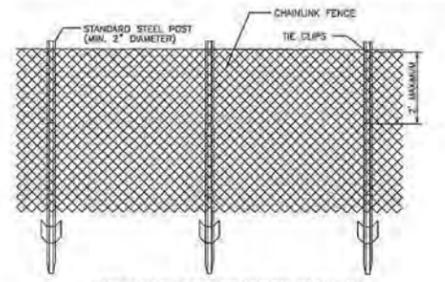
ONE-CALL: 2017090482 APPLICANT: JOHN GREED HOGES FOR ABT INDEPENDENCE
DRAWN BY: CHD 274 SOUTH BRYN MAWR AVENUE
CHECKED BY: KRM BRYN MAWR, PA 19010 DATE: JUNE 22, 2019
SCALE: AS NOTED

SHEET 7 OF 9



NOTES:
 WIRE MESH GALVANIZED OR PLASTIC MESH 1/4" MAX OPENING
 CONCRETE BLOCK (1" BLOCK HEIGHT MIN.)
 ASHTO #57 STONE
 WIRE OR PLASTIC MESH (SEE ABOVE)
 DROP INLET WITH GRATE
 MAXIMUM DRAINAGE AREA = 1 ACRE
 INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.
 ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.
 TOP OF BLOCK SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PAVED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
 SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
 FOR SYSTEMS DISCHARGING TO HO OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

CHANNEL STONE & CONCRETE BLOCK INLET PROTECTION



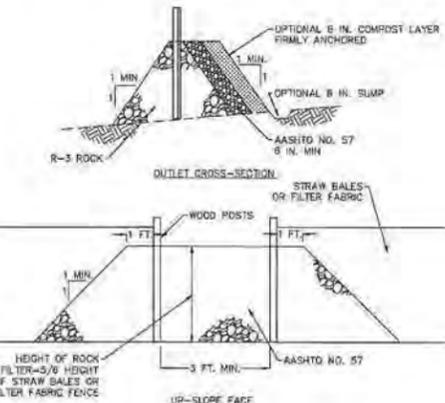
NOTES:
 LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE STITCHED "C" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

| PROPERTY | TEST METHOD | MINIMUM STANDARD |
|--------------------------|-------------|------------------|
| AVG. WIDE WIDTH STRENGTH | ASTM D-4864 | 50 LB/IN |
| GRAB TENSILE | ASTM D-4832 | 235 LB |
| PUNCTURE | ASTM D-4833 | 110 LB |
| MULLEN BURST | ASTM D-3786 | 350 PSI |
| UV RESISTANCE | ASTM D-4355 | 70% |
| AOS % RETAINED | ASTM D-4751 | 80 SEIVE |

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
 BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN ONE FOR SLOPES EXCEEDING 2%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
 NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
 THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
 THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
 FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

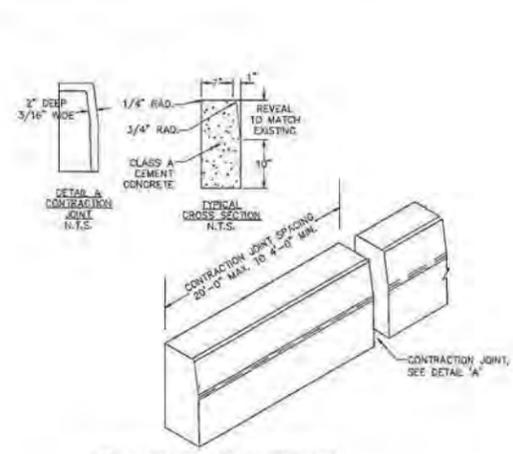
STANDARD CONSTRUCTION DETAIL PUMPED WATER FILTER BAG
 NOT TO SCALE

TEMPORARY CONSTRUCTION FENCING
 N.T.S.

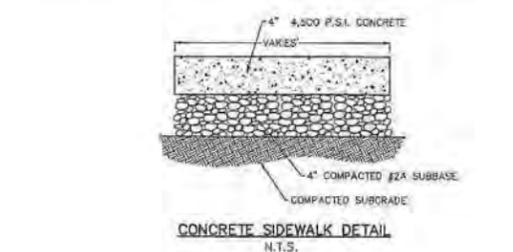


NOTES:
 A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALES BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW AND/OR COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HO AND EV WATERSHEDS.
 SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

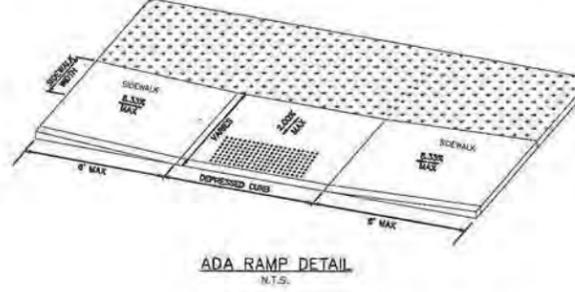
STANDARD CONSTRUCTION DETAIL ROCK FILTER OUTLET
 NOT TO SCALE



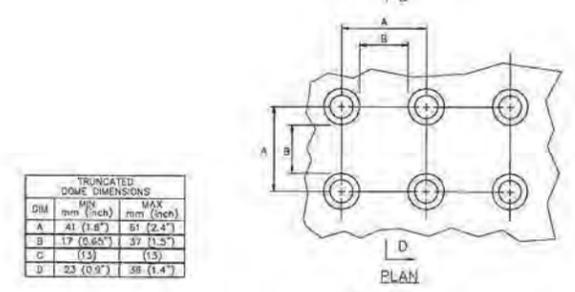
PLAIN CEMENT CONCRETE CURB
 N.T.S.
 1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 AND 640 FOR PLAIN CEMENT CONCRETE CURB.
 2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
 3. PLACE 3/4" PREMOULDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.



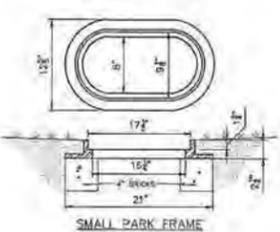
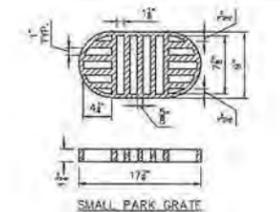
CONCRETE SIDEWALK DETAIL
 N.T.S.



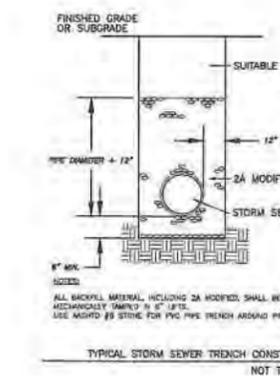
ADA RAMP DETAIL
 N.T.S.



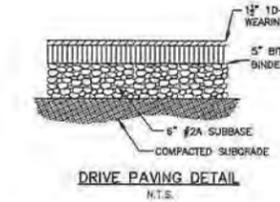
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
 (1) THE C DIMENSION IS 50% TO 55% OF THE D DIMENSION.
 PLACE ADJACENT DWS TILES WITH MANUFACTURED SURFACE TO MANUFACTURE SURFACE. CUT TILES ALONG THE PERIMETER ONLY.
 LOCATE ONE CORNER OF THE DWS AT THE BACK OF CURB. NO OTHER POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 1525 (50') AWAY FROM THE BACK OF CURB.



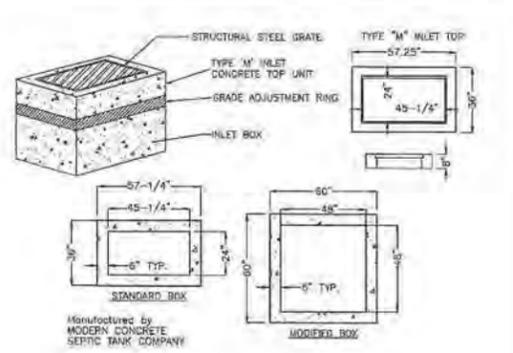
SMALL PARK GRATE DETAIL
 N.T.S.



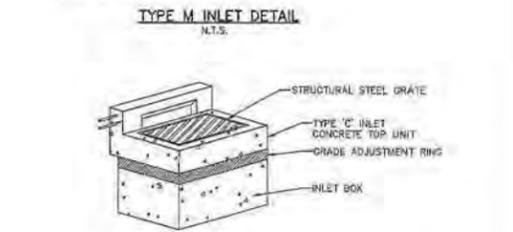
TYPICAL STORM SEWER TRENCH CONSTRUCTION
 NOT TO SCALE



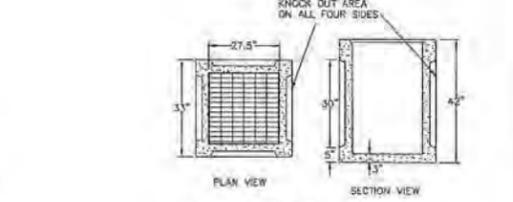
DRIVE PAVING DETAIL
 N.T.S.



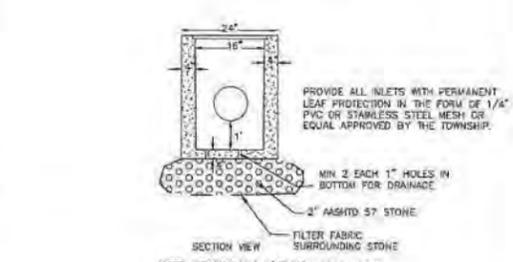
TYPE M INLET DETAIL
 N.T.S.
 Manufactured by MODERN CONCRETE SEPTIC TANK COMPANY
 - CONCRETE STRENGTH: 4000 PSI MIN @ 28 DAYS
 - REINFORCING STEEL: CONFORMS TO ASTM A618 & A125
 - TOP AND SIDES TO BE PROTECTED IN PLACE ON SITE BY CONTRACTOR
 - DESIGN: TRAFFIC LOADS, 40-75 LBS/SQ FT
 - SPECIAL ORDERS ARE PROVIDED WITH HOLES TO MEET REQUIREMENTS
 - MAX. HO. STEPS PROVIDED AS REQUIRED



TYPE C INLET
 N.T.S.



2' x 2' INLET
 (NON-TRAFFIC BEARING)
 Manufactured by MODERN CONCRETE SEPTIC TANK CO. or other NPCC certified plant



SMALL PARK GRATE BOX
 (NON-TRAFFIC BEARING)
 Manufactured by MODERN CONCRETE SEPTIC TANK CO. or other NPCC certified plant

Serial Number: 2017091482
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES A WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STEP CALL Pennsylvania One Call System, Inc. 1-800-242-1776
 MODERN CONCRETE SEPTIC TANK COMPANY
 824 COUNTY LINE ROAD - BRYN MAWR - PA - 19010
 PRELIMINARY LAND DEVELOPMENT PLANS
 NEW JCHAI BUILDING
 AT THE JEWISH FEDERATION SCHWARTZ CAMPUS
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 ONE-CALL: 2017091482 APPLICANT
 DRAWN BY: CHD LEVIN BREED HOMES FOR ADULT INDEPENDENCE
 CHECKED BY: KRM 274 SOUTH BRYN MAWR AVENUE BRYN MAWR, PA 19010
 DATE: JULY 7, 2017
 SCALE: AS NOTED

CONSTRUCTION DETAILS FILE NO.: 16-324
MIMOMENEE, INC.
 a Kaaris Company
 ENGINEERING | PLANNING | SURVEYING
 824 COUNTY LINE ROAD - BRYN MAWR - PA - 19010
 PRELIMINARY LAND DEVELOPMENT PLANS
 NEW JCHAI BUILDING
 AT THE JEWISH FEDERATION SCHWARTZ CAMPUS
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 SHEET 8 OF 9
 DATE: JULY 7, 2017
 SCALE: AS NOTED

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

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

Date: September 5, 2017

Re: Waiver Request – Section 245-22, the Stormwater Management Ordinance, Groundwater Recharge: 409 Oak Lane

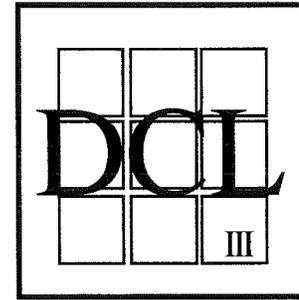
The applicant, the Saggiomo's of 409 Oak Lane, have submitted a grading permit application to the Township. Groundwater recharge is required for this project. The applicant has put forth that the area of the proposed stormwater management system does not meet the infiltration requirements.

The ordinance states "*If the minimum of 0.50 inch of infiltration cannot be achieved, a waiver from Section 405, Groundwater Recharge, would be required from the municipality.*" Only the Board of Commissioners may grant this waiver request.

Enclosures: D. Cameron Lacey III, RA, cover letter and documentation
Plan set (2 sheets)

31 August 2017

Board of Commissioners
Radnor Township
301 Iven Avenue
Wayne, PA 19087



ARCHITECTS

D. Cameron Lacy III, RA

Re: 409 Oak Lane
Section 245-22, Groundwater Recharge Waiver

Dear Members of the Board,

Angelo and Lynne Saggiomo, the owners of 409 Oak Lane in Wayne, are proposing to construct a one and 2-story addition and deck to the rear of their home. Additionally, they are replacing an existing, detached Garage accessory building with a new detached Garage. The existing asphalt driveway is to be removed and a new driveway constructed relocated to the opposite side of the existing residence. Altogether, these improvements will require storm water management as defined by Radnor Township's ordinances.

Subsequent perk testing (attached) indicated that the soils on this property were not suited for recharge. The Saggiomo's are requesting a waiver from Section 245-22 and of the Radnor Township Stormwater Management Ordinance due to these conditions.

In lieu of underground recharge methods, the Saggiomo's are proposing to construct a rain garden of sufficient size, depth, etc to mitigate runoff from the proposed impervious construction. (See Attached Drawing, Escrow Cost Estimate and Garden Design Description)

As indicated on the Grading Permit calculations, the primary cause for the requirement for storm water management is the proposed driveway work. In effect, the Saggiomo's are only increasing their driveway footprint by 135.3 sqft (NET). The new additions and sidewalk / path areas less removals produce a net add of 579.2 sqft for a total of 714.5 sqft additional impervious site cover. It is our belief that the existing site slopes / conditions are suitable for a rain garden solution to satisfy drainage and absorption of any rain water runoff due to the planned improvements.

We are hopeful that these proposed measures will be considered by the board and approved. If you require any additional information, please contact me at clacy@dclarchitects.com or 610-254-8241. Thank you again for your consideration in this matter.

Sincerely,

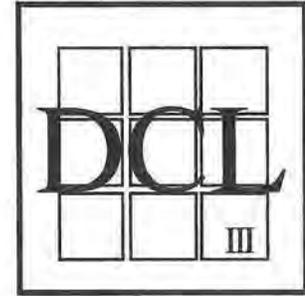
A handwritten signature in black ink, appearing to read 'D. Cameron Lacy III', with a long, sweeping flourish extending from the end of the signature.

D. Cameron Lacy III, RA

cc: Angelo & Lynne Saggiomo

31 August 2017

Board of Commissioners
Radnor Township
301 Iven Avenue
Wayne, PA 19087



ARCHITECTS

D. Cameron Lacy III, RA

Re: 409 Oak Lane
Section 245-22.A.2.c.2

Dear Members of the Board,

The rain garden design description below was provided by the engineer and requests a waiver from Section 245-22.A.2.c.2 which requires a minimum recharge of 0.5" over all existing and proposed impervious areas in areas of poor soils.

I designed it for rate control only however to get the rates low for the 2-10yr storms, I had to raise the outlet so it will pond 0.5' to the first domed riser. The 100 year storm elevation will be 1' from the basin bottom, and I have allowed for 0.5' of freeboard to the top of basin. So the basin is 1.5' deep. I also am adding a bio-retention detail so he can see what it will look like.

Would also be worth noting that we are asking for a waiver from Section 245-22.A.2.c.2 (<http://ecode360.com/10974106#10974106>) which requires a minimum recharge of 0.5" over all existing and proposed impervious areas in areas of poor soils (works out to 206 cf for this site). The bio basin design will be storing a volume of 824 cf since we are ponding 0.5' to the first orifice to achieve the required rate controls.

We are hopeful that these proposed measures will be considered by the board and approved. If you require any additional information, please contact me at clacy@dclarchitects.com or 610-254-8241. Thank you again for your consideration in this matter.

Sincerely,

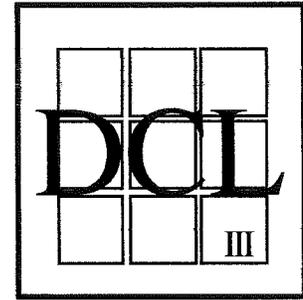
A handwritten signature in black ink, appearing to read 'D. Cameron Lacy III', with a long, sweeping flourish extending from the end of the signature.

D. Cameron Lacy III, RA

cc: Angelo & Lynne Saggiomo

31 August 2017

Matt Prusko
Radnor Township Engineering
301 Iven Avenue
Wayne, PA 19087



ARCHITECTS

D. Cameron Lacy III, RA

Re: 409 Oak Lane.
Section 175-6.(C)

Dear Matt,

Below are estimates for the various components of the proposed Storm Water Management system to be installed at the Saggiomo's residence located at 409 Oak Lane in Wayne.

Estimated Value of SWM Construction

| Construction Component | Quantity | Est. Cost |
|--------------------------------|----------|------------|
| 1. Rain Garden Construction | 1 | \$6,500.00 |
| 2. Rain Garden Plant Materials | TBD | \$850.00 |
| Total | | \$7,350.00 |
| + 10% Inspection Fee | | \$735.00 |
| Total Estimated Escrow | | \$8,085.00 |

Please forward this on to the appropriate parties for approval. If you require any additional information, please contact me at clacy@dclarchitects.com or 610-254-8241. Thank you again for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Cameron Lacy III', with a long, sweeping flourish extending from the end.

D. Cameron Lacy III, RA

cc: Angelo & Lynne Saggiomo

APPLICATION FOR GRADING PERMIT

RADNOR TOWNSHIP ENGINEERING DEPARTMENT

The undersigned hereby makes application for Grading Permit under Chapter 175 and any amendments thereof.

LOCATION: 409 OAK LAKE / WAYNE, PA

WHAT ARE YOU BUILDING: 2-STORY ADDITION w/ DECK + GARAGE/SHEO + NEW DRIVE WAY

OWNER OF PROPERTY: ANGELO & LYNNE SARRIAMO

OWNER ADDRESS: 409 OAK LAKE / WAYNE, PA

| TOWNSHIP USE ONLY | |
|----------------------------|--|
| PERMIT NO. _____ | |
| SUBMISSION DATE _____ | |
| SHADE TREE DATE _____ | |
| REVISION DATES _____ | |
| FINAL APPROVAL DATE: _____ | |
| APPROVED BY: _____ | |

Zoning Officer Approval: _____

Permit Void: If work not started in six (6) months.

Five (5) copies of site plan to be submitted with application. * Plans must be folded and no larger than 24" x 34" *
 TWELVE (12) COPIES IF PLAN NEEDS TO BE REIVEWD BY SHADE TREE

PREPARED BY: VASTARDIS CONSULTING ENGR DATE: 5.15.17 REGISTERED SURVEYOR: _____ REGISTERED ENGINEER

DO PLANS SHOW ALL ITEMS LISTED ON PAGE 2? YES GROSS LOT AREA: 16,875 SQ. FT.

| COVER TYPE | EXISTING SQUARE FEET | | REMOVED SQUARE FEET | ADDED SQUARE FEET | TOTAL SQUARE FEET | |
|----------------------------|----------------------|------------|---------------------|-------------------|-------------------|-------------|
| BUILDINGS / <u>POURCES</u> | 1,411 / 155.3 | (1,566.3) | - 156.0 | + 579.7 | = 1,990.0 | |
| WALKS | 100.0 | | - 45.1 | + 126.0 | = 180.9 | |
| PATIOS | 280.7 | | - 280.7 | + -0- | = -0- | |
| DRIVES | 1,848 | | - 1,848 | + 1,983.3 | = 1,983.3 | |
| DECKS | -0- | EXISTING % | - -0- | + 216.3 | = 216.3 | TOTAL NEW % |
| OTHER <u>GARAGE/SHEO</u> | 441.0 | OF LOT | - 441 | + 580.0 | = 580.0 | OF LOT |
| TOTAL | 4,236 | 25.1 % | - 2,770.8 | + 3,485.3 | = 4,950.5 | 29.3 % |

Ground Water Recharge and Storm Water Calculations

- No credit for removal of impervious.
- Calculations are based on the total added impervious not the net.

↑ 500 to 1499 sq. ft. Ground Water Recharge Required
 1500 sq. ft. and over Storm Water Management Required
 (For additional information see Ordinance 05-11)

Check Zoning District Applicable

| | | | | | | | | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|------------------------------|------------------------------|--------------------------|--------------------------|-----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| R-1 | R-2 | R-3 | R-4 | R-5 <input type="checkbox"/> | R-5 <input type="checkbox"/> | R-6 | R-1A | CO <input type="checkbox"/> | C-1 | C-2 | C-3 | PI |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Semi/ 2 Family Detach | Multi Dwelling | <input type="checkbox"/> | <input type="checkbox"/> | (2 + 3 stories) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22% | 30% | 35% | 40% | 40% | 36% | 70% | 30% | 50% | 60% | 70% | 65% | 45% |

Estimated cubic yards of dirt involved (Total cut and fill) 145.3 Will this fill be taken off site Yes No

Number of trees to be removed (over 6" in diameter) None - 2 Is property in the Historical District? Yes No

Permit Fees:

| | |
|--|--------------|
| Minor Permit Review | \$75.00 |
| First 50 cubic yards cut and fill | \$150.00 |
| 51- 1,000 cubic yards cut and fill | Add \$200.00 |
| Each additional 1,000 cubic yards or portion thereof | Add \$200.00 |
| Permit requiring ground water recharge | \$200.00 |
| Permit requiring storm water management | \$500.00 |

Received from Applicant \$ _____

Signature of Owner: [Signature]

Date: 5/24/2017

Applicant: D. CAMERON LACY III

Relation to Owner: ARCHITECT

Phone Number: 610.254.8241

Fax Number: SAME

Email: CLACY@DCLARCHITECTS.COM

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ONLOT DISPOSAL OF STORMWATER

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. _____ Municipality IZADNOR County DELAWARE
 Site Location 409 OAK LANE Subdivision Name N/A
 SUITABLE Soil Type ME Slope 2 % Depth to Limiting Zone 12" Ave. Perc. Rate NA
 UNSUITABLE Mottling Seeps or Poned Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other GLEY SOIL

SOILS DESCRIPTION:
 Soils Description Completed by: N. VASTARDIS, P.E. Date: 8-4-17

| Inches | Description of Horizon |
|-----------|---------------------------|
| 0 TO 6 | TOPSOIL |
| 6 TO 12 | 7.57R 5/6; SILTY CLAY |
| 12 TO 36+ | GLEYED SOIL CHART 1 7-10Y |
| | |
| | |
| | |

PERCOLATION TEST:
 Percolation Test Completed by: _____ Date: _____
 Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

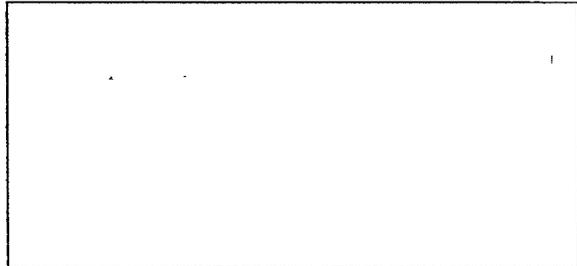
| Hole No. | *** | | Reading Interval | Reading No. 1: Inches of drop | Reading No. 2: Inches of drop | Reading No. 3: Inches of drop | Reading No. 4: Inches of drop | Reading No. 5: Inches of drop | Reading No. 6: Inches of drop | Reading No. 7: Inches of drop | Reading No. 8: Inches of drop |
|----------|-----|----|------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| | Yes | No | | | | | | | | | |
| | | | 10/30 | | | | | | | | |
| | | | 10/30 | | | | | | | | |
| | | | 10/30 | | | | | | | | |
| | | | 10/30 | | | | | | | | |
| | | | 10/30 | | | | | | | | |
| | | | 10/30 | | | | | | | | |

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

Calculation of Average Percolation Rate:

| Hole No. | Drop during final period | Perc. Rate as Minutes/Inch | Depth of Hole |
|----------------------|--------------------------|----------------------------|---------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| TOTAL OF MIN / IN → | | = | |
| TOTAL NO. OF HOLES → | | | |

NO TESTING DONE AS GLEY SOIL WAS FOUND LESS THAN 24" FROM SURFACE.

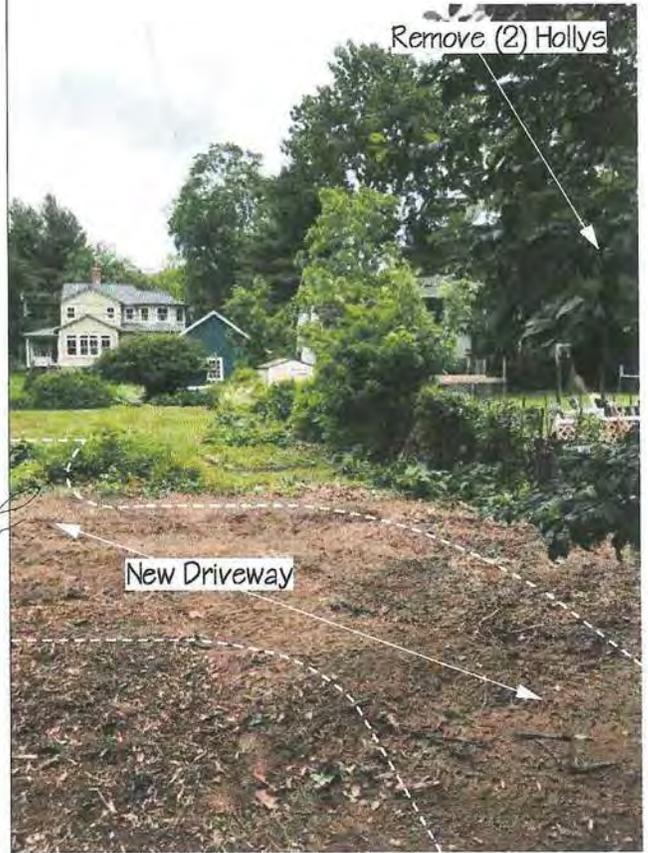




Front Elevation

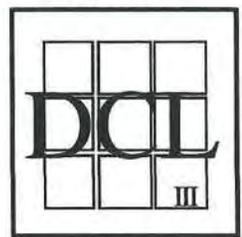


Rear Elevation

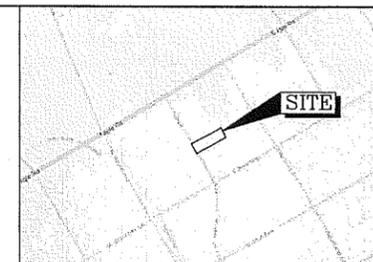
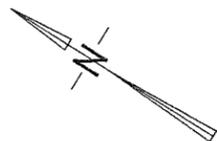


Rear Yard

5/25/17



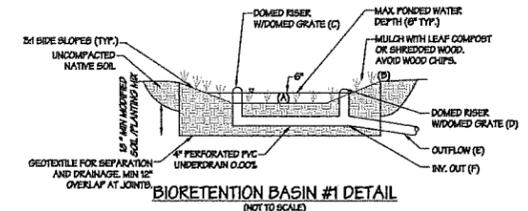
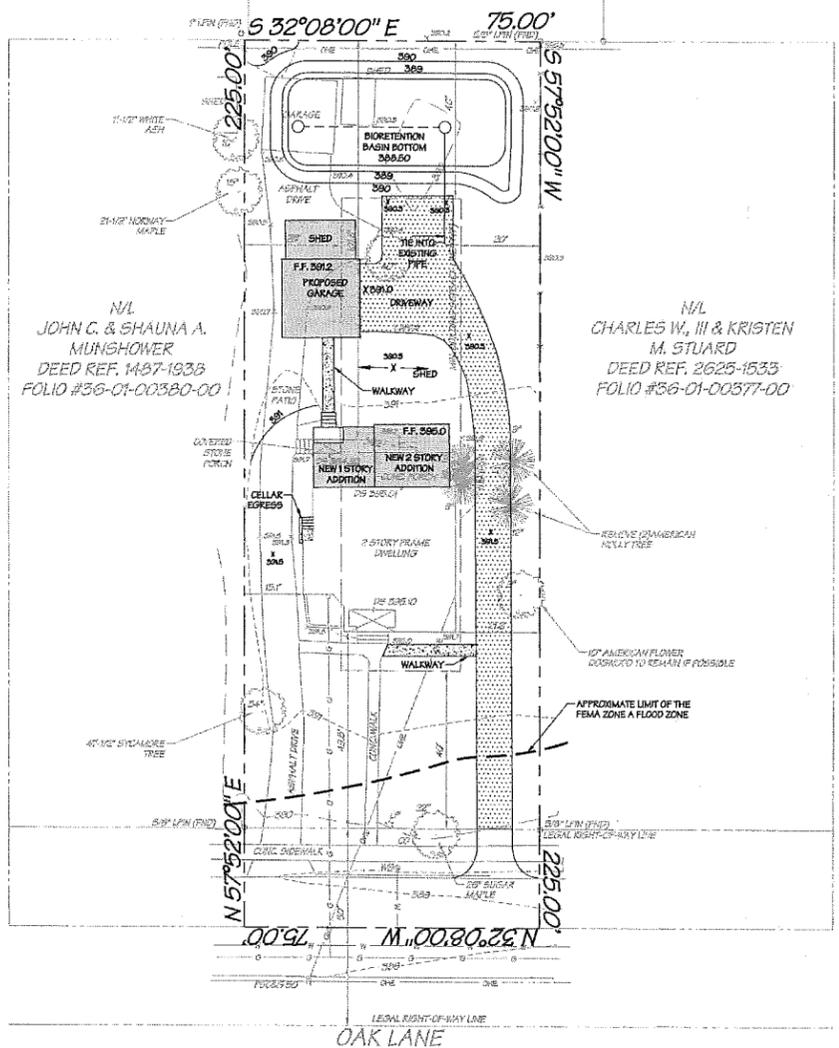
ARCHITECTS



LOCATION MAP
NOT TO SCALE

N/L
ALEXANDER H. & GAIL H. MIDDENDORF
DEED REF. 4805-1941
FOLIO #36-01-00747-00

N/L
EDWARD & PAMELA M. BABIN
DEED REF. 4044-1763
FOLIO #36-01-00376-00



| | BASIN #1 |
|-------------------------|----------|
| BASIN BOTTOM (A) | 386.20 |
| BASIN TOP (B) | 386.00 |
| DOMED RISER (C) SIZE | 6" |
| DOMED RISER (C) TIG | 386.00 |
| DOMED RISER (D) SIZE | 10" |
| DOMED RISER (D) TIG | 386.20 |
| OUTLET PIPE SIZE (E) | 8" |
| INV. OUT (F) | 387.00 |
| BASIN BOTTOM DIMENSIONS | 8'7\"/> |

GENERAL NOTES

1. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON JANUARY 13, 2017.
2. HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS BASED ON NAVD83.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLE) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLE).
5. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLE) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLE DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLE SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLE HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

ZONING REQUIREMENT
R-2 RESIDENTIAL DISTRICT

| | REQUIRED | EXISTING | PROPOSED |
|--------------------------|--------------------|-----------|-----------|
| MIN. LOT AREA | 20,000 S.F. | | |
| MIN. LOT WIDTH | 100 FT. | 78 FT. | 78 FT. |
| MAX. BUILDING AREA | 18% | 12.5% | 13.2% |
| MIN. FRONT YARD SETBACK | 40 FT. | 49.8 FT. | 49.8 FT. |
| MIN. SIDE YARD SETBACK | 20 FT. 48 FT. AGG. | 15.1 FT. | 15.1 FT. |
| MIN. REAR YARD SETBACK | 40 FT. | 10.5 FT. | 10.5 FT. |
| MAX. IMPERVIOUS SURFACES | 30% | 28.2% | 28.2% |
| MAX. BUILDING HEIGHT | 3 STORES/35 FT. | <3 STORES | <3 STORES |

PROPERTY OWNER
ANGELO & LYNNE SAGGIOMO
409 OAK LANE
WAYNE, PA 19087

PROPERTY INFORMATION
DEED REF. 1055-472
FOLIO #36-01-00378-00
* LOT AREA GROSS: 18,075 S.F. NET: 15,000 S.F.

IMPERVIOUS COVERAGE

| | EXISTING | PROPOSED |
|--------------------|------------|------------|
| DWELLING | 140 S.F. | 1,800 S.F. |
| DRIVE | 1,846 S.F. | 1,875 S.F. |
| PATIO/PORCHES/WALK | 526 S.F. | 397 S.F. |
| GARAGES/SHED | 441 S.F. | 850 S.F. |
| TOTAL | 3,953 S.F. | 4,922 S.F. |

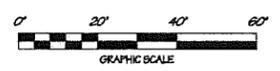
- LEGEND**
- 10' --- EXIST. 5' CONTOURS
 - 20' --- EXIST. 1' CONTOURS
 - 30' --- EXIST. OVERHEAD WIRES
 - G --- EXIST. UNDERGROUND GAS LINE
 - W --- EXIST. UNDERGROUND WATER LINE
 - R --- EXIST. RIGHT-OF-WAY
 - B --- EXIST. BOUNDARY LINE
 - S --- EXIST. BUILDING SETBACK LINE
 - X 298.7 --- EXIST. SPOT ELEVATION
 - X 28.324.92 --- EXIST. DOOR SILL ELEVATION
 - 14.5 --- EXIST. WATER SERVICE
 - 17 --- EXIST. IRON PIN
 - 10 --- EXIST. LIGHT STANDARD
 - 10 --- EXIST. CLEANOUT
 - 10 --- EXIST. UTILITY POLE
 - CONIFEROUS TREE
 - DECAIDUOUS TREE



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-845-7776. NON-EMERGENCY WORK IS CONDUCTED STRICTLY BY CONTRACT. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLE) ASSURES THESE WORKS WERE NOTED TO EXIST BEFORE YOU DUG. WHILE THE PLAN OF CONDUITS IS CORRECT, ONLY WORKS WHICH EXIST AT THE TIME OF ACTUAL EXCAVATION. OTHER WORKS WHICH EXIST AT THE TIME OF ACTUAL EXCAVATION WILL BE NOTED TO EXIST. VCELLE DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLE SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLE HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

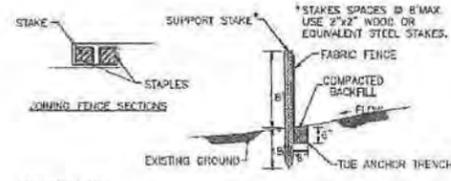
OUTSIDE PERMITS OR IN THE INTERSECTION AREA MUST ALSO BE OBTAINED AT 48-253-700

PA ONE CALL
SERIAL NO. XXXXXXXXXX
TAX PARCEL #36-01-00378-00



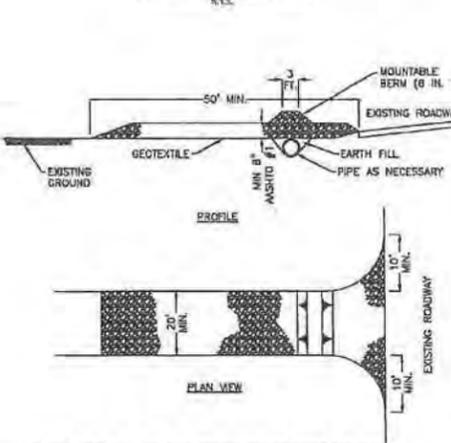
| NUM. | DATE | REVISION |
|--|------|---|
| <p>VASTARDIS CONSULTING ENGINEERS, LLC 28 Harvey Lane Malvern, PA 19358 PH: 610.844.9483 FX: 610.844.3719 Email: vcelle@vastardis.net</p> | | |
| <p>PLAN PREPARED FOR:</p> <p>ANGELO & LYNNE SAGGIOMO 409 OAK LANE</p> | | |
| <p>RANDOL TOWNSHIP DELAWARE COUNTY PENNSYLVANIA</p> | | <p>DRAWN BY: SGT</p> <p>CHECKED BY: NY</p> <p>DATE: 01-25-17</p> <p>SCALE: 1"=30'</p> |
| <p>PERMIT PLAN</p> | | |
| <p>SHEET 1 of 2</p> | | |

NICHOLAS L. VASTARDIS, P.E.



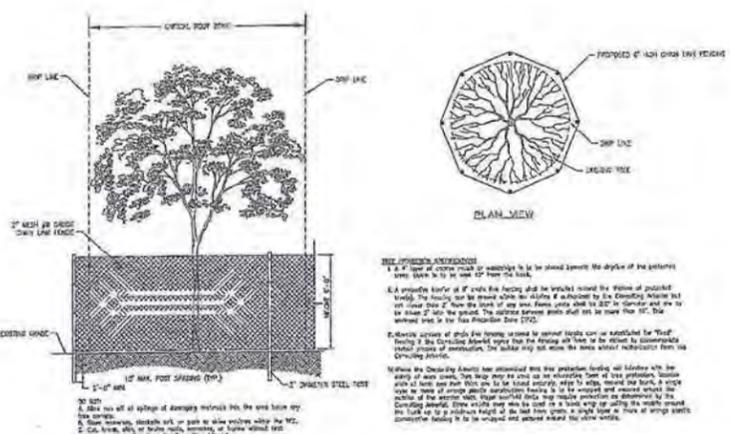
SILT FENCE NOTES:
 1. FILTER FABRIC FENCE MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 6' UP SLOPE AT 45° TO THE MAIN BARRIER ALIGNMENT.
 2. ANY SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. SEE ROCK FILTER OUTLET DETAIL.
 3. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE DESIGN HEIGHT THE FENCE.

STANDARD SILT FENCE



NOTES:
 REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
 MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

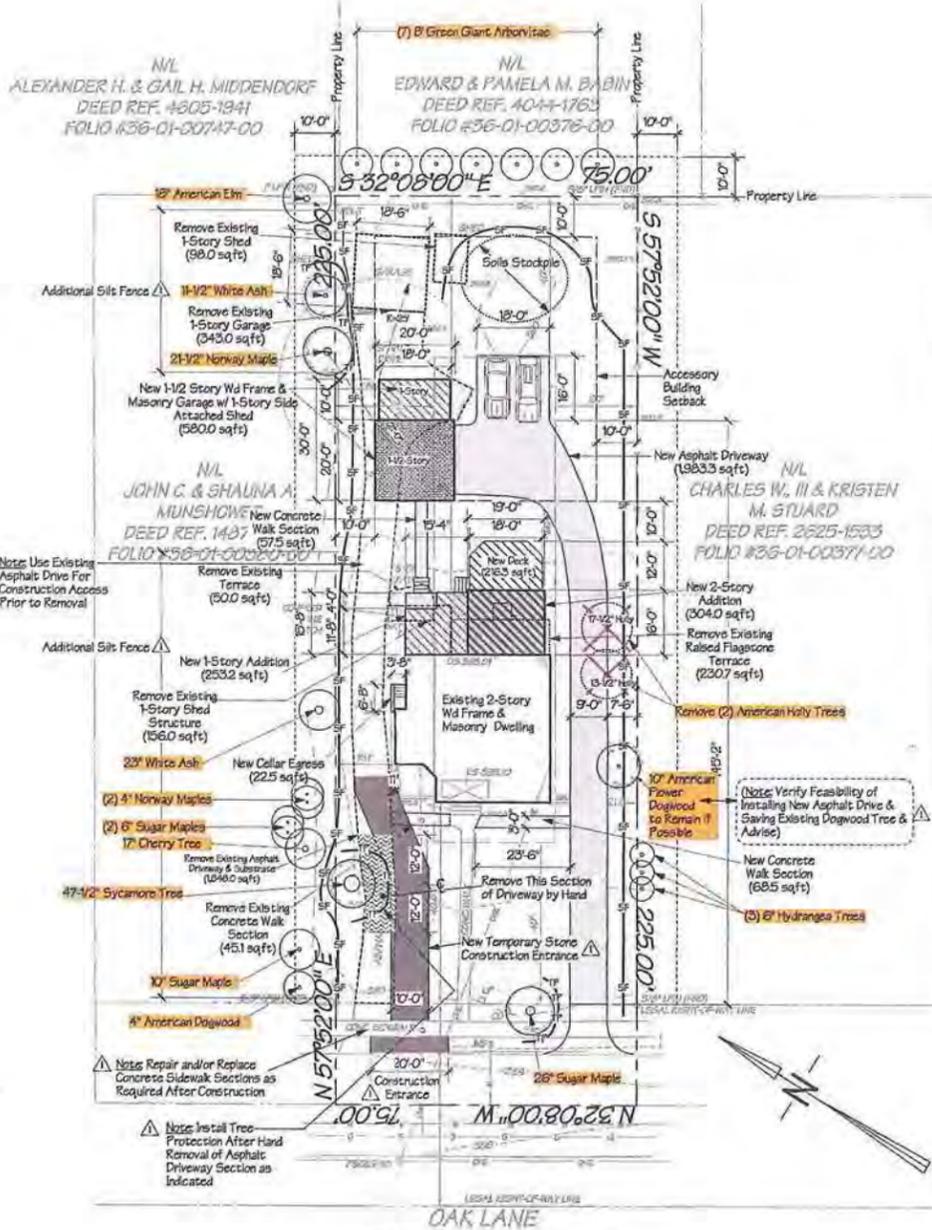
**STANDARD CONSTRUCTION DETAIL
 ROCK CONSTRUCTION ENTRANCE**
 NOT TO SCALE



THEIR PROTECTION DETAIL
 NO SCALE

ROCKWELL ASSOCIATES, LLC
 Arboriculture • Urban Forestry • Horticulture
 Consulting • Planning • Management

310 S. 2nd St., Suite 200, Harrisburg, PA 17102
 Phone: (717) 633-7968
 Fax: (717) 633-7968
 Email: info@rockwellassoc.com
 Website: www.rockwellassoc.com

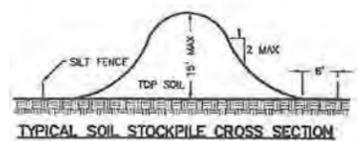


Site Plan (Proposed) -5
 Scale: 1" = 20'

Site Plan Notes:
 Site Survey Created by:
 Vastardis Consulting Engineers
 29 Harvey Lane
 Malvern, PA 19355
 610-644-9663

Site Improvements Created by:
 DCL Architects
 126 Poplar Ave.
 Wayne, PA 19087
 610-254-8241

- Construction Sequences**
1. Install Silt Fencing
 2. Install Tree Protection Along Rear West Side Yard Trees as Indicated
 3. Remove Asphalt Drive Section by Hand Adjacent to 34" Sycamore Tree as Indicated
 4. Remove Small Concrete Walk Section at Existing Drive as Indicated
 5. Install Tree Protection Around 34" Sycamore Tree
 6. Install Temporary Stone Entry Drive Section as Indicated
 7. Use Remaining Existing Asphalt Drive for Construction Access / Staging, etc.
 8. Remove Existing Garage & Shed
 9. Remove all Other Existing Construction as Necessary and as per Plan
 10. Remove Existing Asphalt Drive Section Affecting Proposed Garage
 11. Construct Proposed Work (Inclusive of SWM System)
 12. Remove Remaining Asphalt Drive Sections & Temporary Stone Entry / Drive Section
 13. Install New Asphalt Drive as per Plan
 14. Repair and/or Replace Concrete Sidewalk Sections as Necessary due to Construction
 15. Final Grade Repairs



TYPICAL SOIL STOCKPILE CROSS SECTION
 NTS

NOTE: SILT FENCE MUST COMPLETELY ENCLOSE STOCKPILES
 NOTE: TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE RECOVERED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.

GENERAL NOTES

1. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON JANUARY 18, 2017.
2. HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS BASED ON WADSWORTH.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) WAS CONTRACTED TO TOPSOIL, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO).
5. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLO SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLO HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

ZONING REQUIREMENT
 R-2 RESIDENTIAL DISTRICT

| REQUIRED | EXIST. |
|--------------------------|----------------------|
| MIN. LOT AREA | 20,000 S.F. |
| MIN. LOT WIDTH | 100 FT. |
| MAX. BUILDING AREA | 12,500 S.F. |
| MIN. FRONT YARD SETBACK | 40 FT. |
| MIN. SIDE YARD SETBACK | 20 FT. (40 FT. NEG.) |
| MIN. REAR YARD SETBACK | 40 FT. |
| MAX. IMPERVIOUS SURFACES | 30% |
| MAX. BUILDING HEIGHT | 5 STOREYS/50 FT. |

PROPERTY OWNERS
 PAUL BULLINGBROOK, ET AL.
 409 OAK LANE
 WAYNE, PA 19087

PROPERTY INFORMATION
 DEED REF. 1005-472
 FOLIO #06-01-0078-00

* LOT AREA: GROSS: 16,875 S.F. NET: 15,000 S.F.

IMPERVIOUS COVERAGE

| | EXISTING | NEW | TOTAL |
|--------------------------------------|------------|-------------|-------------|
| DWELLING | 1,405 S.F. | 0 S.F. | 1,405 S.F. |
| DRIVE | 1,646 S.F. | 12,206 S.F. | 13,852 S.F. |
| PATIO/PORCH/DECK/WALKWAY/GARAGE/SHED | 444 S.F. | 2,825 S.F. | 3,269 S.F. |
| TOTAL | 3,495 S.F. | 15,031 S.F. | 18,526 S.F. |

- LEGEND**
- DIST. 5' CONTOUR
 - DIST. 10' CONTOUR
 - DIST. OVERHEAD WIRES
 - DIST. UNDERGROUND GAS LINE
 - DIST. UNDERGROUND WATER LINE
 - DIST. RIGHT-OF-WAY
 - DIST. BOUNDARY LINE
 - DIST. BUILDING SETBACK LINE
 - DIST. SPOT ELEVATION
 - DIST. DOOR SILL ELEVATION
 - DIST. WATER SERVICE
 - DIST. MON. PIN
 - DIST. LIGHT STANDARD
 - DIST. CLEANOUT
 - DIST. UTILITY POLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE

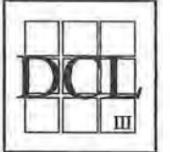
IMPERVIOUS COVER CALCULATIONS
 Note: Impervious Cover Calculations as per Radnor Township Grading Permit Application

| Cover Type | Existing sqft | Removed sqft | Added sqft | Total sqft |
|------------|---------------|--------------|------------|------------|
| Building | 1,566.3 | 156.0 | 579.7 | 1,980.0 |
| Walks | 100.0 | 45.1 | 126.0 | 180.9 |
| Pavement | 280.7 | 280.7 | 0.0 | 0.0 |
| Drives | 1,848.0 | 1,848.0 | 1,983.3 | 1,983.3 |
| Decks | 0.0 | 0.0 | 216.3 | 216.3 |
| Other | 441.0 | 441.0 | 380.0 | 380.0 |
| Total | 4,236.0 | 3,770.8 | 3,485.3 | 4,950.5 |
| % of Lot | 25.1% | | 23.2% | 29.3% |

(Cot & Fill = 145.3 cu yds)



NOTE CONTRACTOR TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO CONSTRUCTION



126 Poplar Ave.
 Wayne, PA 19087
 610-254-8241

Consultants:

Project:

Saggiomo Residence
 409 Oak Lane
 Wayne, PA 19087

TITLE: Proposed Site Plan & Zoning Info
 PHASE: Permits

DATE: 3/14/17

Revision:

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | 5/15/17 | |
| 2 | 5/17/17 | |
| 3 | 5/22/17 | |
| 4 | 5/22/17 | |
| 5 | 6/12/17 | |
| 6 | 7/17/17 | |

PROJECT #: 11416



ORDINANCE NO. 2017-13

RADNOR TOWNSHIP

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 263, TREES, § 263-5, OF THE RADNOR CODE, TO EXEMPT CERTAIN SPECIES OF ASH TREES FROM THE REGULATIONS UNDER CHAPTER 263.

The Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:

ARTICLE I

Chapter 263, Trees, Section 263-5, is hereby revised and amended to add the following new subsection:

- D.** Notwithstanding the requirements of this section or any other section of this chapter, the following species of Ash trees, including horticultural cultivars of each species, are exempt from the requirements of this chapter:
- (1) Green (*Fraxinus pennsylvanica*)
 - (2) White (*Fraxinus americana*)
 - (3) Black (*Fraxinus nigra*)
 - (4) Blue (*Fraxinus quadrangulata*)

ARTICLE II Repealer.

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

ARTICLE III Severability.

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

ARTICLE IV Effective Date.

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

ENACTED AND ORDAINED this 11th day of September, A.D., 2017.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____

Name: Philip M. Ahr

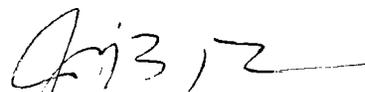
Title: President

ATTEST: _____

Robert A. Zienkowski, Secretary

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 September 11, 2017.

A handwritten signature in black ink, appearing to read "JBR 12", written over a horizontal line.

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

Discussion of Township Policy
on the Maintenance of Private
Roads (leaf collection, repairs,
snow plowing, etc.) *(Requested
by Commissioner Higgins)*

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

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

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

Date: August 6th, 2017

Re: Discussion and Possible Motion: Banbury Way Flood Mitigation Project

By virtue of Resolution #2016-71, the Banbury Way Flood mitigation design contract was awarded to T&M Associates. After providing many alternatives (based on the CH2M design in the RFP for these services), the Board of Commissioners chose the option included in the attachments. This option, which met the criteria of managing a 25-year frequency, 1 hour storm event, included construction of the system on Banbury Way, Windsor Avenue, and Francis Avenue.

In 2017, two meetings were held with residents of the affected area, and they voiced concerns over: the disturbance to the area, tree removal, access to their houses during construction, cost, and overall impact of the project in their neighborhood. In general terms, the residents at the meeting did not support the project in its proposed layout.

At the end of the last meeting, an area (limit of disturbance) was depicted for a possible project. The limit of the project area outlined for the residents was the R.O.W of Banbury, from SR 0030 to Francis/Windsor, the intersection itself, and the "triangle" (traffic island area). At the meeting, we discussed possibly pursuing the following, noting the issues involved: 1.) we could provide three basic preliminary options, 2.) by using the prescribed area, we are "backing into" the project, in that we are not designing for a specific frequency rain event, but working in a limited area, and trying to provide the best/as much as we can SWM, and the 3.) the projects would be at a somewhat high level, 4.) I could meet with T&M to provide these options.

At this point, staff respectfully requests direction from the Board of Commissioners in regards to the Banbury Way Flood Mitigation project. We offer the following for the Board of Commissioners, in regards to direction on the project:

- Terminate the current contract, and work with T&M in the manner noted previously.
- Continue working on the original option as chosen by the Commissioners, and move towards bidding.
- Other options as determined by the Board of Commissioners

I would also like to add that in informal talks with the SWMAC, they wish to pursue the original design event, or one of a lesser degree. The Banbury Way Flood mitigation project is on the agenda for this Thursday's Stormwater Management Advisory Committee meeting.

Enclosures: Resolution #2016-71
Staff Memorandum for Resolution #2016-71
T&M Associates Presentation (with plan view for the option chosen by the Board of Commissioners)

FILE COPY

RESOLUTION NO. 2016-71

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDING THE DESIGN
OF A STORMWATER MANAGEMENT AND FLOOD
MITIGATION PROJECT FOR THE INTERSECTION OF
BANBURY WAY/FRANCIS AVENUE/WINDSOR AVENUE**

WHEREAS, Radnor Township solicited proposals from engineering firms for the design of a stormwater management and flood mitigation project for the intersection of Banbury Way/Francis Avenue/Windsor Avenue

WHEREAS, a selection group comprised of Stormwater Management Advisory Committee members, the Township's consultant, and Township staff recommended award to T&M Associates

WHEREAS, the Township's Stormwater Management Advisory Committee concurred with said recommendation, and recommends the Board of Commissioners award the design contract to T&M Associates

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Award the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue to T&M Associates, in the amount of \$95,236.

SO RESOLVED this 13th day of June, A.D., 2016

RADNOR TOWNSHIP

By: _____

Name: Philp Ahr

Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: June 6th, 2016

TO: Radnor Township Board of Commissioners

CC: Robert A. Zienkowski, Township Manager

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

LEGISLATION: Resolution #2016-71, Awarding the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue

FILE COPY

LEGISLATIVE HISTORY: The Board of Commissioners authorized (with a recommendation from the Stormwater Management Advisory Committee) the Engineering Department to receive proposals for Professional Services for “the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue”.

PURPOSE AND EXPLANATION: A Request For Proposals was placed on Penn BID, eBidding site, for the Design of Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue. Proposals were received from eight firms. The cost proposal tabulation is as follows:

| Firm | Cost |
|-------------------------------------|-----------|
| Bergmann & Associates, Incorporated | \$84,900 |
| Conceptual CAD, Incorporated | \$90,600 |
| Pennoni Associates, Incorporated | \$91,500 |
| T&M, Associates, Incorporated | \$95,236 |
| Buchart Horn, Incorporated | \$99,950 |
| RK&K, Incorporated | \$144,737 |
| Meliora Design | \$177,956 |
| Gannett Fleming, Incorporated | \$192,409 |

From the eight firms, we came forward with a short list of firms: T&M Associates, RK&K, Incorporated, and Meliora Design. A selection group was comprised of Paige Maz, Regina Majercak, Tim Sass (Chair and members of the Stormwater Management Advisory Committee, respectively), Dan Wible of CH2M, and myself. The group recommended the award of the design contract to T&M Associates. This was then brought before the Stormwater Management Advisory Committee, and they concurred with the recommendation. *Attached is the recommendation from the selection group (which provides greater detail of the process), the T&M Associates proposal, and the Township’s Request For Proposal.*

IMPLEMENTATION SCHEDULE: Upon authorization by the Board of Commissioners, a purchase order will be processed for the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue. Concurrent with the Purchase Order approval process, we will address the professional services agreement with T&M Associates, with review and input from the solicitor. Once the professional services agreement is signed, the project duration is 180 days.

FISCAL IMPACT: The project cost, \$95,236, will be funded by the Stormwater Fund, account # 04-421-4790.

RECOMMENDED ACTION: ***I respectfully request the Board of Commissioners Award the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue to T&M Associates, in the amount of \$95,236.***

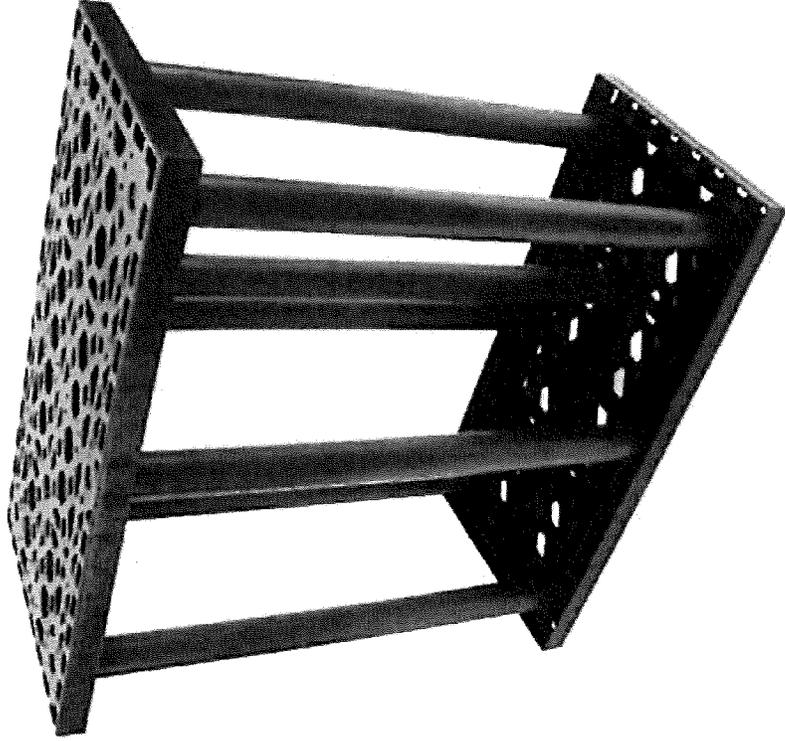
Enclosures: Recommendation Memorandum
T&M Associates Proposal
Radnor Township Request For Proposals

FILE COPY

FLOOD MITIGATION

Banbury Way/Francis Avenue/Windsor Avenue

Product: ST-36



Technical Data







RESOLUTION NO. 2017-100
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDING THE
CONTRACT FOR PROFESSIONAL DESIGN SERVICES
FOR THE CLEANING, REPAIRING, AND SEDIMENT
REDUCTION BMP AT THE NORTH WAYNE FIELD PARK
BASIN

WHEREAS, the North Wayne Field Basin is in need of cleaning, repair, and for a sediment reduction BMP to be installed.

WHEREAS, cost proposals were solicited from qualified consulting firms

WHEREAS, T&M Associates submitted a valid not to exceed cost of \$27,668 to perform the above referenced services

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Award the Contract for Professional Design Services for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin to T&M Associates for the Not to Exceed Fee of \$27,668.

SO RESOLVED this 11th day of September, A.D., 2017

RADNOR TOWNSHIP

By: _____

Name: Philip M. Ahr

Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: September 5, 2017

TO: Radnor Township Board of Commissioners

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

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

LEGISLATION: **Resolution #2017-100** – Awarding the Contract for Professional Design Services for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin

LEGISLATIVE HISTORY: The Board has authorized staff to solicit cost proposals for the design for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin. This project is noted in the Stormwater Fund Capital Plan, in the 2017 Radnor Township approved Budget.

PURPOSE AND EXPLANATION: In 2012, an inspection of the underground system verified that sediment, debris, and other material had been deposited over the years. Also, a section of the pipe was damaged, and on two occasions failed. The abridged version of the requirements of the Request for Proposal are as follows:

- Topographical survey as required
- Permitting (E&S, Grading Permit, possibly regulated fill)
- Testing of soil to determine disposal requirements
- Design of pipe repair
- Method of entry for cleaning
- Design of sediment reduction BMP
- Plans, details, profiles, as required
- Bidding documents, including “back end” documents
- Estimated probable cost of construction
- Attend a meeting of the Commissioners (1), SWMAC (1), and with staff (as needed)

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a requisition request will be processed, and once a purchase order number is received, staff will provide the consultant the Notice to Proceed. The project is to be bid this fall/winter.

FISCAL IMPACT: Cost proposals from three firms were received;

| Consulting Firm | Cost | Alternate cost, if submitted. |
|-----------------------------------|----------|-------------------------------|
| *T&M Associates, Incorporated | \$27,668 | \$22,300 |
| **Carroll Engineering Corporation | \$38,585 | \$22,205 |
| Hanover Engineering, Incorporated | \$33,300 | |

*T&M Associates provided an alternate cost for them to specify in the bid package, the testing and permitting requirements, to be borne by the successful bidder. I do not recommend this alternate for the following reasons: without knowing the composition of the sediment and debris, the estimated probable cost of construction would not be accurate, and the possibility exists that the sediment would be stockpiled on site while testing and permitting occur.

**Carroll Engineering provided an alternate to perform a phase 1 environmental study of the debris; the methodology is

sound, but leaves the Township exposed. If the phase 1 study determined the debris is clean fill, then the cost for disposal would be much less than if the sediment is determined to be regulated fill, or somewhere between regulated fill and clean fill. If the phase 1 study determines that soil testing is required, then the stockpile would remain on site while the permitting and testing occur. This would also put Carrol's price at the highest of the group. As in the previous alternate, this would also mean the cost estimate may not be accurate.

I recommend the award of the contract to T&M Associates, for the NTE fee of \$27,668. This contract will be funded by the "04" Stormwater Fund.

Recommendation: *Staff respectfully recommends Awarding the Contract for Professional Design Services for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin to T&M Associates for the Not to Exceed Fee of \$27,668.*

Enclosures: T&M Cost Proposal
Carrol Engineering Cost Proposal
Hanover Engineering Cost Proposal



YOUR GOALS. OUR MISSION.

August 3, 2017

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

**RE: Design of Cleaning & Repair of the
North Wayne Field Basin**

Dear Mr. Norcini:

T&M Associates (T&M) is pleased to provide you with our Proposal for the above referenced project. As directed, we are submitting an Electronic Proposal to you at snorcini@radnor.org.

T&M is offering a team experienced in design of underground infiltration/detention systems and in the maintenance of stormwater facilities. We have provided a scope and fee.

Our proposal includes all the information requested in your Request for Proposal; however, should have any questions or require additional information, please do not hesitate to contact me at 610.625.2999 or RBenner@tandmassociates.com. We appreciate your consideration of T&M and look forward to the opportunity to working with you.

Sincerely,

T&M ASSOCIATES

Russell Benner, PE
Vice President



SCOPE OF WORK

Task 1: Base Plan Development

We will meet with the Township to review communication protocols and further review the desired scope of work, objective, goals and schedule.

The T&M Team will perform the field survey of the project area and prepare base plans from that survey. The survey area will be the area of the existing basin and an additional 50 feet around the basin. It will also include the area between the basin and the culvert under the railroad for approximately 150 feet from the railroad right-of-way.

Topographic Survey Plan:

- Locate buildings, driveways, parking areas, fences, visible utilities (storm sewers, sanitary sewers, gas, electric, water etc.), retaining walls, sidewalks, curbing, impervious areas, limits of wooded areas of large tree masses, trees 6" in diameter or larger when measured at breast height (6" DBH), landscaped areas, spot elevations and grades.
- Perform a PA-One Call to obtain utility maps and/or mark-outs from utility companies to be incorporated into final drawing.
- Prepare an existing features survey plan showing contours at a 1 foot interval, and items listed above.

The T&M Team will perform a Pennsylvania One Call investigation, have all utilities located in the field and locate the field marking for plotting on the base plans.

Task 2: Permitting

The T&M Team will complete all appropriate Permitting requirements. These permits will include any PADEP Clean Fill Requirements, an E&S Control Plan and Permitting (if needed), the Radnor Township Grading Permit, and Regulated Fill Requirements (if needed). It is anticipated that the area of disturbance will be less than one acre and will not require Delaware County Conservation District approval. Although the approval of the Delaware County Conservation District may not be required an E&S Control Plan will be prepared for the construction. The Radnor Township Grading Permit may be required if the any excavation exceeds three feet in depth at the deepest point. Depending on the method of cleaning chosen during the design, it may be necessary to submit the application for a Grading Permit. As part of Task 3 below the T&M Team will sample the debris in the existing system. The results of that sampling will determine the requirements for the PADEP Clean Fill Requirements and the Regulated Fill Requirements.

Task 3: Testing

The T&M Team will sample and analyze the material within the system to determine disposal options. The material will be sampled in accordance with the PADEP Management of Fill Policy for Clean and Regulated Fill. T&M will subcontract with a firm that will provide a person certified for OSHA confined space work to collect the samples. As mentioned during the July 28, 2017 meeting, the Township assumes that the system is 10 to 25% compromised with sediment and debris. Further, we understand the debris may include, leaves, branches, concrete, railroad ties and railroad ballast.



Sampling of the material in the system prior to removal will allow us to determine the following:

- How much material will need to be managed.
- The different types of materials
- How the material will be segregated if the material will be staged on-site prior to disposal.

We have also provided costs for the implementation of Best Management Practices for the management of fill while it is on site, this includes dust suppression and other measures to reduce the migration of the fill material off-site during construction.

For the purposes of this proposal we assume that although the material in the system may be contaminated, it is not hazardous. This assumption is based on our experience with similar projects and remediation of railroad sidings.

Provided below is a description of our sampling plan, which includes sampling and testing, and disposal options. The disposal options include disposal of the material onsite, off-site at a licensed facility, use as clean fill and use as regulated fill.

Sampling Plan

Based on the information in the RFP and the meeting on July 28th, T&M has prepared a sampling plan that will characterize the material in the system. Due to the differences in the physical properties of the material within the system (sediment, concrete, railroad ties), each of these materials must be sampled as a separate entity. T&M assumes that there will be less than 125 cubic yards (CY) of material in the system. The sampling procedures are outlined in the PADEP Management of Fill guidance document number 258-2182-773). A total of 4 samples will be submitted for analysis. The sampling procedure is described below.

- (i) For volumes of material equal to or less than 125 cubic yards, the regulations require a total of eight samples shall be collected and analyzed as follows:
 - (A) For analysis of all substances other than volatile organic compounds (VOCs), the samples shall be analyzed in two composites of four samples each, in accordance with the most current version of the USEPA Manual, SW-846 (*Test Methods for Evaluating Solid Waste, Physical/Chemical Methods. Office of Solid Waste and Emergency Response*).
 - (B) Two samples shall be selected from the 8 samples for analysis of VOCs. The samples shall be based on field screening of the eight samples to select those samples that are most likely to contain the highest concentrations of VOCs.
 - (C) Two grab samples shall be taken from the same areas in the material from which the two samples used for field screening of VOCs were taken, in accordance with Method 5035 from the most current version of the USEPA Manual, SW-846 (*Test Methods for Evaluating Solid Waste, Physical/Chemical Methods. Office of Solid Waste and Emergency Response*).



Testing by a PA Licensed Laboratory

The PADEP Management of Fill guidance document allows for the use of due diligence to determine whether fill is clean or regulated. T&M performed a review of historical aerials as part of the due diligence. According to the photos the site has been an open field since 1965 and the surrounding residences and commercial buildings have not changed. We have also taken into account the Township indicated that most of the storm water entering the system is from the adjacent rail road line.

Based on this information, the samples will be analyzed for the following suite of parameters:

- Metals – these are included in pesticides and other anthropogenic sources.
- Polychlorinated biphenyls (PCBs) – these are known contaminants from historical rail road operations.
- Pesticides – these may have been historically applied to the adjacent field.
- Polyaromatic Hydrocarbons (PAHs) – these are associated with rail road operations and from anthropogenic sources such as runoff from roadways.
- RCRA TCLP – waste classification sample

The sample will be analyzed by Pennsylvania licensed laboratory on a standard two week turn-around-time. Upon receipt of the results we will compare the concentrations to the PADEP clean fill and regulated fill standards. We will prepare a memorandum documenting the testing results.

If the material can be characterized as clean fill, T&M will complete the PADEP Certification of Clean Fill Form and forward to the Township for signature.

Based on the sampling results and comparison with the PADEP fill and soil standards, we will determine the best option to manage the material. This may include one or a combination of the following disposal options.

Dispose of material on-site

The best management practice for clean material is to manage it on-site, this does not require any permits or approvals from the PADEP. The material may be used in the redesign of the existing storm water system.

Dispose of material at disposal/recycling facility

The subcontractor will coordinate with T&M and the Township to dispose of the material at a licensed disposal facility if the material is not suitable for use as clean or regulated fill. The disposal facility may require additional testing.

Use of the material as Clean Fill at an off-site location

If the results of the analysis indicate that the material can be defined as clean fill according to the PADEP, T&M will prepare the PADEP Clean Fill Certification form for signature by the Township. The form must be submitted to the PADEP. The results of the sampling do not need to be submitted, but must be available should they be requested by the PADEP.



Use of the material as Regulated Fill

If testing results identify that the material is above Clean Fill standards but below Regulated Fill standards, T&M can prepare a Regulated Fill Permit. Based on our experience in working with the PADEP in preparing these permits, a finalized and approved construction plan or NPDES permit is typically required by the PADEP prior to approval of the Regulated Fill Permit. T&M can prepare these plans, we have not provided these costs in our proposal. T&M recommends and will work with the Township to identify a site that already has an approved Regulated Fill Permit for disposal of the material, this would greatly reduce the cost to the Township since they won't have to prepare a Regulated Fill Permit from scratch. **For example, regulated fill can be used in the Right-of-Way, on roadway projects or PADEP Act 2 Cleanup Sites without an approved permit from the PADEP.**

Preparation of the Regulated Fill General Permit application will include a meeting with the PADEP to discuss permit details, preparation of several PADEP forms and certifications and an application fee. The forms required by the PADEP include the following:

- General Information Form (130-0-PM-BIT0001)
- Application for Regulated Fill General Permit, Form 20RF (2540-PM-BMW0403)
- Professional Certification, Form B (2540-PM-BMW0358)
- Contractual Consent of Landowner, Form E-GP (2540-FM-BMW0217)
- Compliance History, Form HW-C (2540-FM-BMW0058)
- Acceptance of General Permit Conditions, Form 27R/M (2540-PM-BMW0145/6)

Task 4: System Cleaning

The T&M Team will develop a drawings and specifications for the cleaning of the existing system. The drawings and specifications will establish the level of cleaning to be 95% -98% cleaned which will be verified by the contractor through a video recording. The specifications will require the contractor to abide by all Local, State, and Federal requirements. The specifications will include the requirements for disposal of the debris, which will be determined by the testing performed in Task 3. The drawings and specifications will include any restoration that may be required as a result of any disturbance.

The T&M Team will provide the Radnor Township staff with a maintenance schedule and a means of cleaning for future cleaning of the system.



Task 5: System Repair

The T&M Team will provide drawing and specifications for the repair of a 20'± section of existing pipe. The drawings will include details of location and construction details. The specifications will include pipe type and joint type, backfill requirements, and restoration requirements.

Task 6: Debris/Sediment Trap

The T&M Team will develop a drawings and specifications for the design and size for a mechanism to reduce sediment and debris from entering the underground detention system. The mechanism used to reduce the debris and sediment will be designed for the 5-year, 1-hour storm event. The design will allow for easy access to the system for the removal of any debris and sediment. The T&M Team will provide Radnor Township with the sediment load reduction, in accordance with PADEP's standards, for the Township's use in its PRP plan. The drawings will include all horizontal and vertical location of a system, details for construction, material specifications, and restoration details. This Task will include an Opinion of Probable Construction Costs. We assume one presentation to the Radnor Township Board of Commissioners and one presentation to the Radnor Township Stormwater Management Advisory Committee. Also included are meeting with Township staff, as needed, and meeting with regulatory agencies, as needed.

ALTERNATE

As an alternate, T&M will prepare bid specification for the sampling, testing and removal of the material in the system by a contractor in lieu of the T&M Team. This will eliminate the need to provide T&M will provide oversight of the field work. The contractor will be responsible for all field work and work product. The specifications will include the following sections:

General Specification

The general specifications will include a description of the scope of work, background section, health and safety section and required submittals.

Sampling and Analysis Specification

This specification will outline the required sampling and analysis in accordance with PADEP requirements.

Management of Contaminated Sediment Specification

The specification will include the following:

1. Proper handling of the contaminated sediment for disposal off-Site to an approved disposal facility as pre-approved by the Township and Project Engineer.
2. Soil sampling, characterization, and associated disposal facility approval, if necessary;
3. On-Site stabilization of the contaminated sediment for transport off-site for proper disposal; and,



4. Loading and proper disposal of the contaminated sediment. Documentation shall be provided by the Contractor, for the disposal of the contaminated sediment at an approved disposal facility to be reviewed/approved by the Township and Project Engineer.

Concrete/Rail Road Tie/Other Contaminated Material Management Specification

These materials shall be segregated, characterized and disposed of off-site. Following removal of this material from the system it shall be temporarily stockpiled on-site in accordance with PADEP recommended protocols.

This would include the following:

- The Contractor shall establish accessible areas within the limits of the site to stockpile the concrete debris.
- The staging area shall be lined by the Contractor with 10-mil thick polyethylene sheeting for the storage of excavated concrete debris. The polyethylene sheeting shall be sufficient in area to completely enclose the staging area(s).
- Joints required to construct the lining shall be sealed on both sides with weatherproof tape and the stockpile shall be covered at the end of each day to minimize precipitation runoff from the staging area (by the Contractor).

Imported Clean Fill/Quarry Material Specification

For material proposed to be imported that has been mined or excavated from undisturbed geologic formations from a licensed commercial source or quarry that has not been located on or impacted by other contaminant sources, sampling would not be required as long as the fill material is certified as such by the licensed quarry/mine operator as detailed in the PADEP Management of Fill document. Specifically, the licensed quarry/mine would need to provide a written certification stating that the fill material has been excavated from an undisturbed geologic formation and is free of any contaminants of concern above the applicable PADEP remediation standards. In addition, the certification shall include but not limited to:

- Obtained from a licensed quarry/mine;
- Not located on or impacted by other contaminant sources;
- Not comingled with any other material;
- Not known or suspected of being contaminated;
- Not adversely impacted by discharges of hazardous materials or chemical application;
- Not affected by conditions or processes that would result in the introduction of contaminants into the licensed quarry/mine material in concentrations above regulatory concern; and



- Not affected by conditions or processes that would increase the concentrations of contaminants already present in the licensed quarry/mine material to concentrations above regulatory concern

EXCLUSIONS

Our proposal does not include the following services. These services can be provided, if needed and requested. Separate proposals will be provided as requested:

- *Phase 1 or Phase 2 Environmental reporting*
- *No permit fees are included*
- *Detailed Flood Plain mapping*
- *Construction Administration, Observation, and Inspection*
- *Additional topographic survey beyond what is noted herein*
- *Resolution of Boundary Conflict that may exist.*
- *Full boundary surveys.*
- *Sinkhole mitigation services or consulting.*
- *Zoning variance requests.*
- *Land Development Plan submission to Radnor Township.*



COMPENSATION

Based on the RFP, we have a thorough understanding of the project's overall objectives. We believe our proposal provides an overview of our qualifications, our team, and our approach to this project. We believe our fees are commensurate with the level of work outlined in the RFP and are competitive within our industry. As always, we strive to offer services in the most cost-efficient manner possible. We welcome the opportunity to review our proposal and fee structure in keeping with the Township's overall goals and objectives.

Our **Total Lump Sum Fee** (Not-to-Exceed) for the project, inclusive of reimbursable expenses is \$27,668.00.

The **Alternate Proposal** would be a **Total Lump Sum Fee** (Not-to- Exceed) cost of \$22,300.00.

| TASK | PROFESSIONAL V | PROFESSIONAL VI | TECHNICAL STAFF GRADE 5 | PRINCIPAL DIVISION MANAGER | ADMINISTRATIVE SUPPORT STAFF | SUBCONTRACTOR & Expenses | TASK TOTAL |
|------------------------|----------------|-----------------|----------------------------|-------------------------------|---------------------------------|--------------------------------|--------------|
| HOURLY RATE | \$115 | \$115 | \$101 | \$140 | \$58 | | |
| Base Plan Development | 4 | | 4 | 1 | | \$2,070 | \$3,074.00 |
| Permitting | 8 | 4 | 8 | | | | \$2,188.00 |
| Testing | 4 | 14 | 8 | 2 | | \$5,000 | \$8,158.00 |
| System Cleaning | 12 | 4 | 24 | 2 | | | \$4,544.00 |
| System Repair | 8 | 4 | 12 | | | | \$2,592.00 |
| Debris/Sediment Trap | 24 | 16 | 16 | 2 | 2 | \$500 | \$7,112.00 |
| Alternate | | | (8) | | | (\$4,560) | (\$5,368.00) |
| TOTAL | 60 | 42 | 72 | 7 | 2 | \$7,570 | \$27,668.00 |
| TOTAL ALTERNATE | 60 | 42 | 64 | 7 | 2 | \$3,010 | \$22,300.00 |

**REIMBURSABLE EXPENSES**

Document reproduction for submissions for client and project team use is considered a reimbursable expense and will be billed accordingly; please see attached Schedule of Miscellaneous Charges. Travel expenses (mileage) will be itemized as well as extraordinary expenses identifiable to the specific project. These expenses include, but are not limited to, public transportation fares, photographic processing, express or overnight mail and delivery charges. As is customary, all application fees, review fees, etc., associated with this project will be provided by the Client.

METHOD OF BILLING

T&M will submit invoices monthly for services rendered in accordance with the RFP.



SCHEDULE OF MISCELLANEOUS CHARGES

Effective: January 1, 2017

Contracted Services

Including subconsultants, contracted labor,
Sub-professionals, and subcontractors..... Invoice Cost + 15%

Direct Expenses

- Disbursements to agencies, vendors and suppliers

Including equipment; interstate transportation;
permit, application, review, and similar fees; printing,
plotting, reproduction, binding, and other graphic
services; outside computer services; title, research,
and data services; courier and express services;
project field office expenses; and out-of-state
telephone costs..... Invoice Cost

- Other Charges

Mileage Commensurate with IRS Guidelines

Travel and Subsistence Invoice Cost

Field Vehicles \$105/Day



STANDARD TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

These Standard Terms & Conditions shall govern the performance of services pursuant to this Agreement.

As used herein, the term "Client" refers to the Client identified in T&M's Proposal / Scope of Services. The term "T&M" refers to T&M Associates. The Client and T&M may be referred to individually as a "Party" or collectively as the "Parties". The term "Agreement" refers to this contract between T&M and the Client consisting of (1) the T&M Proposal / Scope of Services, and (2) these Standard Terms and Conditions. The "Project" is identified in T&M's Proposal / Scope of Services.

1. SCOPE OF SERVICES.

- a. Descriptions of the services to be provided by T&M are set forth in the Proposal/Scope of Services (*the "Services"*). Services not set forth in the Scope of Services, or specifically itemized as additional services, are excluded from the scope of T&M's Services (*the "Additional Services"*) and T&M assumes no responsibility to perform such Additional Services. If any Additional Services become necessary during the course of the Project, T&M can perform such Additional Services in accordance with a written agreement between the Client and T&M.
- b. T&M shall have no obligation to commence the Services as stipulated in this Agreement and / or any associated work authorization until both this Agreement and any applicable work authorization are fully executed and delivered to T&M.

2. COMPENSATION.

- a. **BILLING RATES.** Client shall compensate T&M at the billing rates identified in T&M's Proposal. Unless otherwise provided in the Proposal, compensation for Services shall be based on T&M's Schedule of Hourly Billing Rates and Schedule of Miscellaneous Charges in effect at the time Services are performed.
- b. **REIMBURSABLE EXPENSES.** Client shall pay T&M for reimbursable expenses according to the current Schedule of Miscellaneous Charges including, without limitation, application fees, printing and reproduction, courier and express delivery service, bulk / special mailings, facsimile transmissions and other costs of acquiring materials specifically for Client and related charges.
- c. **INVOICES.** T&M shall submit invoices monthly and payment in full is due upon presentation. Services shall be billed at a minimum increment of 0.25 hour. If Client fails to make any payment due T&M for services and expenses within thirty (30) days after receipt of invoice, the amounts due T&M will accrue interest at the rate of one percent (1.0%) per month until paid in full.
- d. **SUSPENSION OF SERVICES.** Once a payment is PAST DUE, the Client shall be deemed to be in breach of this Agreement and any other agreements between the Client and T&M. If a payment is PAST DUE, T&M may suspend performance of all Services provided to the Client until T&M has been paid all amounts due and T&M shall have no liability whatsoever to the Client for any costs, delays or damages resulting from T&M's suspension of services caused by the Client's breach of this Agreement.
- e. **TERMINATION.** Client or T&M may terminate this Agreement with ten (10) days prior written notice for convenience or cause. In the event of termination, T&M shall be paid for all services rendered and costs incurred up to the date of termination.
- f. **COLLECTION COSTS.** In the event legal action is necessary to enforce the payment provisions of this Agreement, T&M shall be entitled to recover from the Client the reasonable attorneys' fees, court costs and expenses incurred by T&M in connection therewith.
- g. **FEE DURATION & ANNUAL ADJUSTMENT.** The hourly rates charged for T&M employees are adjusted annually in January to reflect changes in the various elements that comprise such hourly rates. All adjustments will be in accordance with generally accepted practices consistent with T&M's procedures.

3. **STANDARD OF CARE.** The standard of care for all professional services performed or furnished by T&M under this Agreement will be the care and skill ordinarily used by members of T&M's profession practicing under similar circumstances at the same time and in the same locality and based on facts and information available at the time services are provided. T&M makes no warranties, expressed or implied in connection with T&M's Services.
4. **OWNERSHIP AND USE OF DOCUMENTS.** All reports, plans, specifications, computer files, field data, notes and other files and documents prepared by T&M pursuant to this Agreement (*the "Documents"*) are instruments of T&M's professional services and T&M shall retain an ownership and property interest therein. Provided full payment for Services rendered and costs incurred is made by the Client to T&M, T&M grants to the Client a license to use the Documents for the purpose of constructing, occupying and maintaining the Project. The Documents are not intended or represented to be suitable for reuse by the Client or others on extensions of this Project or on any other project. Any reuse or modification of the Documents without T&M's written approval shall be at Client's sole risk and without liability to T&M and the Client agrees to indemnify, defend and hold harmless T&M from all claims, damages and expenses, including attorneys' fees and costs, arising out of such reuse by the Client or by others acting through the Client.
5. **CONFIDENTIALITY.** All information which the Client deems confidential shall be prominently branded "Confidential Information" prior to releasing said information to T&M. T&M will not intentionally divulge information regarding the Project which the Client designates as confidential, except (i) to the Client or parties designated by the Client; (ii) in response to a subpoena or other similar legal requirements; and / or (iii) withholding such information could create risk of significant harm to the public. Information which is in the public domain or which is provided to T & M by third parties is not considered confidential. Any information which is not clearly marked "Confidential Information" by the Client prior to disclosure to T&M shall not be deemed as confidential. The Client authorizes T&M to identify the Client as a T&M client and use photographs or illustrations of the Project and non-confidential information in any sales or marketing literature.
6. **CONSTRUCTION COST ESTIMATES.** The Client shall advise T&M in writing of any budgetary limitations for the overall cost of construction. T&M will endeavor to work within such limitations and will, if requested and included within the Proposal / Scope of Services, submit to the Client an opinion of probable construction cost. Opinions of probable construction cost will represent T&M's reasonable judgment as a design professional familiar with the construction industry, but does not represent or guarantee that bids or negotiated prices will not vary or exceed budgets or opinions of probable cost. The Client acknowledges that neither T&M nor the Client has control over the cost of labor, materials or methods by which contractors determine prices for construction.
7. **RESPONSIBILITY DURING CONSTRUCTION.** T&M's Services during the construction phase are intended to provide the Client a greater degree of confidence that the completed work of contractor(s) will conform in general to the approved plans and related documents. T&M will endeavor to observe the progress and quality of the executed work of contractor(s) and determine in general if such work is proceeding in accordance with the requirements of the Project. T&M shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of such work. T&M shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by contractors or the safety precautions and programs incident to the work of contractor(s) or for any failure of any contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to a contractor's furnishing and performing the work. Accordingly, T&M neither guarantees the performance of any contractor nor assumes any responsibility for any contractor's failure to furnish and perform its work in accordance with the contract documents.
8. **SITE CONDITIONS.** T&M shall not be liable for damage or injury to any subterranean structures (*including, but not limited to, utilities, mains, pipes, tanks, and telephone cables*) or any existing subterranean conditions; or the consequences of such damage or injury, if (*with respect to this clause*) (i) such structures or conditions were unknown and were not identified or shown, or were incorrectly shown, in information or on plans furnished to or obtained by T&M in connection with the Services; (ii) concealed conditions encountered in the performance of the Services; (iii) concealed or unknown conditions in an existing structure at variance with the conditions indicated by the Proposal / Scope of Services or work authorization; or (iv) unknown physical conditions below the surface of the ground that differ materially from those ordinarily encountered and are generally recognized as inherent in work of the character provided under this Agreement.

The Client shall provide to T&M all plans, maps, drawing and other documents identifying the location of any

subterranean structures on the Site. Prior to location of any drilling or excavation below the ground surface, T&M shall obtain the concurrence of the Client as to the location for such drilling or excavation. Should: (i) concealed conditions be encountered in the performance of the Services; (ii) concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Proposal / Scope of Services or work authorization; or (iii) unknown physical conditions below the ground differ materially from those ordinarily encountered and generally recognized as inherent in work of the character provided under this Agreement; then the amount of this Agreement and / or time for performance shall be equitably adjusted by change order upon claim by either Party made within twenty (20) days after the first observance of the conditions.

The Parties agree that reports prepared by or on behalf of T&M pertaining to site conditions, including, but are not limited to, environmental, geotechnical or geologic reports (*hereinafter collectively the "Site Condition Reports"*), are prepared for the exclusive use of the Client and its authorized agents, and that no other party may rely on the Site Condition Reports unless T&M agrees in advance to such reliance in writing. The Site Condition Reports are not intended for use by others, and the information contained therein is not applicable to other sites, projects or for any purpose, except the one originally contemplated in the Services. The Client acknowledges that the Site Condition Reports are based on conditions that exist at the time a study is performed and that the findings and conclusions of the Site Condition Reports may be affected by the passage of time, by manmade events such as construction on or adjacent to the site, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations, among others. The Parties agree that interpretations of subsurface conditions by T&M and / or its subcontractors may be based on limited field observations including, without limitation, from widely spaced sampling locations at the site of the Project. The Client acknowledges that site exploration by T&M and / or its subcontractors will only identify subsurface conditions at those points where subsurface tests are conducted or samples are taken. The Parties agree that T&M and / or its subcontractors may review field and laboratory data and then apply professional judgment to render an opinion about subsurface conditions at the site of the Project and that the actual subsurface conditions may differ, sometimes significantly, from those indicated by T&M and / or its subcontractors. The Client agrees that any report, conclusions or interpretations will not be construed as a warranty of the subsurface conditions by T&M and / or its subcontractors. The Parties further agree that no warranty or representation, express or implied, is included or intended in any reports, conclusions, or interpretations prepared by or on behalf of T&M pertaining to the site conditions.

9. UNANTICIPATED CONDITIONS. If during the performance of T&M's services, any unanticipated conditions are observed, which in T&M's judgment may affect the Proposal / Scope of Services, T&M will notify the Client. The Client agrees that the discovery of such unanticipated conditions constitutes a significant change in the Proposal / Scope of Services. Based on T&M's evaluation of unanticipated conditions, T&M is authorized to take any of the following action: (a) Complete the original Scope of Services in accordance with the procedures originally intended in the Proposal; or (b) Stop Work pending written agreement with the Client to modify the Scope of Services and Fees as required by the previously unanticipated conditions; or (c) Terminate the Services effective on the date specified by T&M in writing. The Client shall waive any claim against T&M and agrees to indemnify, defend and hold T&M harmless from any claim of liability for injury or loss arising from the encountering of unanticipated conditions.

10. HAZARDOUS CONDITIONS. It is acknowledged by both parties that T&M's Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event T&M or any other party encounters asbestos or hazardous or toxic materials at the site of the Project, or should it become known in any way that such materials may be present at the site of the Project or any adjacent areas that may affect the performance of T&M Services, T&M may, at its sole option and without liability for consequential or any other damages, suspend performance of Services on the project until the Client takes steps to identify, abate and/or remove the asbestos or hazardous or toxic materials, and to warrant that the site of the Project is in full compliance with applicable laws. If, in T&M's sole opinion, site conditions represent a threat to the public health or an environmental hazard, T&M will so advise the Client so the Client may notify appropriate authorities. If the Client fails to act in a responsible manner, T&M may notify the appropriate authorities. The Client waives any claim against T&M and agrees to defend, indemnify and save T&M harmless from any claim or liability arising from the conditions or notifications of conditions at the site.

11. FORCE MAJEURE. T&M is not responsible for delays caused by factors beyond T&M's reasonable control, including, but not limited to, delays due to strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client or owner of the

Project to furnish timely information or to provide review comments promptly; or delays caused by faulty performance by the Client, consultants or contractors at any level.

12. CONSEQUENTIAL DAMAGES. In no event shall T&M be liable in contract or tort or otherwise for any incidental, special, indirect or consequential damages, including loss caused by delay, commercial loss, or lost profits or revenues or opportunities resulting from any service furnished by T&M under this Agreement.

13. INSURANCE. T&M shall maintain for the term of this:

- Worker's Compensation and Employer's Liability insurance, statutory limits.
- Comprehensive General Liability insurance, a total of \$1,000,000 each occurrence and \$2,000,000 in aggregate.
- Comprehensive Automobile Liability insurance, a total of \$1,000,000 each occurrence and \$2,000,000 in aggregate.
- Professional Errors and Omissions insurance with a per claim limit of not less than \$3,000,000.

Certificates for all policies of insurance will be provided to the Client upon request.

14. INDEMNIFICATION. T&M agrees, subject to the provisions contained herein, to indemnify the Client, and the Client's officers, directors and employees, from and against any losses, damages and judgments arising from claims by third parties but only to the extent they are found to be caused solely by T&M's negligent acts, errors or omissions in the performance of professional services under this Agreement. **This indemnification provision is subject to and limited by the provisions agreed to by the Client and T&M in the "Limitations of Liability" section of these Standard Terms and Conditions.**

The Client agrees, subject to the provisions contained herein, to indemnify T&M, and T&M's officers, directors and employees, from and against any losses, damages and judgments caused by the Client's acts, errors or omissions and by any of Client's contractors, subcontractors or consultants or anyone for whom the Client is legally liable. T&M is not obligated to indemnify the Client for the Client's own negligence.

15. LIMITATION OF LIABILITY. The Client and T&M agree that T&M's total liability for any and all losses, judgments, injuries, claims, expenses and damages arising out of, resulting from or in any way relating to T&M's Services on this project, shall be limited to the total sum of \$50,000.00 or T&M's total fee for Services rendered on this Project, whichever is less. The Client hereby releases T&M from any liability above such amount. The Client and T&M waive such claims and causes including, but are not limited to, negligence, professional errors or omissions, direct or indirect damages, delays, consequential damages, lost profits, strict liability, and breach of contract or breach of warranty. This mutual waiver is applicable, without limitation, to all consequential damages due to either Party's termination.

16. GOVERNING LAW. The laws of the State within which the Project is located will govern the validity of this Agreement, its interpretation and performance.

17. INDEPENDENT CONTRACTOR. Unless otherwise provided in our proposal, T&M is and shall be an independent contractor in the performance of Services covered by the Agreement, maintaining complete control of its employees and operations and neither T&M nor anyone employed by T&M shall be the agent, representative, employee or servant of the Client in the performance of the Services covered by this Agreement.

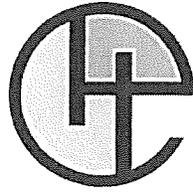
18. ASSIGNMENT. Neither T&M nor the Client shall assign or transfer their interest in the Agreement without the written consent of the other Party. However, nothing contained in this paragraph shall prevent T&M from employing such consultants or subconsultants as T&M may deem appropriate. The covenants and agreements contained herein shall apply to and be binding upon the Parties hereto and upon their respective assigns and successors.

19. DISPUTE RESOLUTION. Client and T&M agree that they shall submit any and all unsettled claims, counterclaims or other unresolved disputes between to non-binding mediation, where each Party shall pay its own costs and fifty percent (50%) of the mediator's fees. This provision shall not apply to fee collection lawsuits.

20. SEVERABILITY. If any provision contained herein is held to be unenforceable by a court of law or equity, the Agreement shall be construed as if such provision did not exist and the unenforceability of such a provision shall not be held to render any other provision of the Agreement unenforceable.

21. SURVIVAL. The express representations, indemnification and limitations of liability contained in this Agreement will survive the completion of all services of T&M under this Agreement or the termination of this Agreement for any reason.

22. ENTIRE AGREEMENT. This Agreement (*consisting of (1) Proposal/Scope of Services and (2) Standard Terms & Conditions*) comprises the final and complete agreement between the Client and T&M. It supersedes all prior or contemporaneous communications or Agreements, whether oral or written, relating to the subject matter of this Agreement. Execution of this Agreement signifies that each Party has read the document thoroughly, has had the opportunity to have questions explained by independent counsel and accepts the terms and conditions contained herein. Amendments to this Agreement shall not be binding unless made in writing and signed by both the Client and T&M. To the extent the Client provides its own agreement and that agreement is silent with respect to any term or condition expressed herein, these conditions shall prevail and shall be binding upon the Parties.



HanoverEngineering

5920 Hamilton Boulevard • Suite 108 • Allentown, PA 18106-8942
Phone: 610.395.9222 • Fax: 610.395.9262 • HanoverEng.com

August 3, 2017

Mr. Steve Norcini, PE
Director of Public Works and Engineering
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Proposal and Qualifications for the Design of
the Cleaning & Repairing of the North
Wayne Field Basin
Radnor Township, Delaware County, PA
Hanover Proposal P17-0749

Dear Mr. Norcini:

Hanover Engineering Associates, Inc. is pleased to submit this Proposal for Professional Surveying and Engineering Services related to the cleaning, repairs and modifications to the North Wayne Field Basin in accordance with the RFP as received from your office. We are regularly challenged with finding innovative ways to control stormwater runoff and its associated pollution for our municipal and private land development clients. Based on experience with these types of projects, we firmly believe that we are qualified and able to provide the scope of services as listed within the RFP.

Our firm's obligation, as defined within this proposal, will be to prepare plans, specifications, and bid documents for the cleaning, repair, and modification of the North Wayne Avenue Park underground detention facility, as depicted on the Plans prepared by Pennoni Associates dated July 1998 and received as part of this RFP. It is anticipated that modifications to the basin will generally consist of system components designed to collect and sequester. In order to prevent future accumulation of debris and sediment, our firm will also design system components capable of trapping debris before it passes through the underground detention basin. For clarity, we have delineated our firm's services as outlined in the following tasks.

I. SURVEYING SERVICES

Our firm will complete limited topographical and as-built survey of the existing above grade detention basin and structure locations and inverts for the underground system. All this information will be collectively compiled into an appropriately scaled AutoCAD drawing document and submitted to the client.

Estimated Fee: \$2,500

II. SAMPLING AND TESTING OF ACCUMULATED DEBRIS

Our firm will collect twelve (12) random samples of the accumulated debris and sediment, in accordance with the USEPA Manual, SW-846 (Test Methods for Evaluating Solid Waste, Physical/Chemical Methods) and have the required testing completed by a qualified laboratory. Upon reviewing the laboratory results, if the fill is determined to be "clean" we

will complete a Form FP-001 – Certification of Clean Fill and submit it to the regional office of the PA DEP. It is our understanding that the Township has a predetermined location for depositing of any clean fill.

If testing confirms that the material is “regulated”, our firm will prepare the necessary applications for the management and placement of regulated fill and assist the Township with obtaining the required State General Permit. We will prepare a plan and specifications instructing the contractor how to deposit any regulated fill material in accordance with the issued Permit. Lab fees will be billed as a reimbursable expense.

Estimated Fee: \$5,500

III. PLANNING AND DESIGN

Our firm will prepare a plan detailing the means to access and properly clean out the existing debris and silt from the underground detention system. As requested by the Township, we will require the contractor to provide CCTV verification of the detention basin and to ensure adequate removal of debris. We will also prepare a recommended schedule for future maintenance and cleaning of the underground basin, taking into consideration future accessibility.

We will prepare details and specifications for the replacement of approximately 20 feet of the previously repaired 48-inch diameter perforated CMP, along with the removal of any concrete or flowable fill that was placed at this band during the previous repair.

Our firm will design modifications to the underground facility which will include a system to capture debris and sediment before it can enter the underground detention basin. The design will be based on the sedimentation loading generated from a one hour, five-year storm event. Sediment reduction calculations will be provided to the Township for future MS4 permitting. These modifications will also take future accessibility by Township staff into consideration.

Plans will be submitted to the Township zoning department along with the required application for a grading permit. Additionally, erosion controls will be designed and shown on the provided plans, however due to the limited area of disturbance we do not anticipate submitting plans to the county conservation district (or PA DEP) for E&S and/or NPDES approval.

Estimated Fee: \$13,100

IV. PROJECT SPECIFICATIONS AND CONSTRUCTION SERVICES

Preparation of Construction Cost Estimate

This task shall include the preparation of a construction cost estimate for the project. Detailed quantities, unit pricing, and required contingencies will be tabulated and presented to the Township for review and budgeting purposes.

Construction Specifications

This task will involve the preparation of the construction specifications for the project. We have assumed that the "front end" documents will be provided by the Township and we will be preparing the technical specifications. Specifications will be provided for the types of proposed improvements indicated on the Construction Plans. Following the preparation of the Construction Specifications, we will assist with the following tasks.

1. Bidding of the project (PennBid).
2. Respond to Requests for Information (RFIs) during the bidding process.
3. Attendance at the pre-bid meeting.
4. Review of bids and provide recommendation of contract award to Owner.
5. Issue Notice of Award.

Construction Services

This task will involve assisting the Township with contract and construction management during the construction phase of the project. This includes tasks required after the "Notice to Proceed" has been issued as follows. Given the scope of the project, it is assumed that the construction timeline for the project will be 14 days:

1. Issue Notice to Proceed
2. Review submittals/Shop drawings
3. Attendance at the Preconstruction Meeting for the project
4. Respond to RFI's during construction.
5. Assist Township with review and processing of Change Order requests
6. Review of Payment Requests (2)
7. Prepare final inspection/report to Owner
8. Develop and maintain the Project Schedule

Given the nature of the project, at this time it is assumed that construction stakeout will not be required. If these services are needed, a separate cost estimate can be prepared for Owner approval. Regular construction inspection will be completed by the Township.

If some of the above tasks can be completed by the Township, our fee for this task can possibly be reduced.

Estimated Fee: \$8,600

V. PROJECT PRESENTATIONS AND COORDINATION MEETINGS

Our firm will provide one presentation of the proposed plans and details to both the Radnor Township Board of Supervisors and the Radnor Township Stormwater Management Advisory Committee. We will also be available for coordination with township staff during the design process for in person meetings, as well as online and phone meetings. We have reserved an additional 16 hours of time for such meetings.

Estimated Fee: \$3,600

TOTAL NOT-TO-EXCEED FEE: \$33,300.00

Any tasks not specifically identified above are not included within this proposal. Such tasks include, but are not limited to, hydrologic or hydraulic studies other than described above, preparation of an ALTA Survey, geotechnical studies, wetland & watercourse delineations and associated reporting, environmental studies or permitting, Phase I environmental reporting, archeological studies, noise studies or reports, the design and permitting of stormwater management facilities or other site improvements, NPDES/DCCD permitting, as-built plan preparation, construction observation (other than final inspection), the location of any underground utilities or features not visible from the ground surface, reimbursable expenses (laboratory soil analysis, paper costs, mileage, etc.) and any application or escrow account fee that may be required from various agencies.

Please note that Hanover Engineering can provide the above-listed services. If, through the review process, it is determined that one or more of these services are necessary, we can supply you with an estimated cost for the service prior to beginning any of the services. Additional work will be performed as directed by and requested in writing by the client on a time and material basis or as further agreed to in accordance with subsequent proposals or Contract Change Orders. The time and expense rates are included on the fee schedule.

The key Firm Representatives working on your project would be Phillip C. Malitsch, PE, a shareholder of the company, and Joseph E. Rentko, PE.

We hereby offer these services on Not-to-Exceed basis in accordance with the Professional Fee Schedule enclosed.

This proposal is valid for a period of sixty (60) days. If because of delays beyond the control of the Engineer this schedule is not maintained, the Engineer retains the right to amend the Scope of Work to account for inflation or interruptions in sequences of work.

Again, I would like to thank you for the opportunity to present this proposal. If you have any questions or comments regarding this proposal, or if we can assist you in other tasks for this project, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Phillip C. Malitsch, PE

pcm:jer/sas

S:\Projects\Proposals\2017\17-07-19-RudnorTwp-NorthWayneFieldBasin\Proposals\20170803_RudnorTownship_Proposal.doc

Enclosure(s)

**HANOVER ENGINEERING ASSOCIATES, INC
2017 PROFESSIONAL FEE SCHEDULE**

| <u>DESCRIPTION</u> | <u>HOURLY RATE</u> |
|---|--------------------|
| <u>CHIEF ENGINEER</u> | \$125.00 |
| <u>ENGINEER</u> | |
| Senior Engineer | 120.00 |
| Registered | 112.00 |
| Graduate (Nonregistered) | 98.00 |
| <u>REGISTERED MECHANICAL / PIPELINE ENGINEER</u> | 120.00 |
| <u>CERTIFIED PLANNER</u> | 112.00 |
| <u>REGISTERED GEOLOGIST / SENIOR SCIENTIST</u> | 112.00 |
| <u>REGISTERED LANDSCAPE ARCHITECT</u> | 112.00 |
| <u>TRAFFIC SPECIALIST</u> | 112.00 |
| <u>REGISTERED SURVEYOR</u> | 100.00 |
| <u>ENVIRONMENTAL</u> | |
| Environmental Specialist | 94.00 |
| Environmental Technician | 82.00 |
| <u>GIS (GEOGRAPHIC INFORMATION SYSTEMS) WORK</u> | |
| GIS Specialist | 85.00 |
| GIS Technician | 64.00 |
| <u>DESIGN / DRAFTING / TECHNICAL WORK</u> | |
| Senior Designer/Senior Technician | 90.00 |
| Design/Calculations/Technician | 79.00 |
| Draftsperson 1 (CAD Drafting) | 68.00 |
| Draftsperson 2/Technician 2 | 64.50 |
| <u>GROUND PENETRATING RADAR / GLOBAL POSITIONING SERVICE FIELD PERSON</u> | 98.00 |
| <u>SURVEY CREW</u> | |
| Two-Person Crew (2 @ \$72.00 each) | 144.00 |
| Three-Person Crew (3 @ \$62.00 each) | 186.00 |
| One-Person Crew w/Robotic Equipment | 110.00 |
| 3D Scanning w/One-Person Crew | 165.00 |
| <u>CONSTRUCTION OBSERVER / SEWAGE OFFICER</u> | |
| Highway, Heavy, Commercial, or Residential Construction | 80.00 |
| Highway, Heavy, Commercial, or Residential Construction (Senior) | 84.00 |
| Certified Sewage Enforcement Officer | 80.00 |
| Onlot Sewer Percolation Test (Pass or Fail) | Lump Sum 470.00 |
| Observe Percolation Test | Lump Sum 350.00 |
| <u>SECRETARIAL / WORD PROCESSOR</u> | 40.00 |

1. All hourly rates are based on portal to portal. Project mileage billable at \$0.52 per mile.
2. Overtime is charged at 1.5 times base rate.
3. Ordinary overhead expenses, such as general administrative work, are included in the above rates.
4. Extraordinary expenses required specifically for a particular project will be billed at direct cost plus 10%. Examples of these expenses include special consultants, borings, laboratory testing charges and living and travel expenses when employees are away overnight. All such additional expenses are to be specifically approved by the client, prior to their use. Per Diem is \$120.00 (as needed).
5. A special rate of \$150.00 per hour is established for formal hearings and court appearances as an expert witness for a Professional Engineer, Geologist, Surveyor, or other professional.
6. A 1.25% interest charge per month will be added to outstanding invoice balances after the initial 30-day period due. This is equivalent to a 15% per year carrying charge.
7. Hanover Engineering retains the right to stop work for clients whose bills are not paid within 30 days of invoicing.
8. Cost for copies of plans is \$0.55 per square foot (black & white); \$2.00 per square foot (color).
9. Cost for photocopies is \$0.25 per page (black & white); \$0.55 per page (color)
10. Field equipment usage will be charged as follows: Sewage Flow Meter - \$15.00/day, Traffic Counter - \$55.00/day, GPS Locator - \$25.00/day, RTKGPS - \$210.00/day, SUB-RTKGPS - \$55.00/day.
11. Push Camera - \$10.00/hour for Televising; \$15.00/hour for Televising and Locating Services.



Carroll Engineering Corporation

PROPOSAL FOR
CLEANING & REPAIRING
OF THE
NORTH WAYNE FIELD BASIN
RADNOR TOWNSHIP
DELAWARE COUNTY, PA

AUGUST 2017

PREPARED FOR:

TOWNSHIP OF RADNOR
301 IVEN AVENUE
WAYNE, PA 19087



Township of
Radnor Pennsylvania

PREPARED BY:

CARROLL ENGINEERING CORPORATION
949 EASTON ROAD
WARRINGTON, PA 18976

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- II. Statement of Understanding
- III. Scope of Work
- IV. Qualifications
- V. Terms and Conditions, Certificate of Insurance
- VI. Contract Terms – Fee Estimate



I. TRANSMITTAL LETTER



Carroll Engineering Corporation

August 3, 2017

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

Subject: Proposal for Professional Engineering Services
Cleaning & Repairing of the North Wayne Field Basin
Radnor Township, Delaware County, Pennsylvania

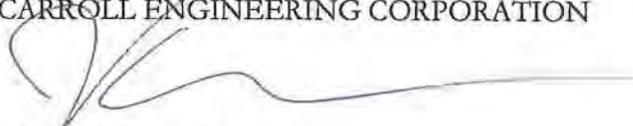
Dear Mr. Norcini:

Carroll Engineering Corporation (CEC) is pleased to submit the Proposal for the Cleaning & Repairing of the North Wayne Field Basin. CEC's understanding of the work to be performed is based on the RFP dated July 2017.

Thank you for the opportunity to present this proposal. Should you have any questions or require additional information regarding this proposal, please do not hesitate to contact me at 215-343-5700, extension 355 or jkoutsouros@carrollengineering.com.

Very truly yours,

CARROLL ENGINEERING CORPORATION



John Koutsouros
Land Development Services

JK:cam
Enclosures

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

Township of Radnor
Page Two
August 3, 2017

Accepted this 3rd day of August, 2017 for:

Carroll Engineering Corporation, by:

Allen B. Mason, P.E.

Name (Print)



Signature

Senior Vice President

Title

Accepted this _____ day of _____, 20____ for:

_____, by:
Company Name

Name (Print)

Signature

Title



II. STATEMENT OF UNDERSTANDING



II. STATE OF UNDERSTANDING OF THE SOLICITATION REQUIREMENTS

The site is approximately 4.2 acres containing a multipurpose athletic field and baseball field with open green grass and a tot-lot playground with an array of amenities including swings, benches, and an all-purpose climber. The project consists of cleaning the existing underground basin comprised of parallel runs of 48-inch diameter perforated corrugated metal pipe (CMP), and replacing approximately 20 linear feet of pipe. CEC will also design a mechanism to trap silt and debris upstream of the facility.

We anticipate a relatively small earth disturbance will be required for the proposed basin improvements. As such, we will submit to the Delaware County Conservation District for an Erosion and Sediment Control Plan adequacy letter only, as an NPDES permit does not appear to be required.

Carroll Engineering Corporation proposes to provide the services detailed below in accordance with the following Scope of Work and Fee Estimate:



III. SCOPE OF WORK



III. SCOPE OF WORK

A. Survey/Base Plan Preparation

Carroll Engineering Corporation proposes to use our field crews to provide field survey services, and prepare signed and sealed topographic survey data in AutoCAD C3D format. The site area will be surveyed with topographic points to facilitate preparation of a plan with a one-foot contour interval. Elevations will be taken at critical locations, including paved areas. The CAD plan of topography will be used to prepare plans for site improvements. The survey area shall encompass the entire stormwater facility as it is anticipated to be required for the erosion and sedimentation control plan permitting, and it was noted during the pre-proposal meeting that the facility was not installed as per the provided plan.

B. Permitting

Clean Fill and Regulated Fill Requirements:

DEP's Management of Fill Policy requires environmental due diligence be performed to determine whether fill is clean or regulated. Per the policy, "If due diligence shows no evidence of a release of a regulated substance, the material may be managed as clean fill under this policy." To satisfy the due diligence requirement we propose to evaluate the park property in accordance with ASTM E 1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". If recognized environmental conditions are not identified by the Site Assessment, then the accumulated sediment and debris in the stormwater facility may be managed as clean fill. If the Site Assessment identifies one or more recognized environmental conditions, then we will perform sampling in accordance with DEP's Management of Fill Policy for clean fill/regulated fill parameters. As an added value, we will also sample for typical waste characterization parameters. Waste characterization information will be needed in the event the material is too contaminated for reuse as fill material, and must be taken to a permitted facility for disposal.

According to DEP's Management of Fill Policy, "Use of material as clean fill does not require a permit under the Solid Waste Management Act and regulations." Regulated Fill may be beneficially used under a DEP General Permit. A clean fill determination, or regulated fill permitting, in advance of cleaning the stormwater detention facilities will require sampling the material "in situ". Such sampling would be difficult, if not impossible, given the confines of the underground pipes, the deteriorated condition of some portions of the facility and limited access. Sampling under these conditions will require costly OSHA-mandated confined space entry permitting, personal protective equipment, lighting, ventilation and other support equipment, along with the additional personnel required to support the sampling team. Furthermore, the material sampled in-situ will differ from the material removed, because the final material will be disturbed (differ in volume) and be drained, and will have debris and chemical characteristics introduced by the cleaning process itself. DEP's Management of Fill Policy requires evaluating the final waste stream of known volume, in contemplating possible reuse as fill. The same rationale applies for material designated for a permitted treatment, storage or disposal facility such as a landfill. In summary, any "pre-work" sampling and analysis results would only allow for an approximation of the final waste that will actually be generated, and may in-fact not satisfy DEP's sampling requirements which are based on the volume of the material.



For all the above reasons, sampling before the basin is cleaned is not recommended. As an alternative, we propose to sample the stockpiled sediment and debris following cleaning of the basin. We would propose having a separate contract for waste disposal. As explained above, sampling the stockpiled material aboveground would be far less risky and expensive. Furthermore, a separate waste disposal contract is potentially more cost effective because transportation and disposal costs would be more accurately based on the known final waste quantity and characteristics; minimizing bidding uncertainty.

CEC will prepare and submit all required permits including but not limited to:

1. DEP Clean Fill
2. Erosion and Sediment Control Plan Adequacy
3. Radnor Township Grading Permit
4. Regulated Fill Requirements (should they be required)

Note: All permitting fees will be paid for by the client.

C. Testing

If the recommended the Phase I Environmental Site Assessment results (described in Section B) indicate no recognized environmental conditions, then sampling and analysis can be provided as an additional service for \$16,380. As stated herein we're proposing to perform the sampling and fill determination following cleaning of the stormwater facilities (during the construction phase).

D. System Cleaning

CEC will prepare specifications and drawings in order to properly clean out the existing underground stormwater system. The following parameters will be followed:

1. Level of cleaning to be at 95% - 98%
2. Contractor verification of cleaning (cctv or approved equal)
3. Safety requirements
4. Disposal requirements
5. Entry to the system
6. Restoration of the system
7. Maintenance schedule of the system including future cleaning and means

E. Repairs

CEC will ensure proper repair of the existing underground system including the replacement of approximately 20 linear feet of perforated CMP, replacing one (1) band and the removal of flowable fill/concrete by performing the following:

1. Specifying the pipe and joint types
2. Providing drawings and details
3. Specifying the addition of new geotextile and aggregate
4. Backfill requirements
5. Restoration requirements



F. Sediment Control Device

The material observed in the stormwater facility during our site visit was characterized as primarily grit/gravel with some larger debris and miscellaneous refuse (as also described during the pre-proposal meeting). As such, our design will include a stormwater pre-treatment unit having a series of baffles which shall capture large debris, grit, and floatables. We will also explore the option to include an additional mechanism for the capture of “fine” particles such as silt. This type of advanced stormwater treatment may be cost prohibitive for this particular project. Therefore, we will provide a separate cost estimate for the construction and long term maintenance costs for this treatment for the Township’s consideration. These options will be discussed during our presentation to the Board of Commissioners and the Stormwater Advisory Committee. Our design will take into account the following considerations:

1. Sized to address sediment loads from a one (1) hour, five-year (5) frequency storm based on available data from the previous stormwater analysis
2. Easy sediment removal and access by Township personnel
3. Determine sediment load reduction in accordance with DEP standards
4. Provide proposed contours, details, drawings, and material specifications
5. Provide a maintenance schedule for the stormwater facility

G. Bid and Construction Plan set

CEC will provide the required plan set to ensure accurate bidding with the ease of construction in mind. This may include but is not limited to:

1. Title sheet
2. Grading and Site Improvements sheet
3. Stormwater Facility Repair and Access sheet
4. Erosion and Sediment Control sheet
5. Construction Details sheet
6. Erosion and Sediment Control Details sheet
7. Erosion and Sediment Control Notes sheet

H. Specifications and Bid Package

CEC will provide the technical specifications and any minor revisions to the “front end” (to be provided by Radnor Township) for the development of the bid package. We will also populate the Township supplied line item bid sheet (in excel format) to be uploaded to Penn Bid.

I. Engineer’s Estimate of Probable Construction Costs

CEC will develop and furnish an engineer’s estimate of the probable construction costs to allow Radnor Township to budget accordingly.



J. Meetings

The following meetings have been accounted for in this proposal. Any additional meetings not included below will be billed on a T&M basis according to CEC's 2017 billing rate sheet.

1. One (1) presentation to the Radnor Township Board of Commissioners
2. One (1) presentation to the Radnor Township Stormwater Management Advisory Committee
3. Three (3), one (1) hour meetings with Radnor Township staff via conference call



IV. QUALIFICATIONS

- A. Carroll Engineering Corporation's Qualifications
- B. Key Personnel – Percentage of Time of Work



Carroll Engineering Corporation's Qualifications

Carroll Engineering Corporation (CEC) is a multi-disciplined engineering and survey firm founded in 1973 for the purpose of providing clients with a wide range of consulting services. The Water/Wastewater, Municipal, Traffic, Structural, Survey, Construction Management, CADD/GIS, Planning and Site Design Departments provide a great deal of depth and expertise thus permitting us to offer most services in-house, without the normal experienced delay and high cost of using sub-consultants.

CEC currently has a staff of approximately 90 individuals with offices in Pennsylvania and New Jersey divided into eight interrelated departments, four of which represent specific engineering functions, being Municipal/Authority, Planning & Site Design, Structural, and Traffic & Transportation services. The remaining four departments include Surveying, Construction Inspection, GIS/Computer-Aided Drafting & Design (CADD), and Administrative, all of which are support departments to our engineering services. We currently maintain a staff of over forty professionals with state registrations in engineering, surveying, planning and geology. In addition to professional registrations, many of our staff have supplemental certificates, water and wastewater operator's license, along with LEED certifications. We have established a reputation of providing our clients with technically innovative engineering solutions.

KEY PROFESSIONALS

Christopher A. Peterson, P.E. will serve as Project Director, Civil/Site Engineer and will be responsible for 70% of the site improvements, underground utilities. Mr. Peterson has performed civil/site engineering services in conjunction with larger building and treatment plant projects with project values up to \$4,500,000.

Paul B. Spilman, P.G. will be responsible for the coordination of the testing and disposal of contaminated water and sediment associated the basin. Mr. Spilman will be responsible for 30% of the work.



Land Development Services

CEC provides planning and site design services and final record documents, from initial site investigations and feasibility studies through completed drawings and the construction phase. These services include physical site analyses, ordinance reviews, preparation of a land development plans and documents, stormwater management, erosion control, utility design, permit applications and construction support. Projects include municipal, residential, commercial, industrial and institutional, subdivision and land development projects.

Our comprehensive services include:

- Land Surveying
- Land Planning and Design
- Structural Engineering
- Water Resources
- Environmental Compliance
- Traffic Engineering
- Feasibility Studies/Yield Analysis
- Site Design
- Grading Design
- Erosion and Sediment Control Designs
- Utility Layout
- Outdoor Lighting Design including Sports Lighting
- Innovative Stormwater Management and Infiltration Systems
- Active Recreation including Playing Fields, Running Tracks and Stadiums
- Streetscape Design
- Construction Specifications

Residential

Our civil engineers have helped shape the residential landscape in the Greater Philadelphia area and New Jersey. From initial site assessments and planning, the CEC professionals provide vision and understanding of the design process. Our civil engineers consider all aspects of the project, and we follow current consumer trends like community building and place making – evoking traditional neighborhood designs and incorporating mixed-use development strategies.

CEC is a full-service engineering firm and our clients have one point of contact for our services, including survey and land development, stormwater management, BMP design, traffic and water resources.



Commercial

It's easy to take for granted that the places we live, shop and work are kept modern and up-to-date. But all of these places are dynamically impacted by the engineering world. Whether it's an outdoor shopping center, a multi-story office building or a parking garage, CEC has the experience to give your project the quality services necessary to make it a success.

CEC takes a vertical engineering approach for retail and commercial projects. We can begin your project at conception, assessing the site for environmental issues, surveying the site to determine the property lines and physical features, and planning the layout of the site. We advocate at the local, state and federal level as necessary to gain the proper approvals and permitting, and we participate in public hearings to gain citizen support through education.

We provide the site engineering necessary to make your architect's vision a reality, as well as supporting that reality through structural engineering. We inspect the construction to ensure it's done properly and safely. We do all this in the most environmentally sustainable way, and can assist in achieving LEED certification for your project.

From years of experience with the design, approval and construction of retail facilities, financial establishments, and business campuses, CEC has a track record of completing successful commercial projects. We have achieved success through a commitment to responsiveness, communication and flexibility regardless of whether we're working for end users or development companies.

Educational

The design and construction of educational facilities require design expertise, as well as communication and coordination efforts. Educational institutions have an obligation to explore new technologies and provide leadership for new trends in the construction and maintenance of educational facilities, especially as they relate to sustainable design and infrastructure. CEC is committed to exploring and testing green best practices and brings innovative design to site planning, landscape features and stormwater management.

CEC has a history of developing excellent working relationships with the school staff to ensure that their needs are met. We successfully complete education projects on time and on budget, both through open-end contracts or individual project assignments. CEC, whether directly or through an architectural client, interactively collaborates with representative members of the education institute, administration, faculty, staff and/or students to develop and document an understanding of project goals. A successful plan requires interaction and confirmation of goals throughout the design process.

Healthcare

Healthcare and pharmaceuticals are fast growing industries, especially in the Northeast. CEC continues to use our extensive knowledge, state-of-the-art equipment, and talented land use group to meet these growing demands within the industry. We provide our healthcare and pharmaceutical clients with the knowledge and superior results they need.

Whether it's planning, pedestrian walkways, traffic engineering, or stormwater management, CEC can take healthcare projects from conception to completion. We offer a unified project delivery approach. We always practice cost effective methods to assist our healthcare clients in meeting their specific project requirements.



Redevelopment

CEC has concrete genuine redevelopment experience and we help owners and developers meet their objectives. CEC's civil engineers are able to provide environmental due-diligence services and to assist with LEED credit documentation for sustainable sites, in addition to real-world experience working on tax-credit funded projects. From designing improvements that utilize recycled site material to feasibility studies that determine an infrastructure's viability, our civil engineers and technical consultants have the experience and expertise to drive measurable value to a broad range of redevelopment projects.



CHRISTOPHER A. PETERSON, P.E.
Civil Engineer

Education:

Pennsylvania State University – 2008 – B.S., Civil Engineering

Employment History:

2008 – Present Carroll Engineering Corporation, Warrington, PA, Project Engineer
2007 Schlosser & Clauss Consulting Engineers Incorporated, Hatfield, PA

Professional Registration:

Professional Engineer – Pennsylvania – PE081200

Key Qualifications:

Mr. Peterson's experience covers all aspects of civil engineering. Representative projects include stormwater detention, paving, collection system design, pump stations, park design, BMP design, hydraulic analysis, infiltration and inflow analysis technical specification preparation, site construction details, and site layout. Mr. Peterson is proficient in a variety of software including AutoCAD Civil 3D. Recent project experience includes:

- ***Centennial School District, William Tennent High School, Warminster, PA***
Engineer for design and plan preparation of site renovations for William Tennent High School. Tasks include design and analysis of storm sewer, stormwater management design, best management practice design, grading design, erosion and sedimentation control plans, land development permitting, NPDES permitting.
- ***Simmons Elementary School Drainage Improvements & Parking Lot Paving, Horsham, PA***
Engineer for design and plan preparation of drainage modifications and parking lot resurfacing at the Simmons Elementary School. Tasks include stormwater management design to eliminate ponding/poor drainage at the site, best management practice design, grading design, erosion and sedimentation control plans, and land development permitting.
- ***Copper Beach Elementary School Drainage Improvements, Abington, PA***
Engineer for design and plan preparation of drainage modifications and service drive resurfacing at the Copper Beech Elementary School. Tasks include stormwater management design to eliminate erosive conditions at the site, best management practice design, grading design, erosion and sedimentation control plans, land development permitting, NPDES permitting.
- ***Neshaminy Gardens Drainage Improvements, Warrington Township, Bucks County, PA***
Design Engineer for storm sewer improvements in this existing residential neighborhood. Prepared drainage area calculations and stormwater routing. Design included storm sewers ranging in size from 18" to 30" diameter. In addition to design duties, provided assistance during the project's bidding phase. Project was partially funded via the Bucks County Community Development Block Grant (CDBG) Program.
- ***Pennland Farms Residential Subdivision, Bedminster Township, Bucks County, PA***
Prepared HEC-RAS floodplain analysis for the 231 lot residential subdivision to determine effect of development on the 100 year floodplain. Modeled stream cross-sections using AutoCAD Civil 3D for import into the HEC-RAS model.



- *Applebrook Residential Subdivision, East Goshen Township, Chester County, PA*
Analyzed existing stormwater detention basin originally constructed for the project. Reviewed the feasibility of enlarging the existing basin as well as evaluated the detention/storage capacity of the existing stormwater piping network.
- *Harvey Avenue Wastewater Treatment Plant, Doylestown Borough, Bucks County, PA*
Prepared hydraulic analysis for the proposed influent pump station, assisted with all aspects of the site development drawings including all E&S and NPDES permit applications.
- *Marquis Estates Residential Subdivision, Marquis Estates LLC, City of Easton, Northampton County, PA*
Engineer for site design and plan preparation for a five lot residential subdivision in Easton, PA. Tasks included stormwater management analysis/design, best management practice design, erosion and sediment control design, and preparation of NPDES and E&S permitting documents.
- *Floodplain Study of Beaver Run, North Wales Water Authority, Upper Gwynedd Township, Montgomery County, PA*
Engineer for the modeling of a stream cross-sections using AutoCad and HEC-RAS and performing a hydraulic analysis to establish a floodplain delineation of Beaver Run.



*PAUL B. SPILMAN, P.G.
Professional Geologist*

Education:

Temple University – 1983 – B.A., Geology
Onondaga C.C. – 1979 – B.A., Humanities

Graduate-level and Continuing Education in Geochemistry, Geology, Hydrogeology, Environmental Site Assessments, Groundwater Modeling, Hazardous Waste Operations, Well Rehabilitation, Geophysical Well Logging, PA UST and NJ UST Program Training, and PA USTIF and Land Recycling Workshops.

Employment History:

1993 – Present Carroll Engineering Corporation, Warrington, PA - Geologist and Project Manager
1984 – 1993 Pollution Enterprises, Inc., Horsham, PA - Senior Hydrogeologist and Field Manager

Professional Registration & Affiliations:

Professional Geologist: Pennsylvania – PG-001888-G
Professional Geologist: Delaware – S4-0000670
Member Pennsylvania Council of Professional Geologists
Member Philadelphia Geological Society

Key Qualifications:

Mr. Spilman has over 25 years of experience performing hydrogeologic and environmental remediation work for public and private clients. He designs and prepares plans and specifications for storage tank and water supply well upgrades. Responsibilities have included preparing PA Act 2 and storage tank program remedial action plans, progress reports and completion reports, administration of Phase I and II environmental site assessments, nitrate plume investigations for on-lot wastewater disposal systems, soil and ground water remediation, storage tank installations and closures, and site dewatering. He supervises pumping tests, prepares hydrogeologic reports, and provides design services for public water supply wells. He is familiar with analytic element modeling techniques for source area delineation and has prepared analysis reports for DRBC well monitoring programs for public water systems. He has formal training in OSHA hazardous waste operations, environmental site assessments, groundwater modeling, karst hydrogeology, and DEP storage tank and Act 2 regulations.

Representative project experience includes:

- *Warrington Township, Bensalem Township School District, Bucks County, PA; Knapp's Service Station, Abington Township, Montgomery County; Including over 50 Service Stations, Petroleum Bulk Plants and Terminals in Pennsylvania, Delaware, New Jersey and New York*

Responsible for site characterization and remediation of gasoline or fuel oil releases at underground and aboveground storage tank facilities owned or operated by large oil companies, local distributors and private individuals.



- **2 - 16 East Main Street, Norristown Borough, Montgomery County, PA**
The site is currently the PADEP Southeast Regional office. Responsible for product sampling and analysis, support of grant applications, permit applications, contract documents and construction administration. Remediation activities included supervision of the removal of underground storage tanks, preparation of UST closure reports, expedited characterization of soil and groundwater, supervision of asbestos abatement and contaminated soil removal, and assistance in the administration of various environmental aspects of building demolitions.
- **Groundwater Studies: Upper Salford Township, Montgomery County and West Brandywine Township, Chester County, PA**
Responsible for establishment of well monitoring network, test well installation and logging, administration of pump testing, preparation of hydrogeologic reports, and planning commission presentations in support of land development applications for environmentally-impacted land development projects.
- **County of Bucks, Doylestown Borough, Bucks, County, PA**
Responsible for environmental investigations and remediation at the County's former public works annex and site of the new courthouse parking garage, as part of the County's largest construction project to date. Included investigating the site of a new stormwater detention basin located immediately downgradient of a Superfund site. Responsibilities involved supervision of UST closure and soil remediation activities, test boring and monitoring well installation and sampling, preparation of site characterization report, progress reports, remedial action completion report preparation which resulted in obtaining an Act 2 release from PADEP, preparation of related investigation reports and contract specifications and construction submittal review.
- **City of Coatesville, Chester County, PA**
Responsible for the performance of Phase I and Phase II environmental site assessments for various City redevelopment projects.
- **Municipal Landfill Investigations, Bucks and Chester Counties, PA**
Responsible for sampling and monitoring of groundwater at several landfills.
- **Horsham Water and Sewer Authority, Horsham Township, Montgomery County, PA**
Responsible for the delineation of wellhead protection areas for a large municipal water system with 15 source wells located in a highly developed township. Wellhead delineations included the performance of pumping tests, data analysis, and analytic element modeling to determine potential zones of influence under steady state pumping conditions.
- **Well 40, Horsham Township, Montgomery County, PA / Well 5, Neshaminy Manor Center, Bucks County, PA**
Responsible for administration of pump testing, preparation of hydrogeologic reports, and long-term well monitoring. Scope of projects includes public water supply wells of up to 500 gallons per minute capacity.



IV. TERMS AND CONDITIONS, & CERTIFICATE OF INSURANCE

CARROLL ENGINEERING CORPORATION
2017 STANDARD CONSULTING CONTRACTING TERMS AND CONDITIONS
FOR MUNICIPAL AND MUNICIPAL AUTHORITY SERVICES

These terms and conditions set forth herein are for the performance of engineering services associated with the appointment of Carroll Engineering Corporation as a municipal/municipal authority engineering consultant. Supplemental letter agreements associated with special projects may amend these terms and conditions, and such amendment shall take precedence over these General Provisions to the extent there is any inconsistency or contradictory statement. It is agreed that Carroll Engineering Corporation and Owner may use their standard business forms (such as purchase orders, acknowledgement, etc.) to administer the activities under this contract. However, Carroll Engineering Corporation expressly rejects the terms and conditions which may be contained in those business forms. The parties agree that the use of such forms shall be solely for the convenience of the party, whether or not such document is signed. None of the provisions, terms, and conditions contained on such forms shall be applicable. The Client is invited to request changes to these terms and conditions, and assumes the risk of failing to read or understand each individual item.

1. General: Carroll Engineering Corporation (hereinafter referred to as CEC) shall perform professional services in connection with their appointment as municipal/municipal authority engineer. CEC will strive to perform services under the Agreement in a manner consistent with generally accepted principals of engineering practice, and consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality, under similar conditions, and at the same time. No other representation, expressed or implied, and no warranty or guarantee is included or intended.
2. Reliance on Information Provided by Others: Client agrees to indemnify and hold CEC harmless from and against any and all damages, liabilities, and costs, including costs of defenses, arising out of the use of documents and information produced by Client, excepting only those damages, liabilities, and costs for which CEC is found to be liable by a court or forum of competent jurisdiction.
3. Subconsultants: CEC has the right to employ or retain such independent consultants, associates and subcontractors as it may deem appropriate to assist it in the performance of the services required. The fee for all consultants contracted directly by CEC shall be within a project budget approved by client.
4. Third Party Beneficiaries: No benefits or rights are given to anyone other than Client and CEC, and all duties and responsibilities undertaken pursuant to this Letter Agreement will be for the sole and exclusive benefit of client and CEC and not for the benefit of any other party.
5. Client Responsibility: Client shall make all provisions for the Engineer to enter upon public or private property, shall provide required legal services and shall pay all fees incidental to obtaining permits associated with services. It is understood CEC is acting as a consultant for Client to provide advice and consultation on a variety of projects. Client shall designate a person to act with authority on his behalf in respect to all aspects of the appointment shall examine and respond promptly to CEC's submissions, and give prompt written notice to CEC whenever he observes or otherwise becomes aware of any defect in the work product.
6. Legal Matters: CEC will not express legal opinions or become an advocate in the law before public agencies. In the event CEC attends public meetings or otherwise represents Clients, said representation is for the strict purpose of providing technical expertise in the practice of engineering. In the event a record must be made or an agreement of the owner is necessary, CEC will not represent Clients in such legal matters.
7. Duties of Public Official: CEC will not accept responsibility and will be held harmless by the Owner for any item which by law is clearly assigned to a public official and which requires approval by said official, regardless of any recommendation or review completed by CEC in order for said official to perform the assigned duties.
8. Engineering Fees: Fees for engineering services shall be established by mutual agreement of the parties from time to time. Services will be performed on an hourly basis, unless a specific scope of work can be predetermined for a project at which point a separate letter agreement with project fee and expenses will represent a supplement to these terms and conditions.
9. Reimbursable Expenses: Direct expenses shall be considered an additional charge, unless otherwise stated in the contract. Such expenses shall be in accordance with the current CEC Reimbursable Expenses Tabulation (see attached).
10. Payment: Payments shall be made to CEC on the basis of invoices for services rendered. Payment shall be due within thirty (30) days of the date of the invoice presented. If Client fails to make full payment due CEC within thirty (30) days, CEC reserves the right to retain all plans, documents and related project material, and to suspend or terminate services until full payment for services and any accumulated charges is made. It shall be understood that the Client is responsible for payment of all assignments made or implied by the Client. If the Client fails to obtain payment from a third party, Client assumes all responsibility for payment to CEC. It shall be understood that if Client fails to make any payment within 90 days, CEC will submit an invoice noting such and may suspend all services with no other notice to Client until outstanding balances are paid. In the event an action to enforce overdue payment under the agreement is filed, Client agrees to indemnify and hold harmless CEC from and against any and all reasonable fees, expenses and costs incurred by CEC, including, but not limited to, arbitration and attorney's fees, court costs, and other claims-related expenses.

CARROLL ENGINEERING CORPORATION
2017 STANDARD CONSULTING CONTRACTING TERMS AND CONDITIONS
FOR MUNICIPAL AND MUNICIPAL AUTHORITY SERVICES

11. **Termination:** The appointment of CEC as engineering consultant is subject to termination by Client or CEC with seven days prior written notice. In the event of any termination, CEC shall be paid for all services rendered to the date of the termination, all reimbursable expenses and reimbursable termination expenses, if all services have been satisfactorily performed.
12. **Limitation of Liability:** CEC shall perform the services with the care and skill ordinarily used by members of CEC's profession practicing under similar conditions at the same time and in the same locality. There are no other warranties, express or implied or in any reports, opinions, drawings, specifications or other documents furnished by CEC. CEC shall not be liable for the results of services performed with professional care and skill.
13. **Indemnification:** To the fullest extent permitted by law, CEC shall indemnify Client, its officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of CEC or CEC's officers, directors, members, partners, agents, employees or subconsultants in the performance of services under this Agreement.

To the fullest extent permitted by law, Client shall indemnify CEC, its officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of Client or Client's officers, directors, members, partners, agents, employees or subconsultants in the performance of services under this Agreement.

14. **Force Majeure:** Neither party shall hold the other responsible for damages or for delays in performance caused by force majeure, acts of God, unusual weather conditions, unanticipated site conditions, changes in applicable law, or other acts or circumstances beyond the control of the other party or that could not have been reasonably foreseen and prevented. Should such acts or circumstances occur, both parties shall use their best efforts to overcome any difficulties arising from such events and to resume the project as soon as reasonably possible.
15. **Use of Documents:** Documents are not intended or represented to be suitable for use without appropriate signatures and professional seal and are not intended for reuse or extension of the project or on any other project. Upon payment for all services and execution of an Agreement of Release, Client may obtain reproducible or computer format copies of documents. The Engineer will invoice for reproduction cost plus direct expenses associated with preparation of these documents. It shall be understood no professional certifications, seals, or signatures will be provided with reproducible plans, computer files, and similar documents. Client hereby agrees that copies of documents will not be made by anyone, other than CEC, without the written approval of CEC if the documents contain a signature, seal, or certification. If a limited license is granted and digital files are released, CEC does not guarantee the files will be compatible with licenses, systems, software application packages, or computer hardware.
16. **Record Documents:** Client may contract with CEC for preparation of record, as-constructed, or corrected documents conforming to constructed conditions. If CEC's professional services do not include full-time construction observation and recording of the contractor's work, the engineer will compile said documents conforming to the construction records of the contractor as provided to CEC. The documents will show the reported location of the work. The information submitted to CEC will be assumed to be reliable and CEC will not be responsible for the accuracy of this information, nor for any errors or omissions that may appear in the record documents as a result.
17. **Certifications:** CEC does not maintain professional liability insurance covering liability associated with many certifications requested by clients. In the event a certification is requested, the Client must totally indemnify CEC against any and all costs, damages, and other expenses that could arise from the issuance of such certifications. As an alternative, CEC will determine an additional fee associated with the risk of certification. The fee will be due and payable prior to issuance of the certification.
18. **Dispute Resolution:** All claims, counterclaims, disputes and other matters in question between the parties hereto arising out of or relating to engineering services will be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This provision to arbitrate will be specifically enforceable under the prevailing arbitration law of any court having jurisdiction. All demands for arbitration and all answering statements thereto which include any monetary claim must contain a statement of the total sum or value in controversy. The arbitrators will not have jurisdiction, power or authority to consider, or make findings (except in denial of their own jurisdiction) concerning any claim, counterclaim, dispute or other matter in question where the amount in controversy of any such claim, counterclaim, dispute or matter is more than \$200,000 (exclusive of interest and costs). The award rendered by the arbitrators will be final. Judgment may be entered upon it in any court having jurisdiction thereof, and will not be subject to modification or appeal except to the extent permitted by Section 10 and 11 of the Federal Arbitration Act (9 U.S.C.10,11).

CARROLL ENGINEERING CORPORATION
2017 STANDARD CONSULTING CONTRACTING TERMS AND CONDITIONS
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19. **Hazardous Substances:** Client represents and warrants to CEC that it has and will comply with all obligations imposed by applicable law upon the generation, storage or disposal of hazardous substances and/or waste and that it will promptly notify CEC of any notices concerning such matters. Client agrees to hold harmless, indemnify and defend CEC from and against any and all damages and liabilities and expenses arising out of or in any way connected with the presence, discharge, exposure, release, or escape of hazardous substances, or wastes of any kind, excepting only such liability as may arise out of the sole negligence of CEC in the performance of services. It is understood and agreed by both parties that design professional, in performing professional services for Owner with respect to hazardous substances, will make recommendations to Owner with respect thereto, but does not have the authority, nor shall be required to become an “arranger”, “operator”, “generator”, or “transporter” of hazardous substances as defined on the Comprehensive Environmental Response, Compensator, and Liability Act of 1990 (CERCLA).
20. **Cost Estimate:** Since CEC has no control over the cost of labor, materials, or equipment, CEC opinions of probable project construction costs are made on the basis of experience and qualifications and represent a best judgment as a design professional familiar with the construction industry. CEC cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable costs prepared by CEC.
21. **Performance of Others:** During the course of this engagement, the design professional may be required to report on the past or current performance of others engaged, or being considered, for engagement, directly or indirectly, by the Client; and to render opinions and advise in that regard. Those about whom reports and opinions are rendered may, as a consequence, initiate claims for libel or slander against the Design Professional. To help create an atmosphere in which the Design Professional feels free to be candid, the Client agrees to waive any claim against the Design Professional, and to defend, indemnify, and hold the Design Professional harmless from any claim or liability for injury or loss allegedly arising from professional opinions rendered by the Design Professional to the Client or the Client's agents. The Client further agrees to compensate the Design Professional for any time spent, or expenses incurred, by the Design Professional in defense of any such claim, in accordance with the Design Professional's prevailing fee schedule and expense reimbursement policy.
22. **Dangerous Situations:** CEC accepts no right or obligation of the Client or Contractor as a direct or indirect result of the performance of professional services for responsibility of construction means, methods, techniques, or sequences. CEC accepts no responsibility for developing, implementing, monitoring, or supervising safety precautions and programs. Such items are solely the responsibility of the contractor and his subcontractors. CEC does not accept the responsibility or assume the authority to stop work, said responsibility residing with the Client and contractor.
23. **Review of Contractor's Performance:** It is understood and agreed that CEC's basic services under this agreement do not include full-time construction observation or review of the Contractor's performance. Client acknowledges the importance of such services and, should client have such services performed by a party other than CEC, then Client shall assume responsibility for interpretation of the contract documents and for construction observation and shall waive any claims against CEC that may be in any way connected thereto. In addition, if CEC does not perform construction observation, Client shall, to the fullest extent permitted by law, indemnify and hold CEC harmless from any loss, claim, or cost, including reasonable attorneys' fees and costs of defense, arising or resulting from the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments, or changes made to the Contract Documents to reflect changed field or other conditions, or for a contractor's performance, or the failure of a contractor's work to conform to the design intent and the contract documents, except for claims arising from the sole negligence or willful misconduct of CEC. If this agreement provides for construction phase services by CEC, it is understood that the contractor, not CEC, is responsible for the construction of the project, and that CEC is not responsible for the acts or omissions of any contractor, subcontractor, or material supplier; for safety precautions, programs or enforcement, or for construction means, methods, techniques, sequences and procedures employed by the Contractor.
24. **Laws, Rules, Codes, Ordinances and Regulations:** CEC will use professional efforts and judgments to interpret applicable ADA requirements and other federal, state, and local laws, rules, codes, ordinances, and regulations as they apply to the project, but CEC cannot and does not warrant or guarantee that the project will comply with all interpretations of the ADA requirements and/or requirements of other federal, state, and local laws, rules, codes, ordinances, and regulations as they may apply to the project.



CERTIFICATE OF LIABILITY INSURANCE

CARRO-1

OP ID: BM

DATE (MM/DD/YYYY)
08/03/2017

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

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

| | | |
|--|---|--------------|
| PRODUCER Capstone Insurance Group 1120 Welsh Road, Suite 220 North Wales,, PA 19454 Daniel M. McGill | CONTACT NAME: Bill Mooney | |
| | PHONE (A/C, No, Ext): 215-542-8030 FAX (A/C, No): 215-542-8080 E-MAIL ADDRESS: bmooney@capstoneinsgroup.com | |
| INSURED Carroll Engineering Corp 949 Easton Rd. Suite 100 Warrington, PA 18976 | INSURER(S) AFFORDING COVERAGE | NAIC # |
| | INSURER A: Continental Casualty Company | 20443 |
| | INSURER B: | |
| | INSURER C: | |
| | INSURER D: | |
| | INSURER E: | |

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|----------|---------------------|-------------------------|-------------------------|--|
| | COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | | | | EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| | UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | | | | | EACH OCCURRENCE \$ AGGREGATE \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| A | Professional Liab | | | AEH113781299 | 02/14/2017 | 02/14/2018 | Per Claim 3,000,000 Aggregate 3,000,000 |

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

CERTIFICATE HOLDER**CANCELLATION**

| | |
|---|---|
| RADNORT Township of Radnor 301 Iven Avenue Wayne,, PA 19087 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>William T. Mooney</i> |
|---|---|

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VI. CONTRACT TERMS – FEE ESTIMATE



VI. CONTRACT TERMS

| | |
|---|-----------------|
| FIXED FEE TOTAL | \$22,205 |
| <i>Note: Does not include clean fill analysis</i> | <i>\$16,380</i> |

Carroll Engineering Corporation proposes to provide services described herein for a **fixed fee** of **\$38,585.00** to be invoiced on a percent complete basis. Said fee is based on Carroll's understanding of the project scope, as described herein. Reimbursable expenses (mileage, express mailings, plan and report reproduction time and materials, etc.) will be invoiced separately, in addition to the above stated fee, in accordance with the attached schedule. All required plan, permitting, and document review fees will be paid by the Client and are not included in this proposal.

During the normal course of plan and document preparation and review of same by municipal officials and other agencies, some minor revisions are expected. Preparation of said minor plan revisions is included in the above stated fee. Occasionally, a municipality will request or require plan revisions substantially beyond the normal scope in addition to ordinance or permit requirements. If this situation arises, your options are to dispute the additional requirements or proceed with additional work at additional costs. Should you decide to proceed with additional work, we will provide you with a written estimate of additional fees and will require your written notification to proceed.

III. SCHEDULE

Upon receipt of a signed approval and retainer check, we will schedule the survey work.

IV. CONDITIONS

Services not included in this proposal, but which may be provided for additional fees include: Archeological Investigations; Environmental Investigations Including Bog Turtle Survey and PNDI Potential Impacts; Joint Wetland Encroachment Permitting and Mitigation; As-built Plan; As-built Stormwater Management Plan; Subsurface Utility Locating; Plan Renderings, Sections; Water Supply and Storage Facilities; Structural Designs; Construction Phase Services (i.e. Escrow Documents, Development Agreements, Operation & Maintenance Agreements, etc.); Legal Descriptions; Design and/or Modification of Any Off-site Features (i.e. Utilities, Stormwater Management, etc.) or Easements; Sanitary Sewer Modifications, Septic System Testing and Permitting with Bucks County Health Department; Municipal and/or Other Agency Review Comments in Excess of One Review Letter per Municipality; Application for Waivers and/or Variances; Tree Survey; FEMA or Hydrologic Study; Fiscal Impact Study; Monumentation; Fire Marshal Reviews; Fire/Water Supply Studies; and, Traffic Study.

The fees stated herein are for the basic services described in this proposal. If additional services are required, these will be invoiced on the basis of our standard hourly rates following your approval to proceed with same. Services are to be rendered in accordance with the services described above and in the attached Standard Consulting Contracting Terms and Conditions. Payments shall be made to Carroll Engineering Corporation on the basis of invoices for services rendered. Payments shall be due within thirty (30) days of the date of the invoice presented. If Client fails to make full payment due to Carroll Engineering within thirty (30) days, a charge of 1.5% per month will be applied to the unpaid balance.



This proposal and the attached Standard Consulting Contracting Terms and Conditions represent the entire understanding between you and this office with respect to this project and may only be modified, in writing, signed by both of us. If this proposal satisfactorily sets for your understanding of the arrangement between us, please execute the attached copy of this letter in the space provided and return same to this office, along with a **retainer in the amount of 20 Percent (\$7,720.00)** which will be applied to the final invoice.

Discussion and Possible Motion to
Authorize John Rice to attend the
September 28, 2017 Zoning Hearing Board
Meeting in position/protection to the
neighborhoods (*Requested by
Commissioner Booker*)

**APPEAL #2993 (continued from July
20, 2017) - The Applicant, Radnor
Properties – SDC, L.P.**

**APPEAL #2995 - The Applicant,
Villanova University**