

## **BOARD OF COMMISSIONERS**

### **AGENDA**

**Monday, November 27, 2017 - 6:30 PM**

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of November 27, 2017

1. Interviews of Potential Ward 7 Interim Commissioner
2. Possible Appointment of Interim 7<sup>th</sup> Ward Commissioner

#### **3. Consent Agenda**

- a) Disbursement Review and Approval: 2017-11B, 2017-11C, 2017-11D
- b) Approval of Board of Commissioner Meeting Minutes - November 6, 2017 & November 13, 2017
- c) Approval and Acceptance of the 2018 Meeting Dates
- d) Approval of the 2018 Township Holiday Schedule
- e) Acceptance of Monthly Department Reports

4. Announcement of Boards and Commissions Vacancies
5. Public Participation
6. Committee Reports

### ***FINANCE & AUDIT***

- A. Sewer Rent Review
- B. Capital Plan Review
- C. Park & Open Space Fund Review
- D. Radnor Fire Company Funding Review
- E. Ordinance 2017-17 (***Introduction***) Adoption of the final comprehensive budget for 2018 by setting the Township Real Estate Tax Millage and Sanitary Sewer rates, and adopting appropriations for 2018
- F. Ordinance 2017-18 (***Introduction***) Adopting the Consolidated Fee Schedule for the Township, Effective January 1, 2018

### ***PUBLIC SAFETY***

- G. Ordinance #2017-05 (***Introduction***) Amending the Code of the Township Radnor, Section 270-16, Intersections, for Upper Gulph Road and Oak Grove Lane

### ***PUBLIC WORKS & ENGINEERING***

- H. Ordinance #2017-11 (***Introduction***) Proposed Ordinance Amendment to Chapter 142, Certificates of Occupancy and Chapter 235, Sewers, to Provide for the Elimination of Stormwater into the Township's Sanitary Sewer System
- I. Resolution #2017- 123 - Award of the Design, Engineering, and Bidding Documents Contract for the Painting and Repair of the Matsonford Road Pedestrian Bridge, to Gannett Fleming, Incorporated

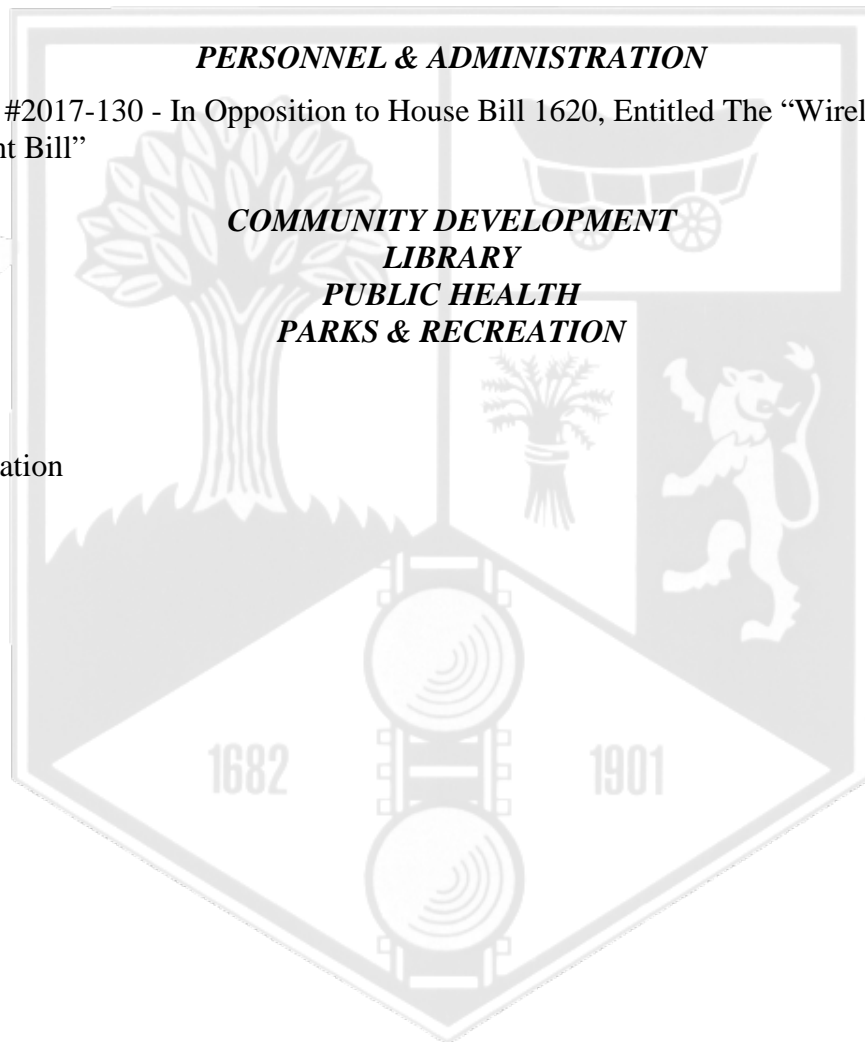
- J. Resolution #2017- 124 -Award of the Design, Engineering, and Bidding Documents Contract for the Painting and Repair of the Radnor Chester and King of Prussia Roads Wall, to Gannett Fleming, Incorporated
- K. Resolution #2017-131 – **FINAL** - SALDO Application # 2017-S-06 – 585 County Line Road – Minor Final Subdivision
- L. Resolution #2017-127 – Approval of Cabrini Master Plan Amended and Phase 2 Cabrini **Final** Land Development
- M. SALDO Application #2017-S-08 1 Meadowood Drive – **Caucus** - Minor Final Subdivision
- N. 400 East Lancaster Avenue GP# 17-172 – Requesting a waiver from §245-22 Groundwater Recharge
- O. Board of Commissioners Update: Villanova University Performing Arts Center Construction

**PERSONNEL & ADMINISTRATION**

- P. Resolution #2017-130 - In Opposition to House Bill 1620, Entitled The “Wireless Infrastructure Deployment Bill”

**COMMUNITY DEVELOPMENT  
LIBRARY  
PUBLIC HEALTH  
PARKS & RECREATION**

Old Business  
New Business  
Public Participation  
Adjournment





Interviews of Potential  
Ward 7  
Interim Commissioner

Possible Appointment  
of Interim  
7<sup>th</sup> Ward  
Commissioner

***RADNOR TOWNSHIP***  
***DISBURSEMENTS SUMMARY***  
***November 27, 2017***

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The table below summarizes the amount of disbursements made since the last public meeting held on November 13, 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>

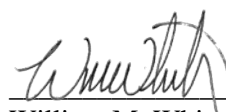
<b>Fund (Fund Number)</b>	<b>2017-11B November 10, 2017</b>	<b>2017-11C November 9, 2017</b>	<b>Total</b>
General Fund (01)	\$134,014.11	\$0.00	\$134,014.11
Sewer Fund (02)	2,791.41	0.00	2,791.41
Storm Sewer Management (04)	2,722.40	0.00	2,722.40
OPEB Fund (08)	80.00	0.00	80.00
The Willows Fund (23)	102.89	0.00	102.89
Library Improvement Fund (500)	9,044.50	0.00	9,044.50
Park & Trail Improvement Fund (501)	6,115.14	780.00	6,895.14
<b><i>Total Accounts Payable Disbursements</i></b>	<b><i>\$154,870.45</i></b>	<b><i>\$780.00</i></b>	<b><i>\$155,650.45</i></b>
<i>Electronic Disbursements</i>	n/a	n/a	\$1,197,248.31
<b><i>Grand Total</i></b>	<b><i>\$154,870.45</i></b>	<b><i>\$780.00</i></b>	<b><i>\$1,352,898.76</i></b>

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 insure 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,



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William M. White  
*Finance Director*

**ELECTRONICALLY PAID DISBURSEMENT LISTING**

Estimated Through December 11, 2017

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	12/10/2017	11/17 Credit Card Revenue Processing Fees	\$5,000.00 *
Payroll [Pension] Transaction - Estimated	07-492-4980	12/1/2017	12/17 Police Pension Payments	\$186,839.03
Payroll [Pension] Transaction - Estimated	11-495-4980	12/1/2017	12/17 Civilian Pension Payments	\$137,409.28
Payroll [Bi-Weekly] Transaction - Estimated	01-various	11/30/2017	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	11/30/2017	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [CBA Special] Transaction - Estimated	01-various	12/1/2017	Longevity - General Fund	\$350,000.00
Payroll [CBA Special] Transaction - Estimated	02-various	12/1/2017	Longevity - Sewer Fund	\$15,000.00
<b>Period Total</b>				<b>\$1,197,248.31</b>

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

<u>Original Estimate</u>		<u>Actual Amount</u>	
\$485,500.00	11/16/2017	Salaries and Payroll Taxes - General Fund	\$441,090.22
\$17,500.00	11/16/2017	Salaries and Payroll Taxes - Sewer Fund	\$10,335.72
<b>\$503,000.00</b>			<b>\$451,425.94</b>

**TOWNSHIP OF RADNOR**  
***Minutes of the Special Meeting of November 6, 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***

*Elaine Schaefer, Vice President          James Higgins          Luke Clark          John Nagle*

***Commissioners Absent***

*Richard F. Booker          Donald Curley*

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

*Vice-President Schaefer called the meeting to order and led the assembly in the Pledge of Allegiance*

Commissioner Schaefer commented that today the Board received written confirmation of the resignation of Commissioner Ahr from Commissioner of the 7<sup>th</sup> Ward. Mr. Zienkowski read into record Mr. Ahr resignation letter.

Commissioner Nagle made a motion to accept the resignation, seconded by Commissioner Higgins.

**Public Comment**

Dan Sherry, Wayne – He commented regarding Mr. Ahr resignation as Commissioner of Ward 7.

Mr. Yannopolis – He thanked the Township Manager as well as Superintendent Colarulo for their efforts throughout the past couple of months. He also thanked Commissioner Clark and Solicitor Rice.

Commissioner Schaefer called the vote, motion passed 4-0 with Commissioners Booker and Curley absent.

Commissioner Schaefer commented that any interested residents of Ward 7 interested to sit as interim Commissioner of Ward 7 to submit their request to Mr. Zienkowski, Township Manager, 301 Iven Avenue, Wayne, PA 19087.

Public Participation

Sara Pilling, Garrett Avenue – She commented that the amount of food donated to Loaves and Fishes from the Skunk Hollow Community Garden this year totaled \$3,609.00. She also inquired about the recycling of candidate signs.

Leslie Morgan, Farm Road – She inquired about her Right to Know Requests that she recently submitted.

Mr. Zienkowski and Mr. Colarulo briefly responded to Ms. Morgan regarding her RTK requests.

Dan Sherry, Wayne – He commented regarding Commissioner Ahr resignation and the vote that occurred on October 9, 2017 regarding President for the Board of Commissioners.

2 – Discussion of Capital Budget Funding

Mr. White made a brief presentation which can be found on the Township website at: <http://www.radnor.com/CivicAlerts.aspx?AID=984>. There was a brief discussion amongst the Commissioners and staff regarding the presentation.

Public Comment

Christina Perrone, Walnut Avenue - She commented regarding the funding for the Willows.

Jane Galli, Rosemont – She commented that projects need to be done and not continually put off to other years.

Susan Stern – She commented regarding taking a bond out for sewer projects.

*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 November 13, 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**

*Elaine Schaefer, Vice President*

*Donald Curley*

*Richard F. Booker*

*Luke Clark*

*John Nagle*

**Commissioners Absent:** *James Higgins*

**Also Present:** *Robert A. Zienkowski, Township Manager; John Osborne, Treasurer; John Rice, Township Solicitor; William White, Assistant Township Manager & Finance Director; William Colarulo, Superintendent of Police; Kevin Kochanski, Community Development Director; Steve McNelis, Interim Public Works Director; Roger Philips, Township Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

*Vice President Schaefer called the meeting to order and led the assembly in the Pledge of Allegiance*

*1. Notice of Executive Session on November 13, 2017 preceding the Board of Commissioners meeting*

There was an Executive Session on November 13, 2017 where all Commissioners participated with the exception of Commissioner Higgins and matters of Litigation and Personnel were discussed.

Commissioner Schaefer also announced that on November 6<sup>th</sup> the Board of Commissioners formally accepted the resignation of Phil Ahr as Ward 7 Commissioner. Applications are currently being accepted for the interim Commissioner Position and can be submitted to Robert Zienkowski, Township Manager, 301 Iven Avenue, Wayne, PA 19087. She reviewed the process that will be taken to fill the interim position.

*2. Consent Agenda*

- a) Disbursement Review and Approval: 2017-10C, 2017-10D, 2017-11A*
- b) Approval of Board of Commissioner Meeting Minutes - October 9, 2017 & October 23, 2017*
- c) Authorization for the Radnor Township Police Department to receive bids for Police Uniforms for the years 2018, 2019, and 2020*
- d) Staff Traffic Committee Meeting Minutes – October 18, 2017*
- e) ~~Resolution #2017-122~~ Motion to Authorize the Sale of Surplus Vehicles and Equipment*
- f) HARB-2017-19 – 326 Louella Avenue – Reduced footprint of previously submitted garage and pool house; and removal of existing carriage barn and concrete pad*

Commissioner Clark made a motion to approve, seconded by Commissioner Nagle. Motion passed 5-0 with Commissioner Higgins absent.

3. Motion Authorizing Free Parking for the WBA in Downtown Wayne on Saturday after Thanksgiving and Saturday's in December

Chris Todd, President of WBA made a brief comment.

Commissioner Curley made a motion to authorize, seconded by Commissioner Clark. Motion passed 5-0 with Commissioner Higgins absent.

4. Announcement of Boards and Commissions Vacancies

Commissioner Schaefer announced the below vacancies. Any interested resident can submit their letter of interest to Robert Zienkowski, Township Manager, 301 Iven Avenue, Wayne, PA 19087.

Board of Health - 1 Vacancy

Code Appeals Board (as of 1/1/2018) - 1 Vacancy

Design Review Board (as of 1/1/2018) - 1 Vacancy

Environmental Advisory Board (as of 1/1/2018) - 1 Vacancy

Parks and Recreation Board (as of 1/1/2018) - 1 Vacancy

Planning Commission (as of 1/1/2018) - 1 Vacancy

Shade Tree Commission - 1 Vacancy

Stormwater Advisory Committee - 1 Vacancy

5. Possible Motion to Appointment Applicants to the Various Boards and Commissions

Commissioner Schaefer made a motion to appoint Virginia Hart to the Shade Tree Commission immediately as well as Joe Garzio to the Shade Tree Commission upon Commissioner Elect Abel resignation from Shade Tree, seconded by Commissioner Clark. Motion passed 5-0 with Commissioner Higgins absent.

*Mr. Zienkowski requested for Item F to be removed from the agenda this evening.*

6. Public Participation

Jane Galli, Rosemont – She thanked the Township Manager and Superintendent of Police for their efforts of looking at the iPad of former Commissioner Ahr.

Dan Sherry, Wayne – He commented regarding a vote that was taken at the October 9<sup>th</sup> meeting regarding Mr. Ahr as well as an Ethics Complaint which was filed against Commissioner Booker.



Sara Pilling, Garrett Avenue- She commented that Skunk Hollow is accepting donations to buy food for 650 people that attend a soup kitchen in prospect park. So far there has been \$500 raised. Donations can be made to Skunk Hollow Community Garden, c/o Susan Stern, 2 Midland Avenue.

Roy Rosin, 601 Glenmary Road – He commented regarding his support for the PLO ordinance.

Resident, 203 Tower Road – She commented regarding her support with the PLO ordinance.

Commissioner Booker made a motion to accept the resignation of Phil Ahr under this full Board, seconded by Commissioner Curley. Motion passed 4-0 with Commissioner Nagle abstaining and Commissioner Higgins absent.

7. Committee Reports

***FINANCE & AUDIT***

A. 2018 Budget Discussion

- Capital Funding
- Community Organization Funding
- Radnor Fire Company Funding

Mr. White, Assistant Township Manager and Finance Director gave a recap of his presentation on the Capital Budget which can be found on the Township website at:  
<http://www.radnor.com/DocumentCenter/Home/View/17183>.

There was a brief discussion amongst the Commissioners and staff regarding the recap of the presentation, possible funding sources for the Willows Mansion. Commissioner Nagle requested that Staff prepare a sanitary sewer forecast assuming borrowed funds to reimburse the general fund for the 2017 emergency projects plus including funding for future projects.

Commissioner Nagle made a motion to transfer funds from Fund 18 (Willows Allocation Balance - \$342,820), Fund 18 (ERP Reallocated Amount to Willows \$157,189) Fund 21 (Park Impact Fee \$325,000) and Proceeds from Boy Scout House (\$190,948) to the General Fund on behalf of the Willows Project, seconded by Commissioner Schaefer. Motion passed 4-1 with Commissioner Curley opposed and Commissioner Higgins absent.

Chris Todd, President of WBA briefly discussed the need to have trees planted and spruce up the WBOD.

Commissioner Curley requested that staff pull together the funds from RECT, Shade Tree Fund and the annual WBA contribution to fund the WBOD tree project.

Eamon Brazunas, Executive Director of Radnor Fire Company made a brief presentation to the Board which can be found on the Township website at: <http://www.radnor.com/910/Board-of-Commissioners-Presentations>. There was a brief discussion amongst the Commissioners and Mr. Brazunas, Radnor Fire.

***PUBLIC WORKS & ENGINEERING******B. SALDO Application # 2017-S-06 - Caucus - 585 County Line Road – Minor Final Subdivision***

Representatives for the applicant reviewed the project. Plans can be found on the Township website for the lot reduction. The plans will reduce the lots from 3 to 2. There was a brief discussion amongst the Commissioners and the Representatives for the applicant.

***C. Ordinance #2017-15 – (Adoption) - 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***

Commissioner Nagle made a motion to approve, seconded by Commissioner Clark. Motion passed 4-1 with Commissioner Curley opposed and Commissioner Higgins absent.

***D. Ordinance #2017-14 – (Adoption) 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***

Commissioner Nagle made a motion to approve, seconded by Commissioner Clark. Motion passed 5-0 with Commissioner Higgins absent.

***E. Ordinance #2017-11 – (Introduction) - Proposed Ordinance Amendment to Chapter 142, Certificates of Occupancy and Chapter 235, Sewers, to Provide for the Elimination of Stormwater into the Township’s Sanitary Sewer System***

Commissioner Nagle made a motion for the ordinance to be tabled until next meeting, seconded by Commissioner Clark. Motion passed 5-0 with Commissioner Higgins absent.

***F. ~~Presentation and Possible Resolution #2017-120 Authorizing a Multimodal Fund Transportation Fund (MTF) Grant Application for Improvements to the King of Prussia Road/Eagle Road/Pine Tree Road Intersection, in partnership with Cabrini and Eastern Universities~~***

Removed From Agenda

***G. SALDO Application #2014-D-02 - Caucus - 145 King of Prussia Road - Preliminary Land Development***

Commissioner Booker made a motion to table, seconded by Commissioner Clark. Motion failed 2-3 with Commissioners Schaefer, Curley and Nagle opposed and Commissioner Higgins absent.

George Broseman representing University of Pennsylvania Health System along with Dave Falcone gave a brief overview of the plan. The proposed plan consists of 475,000 square feet of office space, 3 building groups and has been reviewed and recommended by Delaware County Planning Commission as well as Radnor Township Planning Commission in 2015. Details of the application can be found in the meeting packet on the Township website. There was an in-depth discussion amongst the

Commissioners and the applicant. It was agreed that the plan will come back in front of the Board at the January 8, 2018 meeting for a vote. Nick Caniglia representing the School District briefly commented. Mr. Zienkowski briefly commented as well.

### **COMMUNITY DEVELOPMENT**

- H. Motion to Authorize Advertising for the Adoption of Ordinance #2016-13 at the November 27, 2017 Board of Commissioners Meeting - Ordinance #2016-13 – Amending Chapter 280 Zoning, Article XV, PLO Planned Laboratory-Office District, Sections 280-62, 280-63 And 280-64, By Providing For Additional Uses In The PLO Planned Laboratory-Office District Including Mixed Use Developments; Providing For Revised Dimensional Requirements For Mixed Use Developments Including Financial Subdivisions And Providing For Additional Accessory Uses (**Requested by Commissioner Nagle**)

Commissioner Curley made a motion to authorize advertising for the adoption of ordinance #2016-13 at the December 11, 2017 Board of Commissioners meeting, seconded by Commissioner Schaefer.

There was a discussion amongst the Commissioners, staff and representatives for Penn Medicine and Radnor Township School District.

Commissioner Schaefer called the vote, motion passed 3-2 with Commissioner Booker and Clark opposed.

- I. Commissioner Booker proposes to amend the first sentence of Chapter 280 Zoning, Article XV, PLO, Section 280-63 (A) to read as follows (new language **bold** and underlined): “Scientific or industrial research, testing or experimental laboratory or similar establishment for research or product development (**but excluding medical/dental offices for the provision of any type of treatments**), provided that there is no commercial production or storage of any commodity . . . . “

Commissioner Booker made a motion to propose to amend the first sentence of Chapter 280 Zoning, Article XV, PLO, Section 280-63 (A) to read as follows (new language **bold** and underlined): “Scientific or industrial research, testing or experimental laboratory or similar establishment for research or product development (**but excluding medical/dental offices for the provision of any type of treatments**), provided that there is no commercial production or storage of any commodity . . . . “.

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

Motion failed for lack of a second.

### **PERSONNEL & ADMINISTRATION**

- J. Resolution #2017-129 - Exercising Its Municipal Option to Prohibit the Location of Category 4 Licensed Slot Machine Facilities Within Radnor Township Pursuant To Act 42 Of 2017

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

Solicitor Rice gave a background on the resolution. There was a brief discussion that followed by the Commissioners and the Solicitor.

Commissioner Schaefer called the vote, motion passed 5-0 with Commissioner Higgins absent.

***PUBLIC SAFETY - None***  
***LIBRARY - None***  
***PUBLIC HEALTH - None***  
***PARKS & RECREATION - None***

*Old Business*

None

*New Business*

Commissioner Nagle commented about changing the pay for parking in Wayne during the morning to accommodate a 5-minute coffee pick-up. There was a discussion that Commissioner Curley and Nagle will work together and bring a solution back to the Board.

*Request for Consideration to set a Special Meeting Date to discuss the Sewer Fund & Park and Open Space Fund*

The Board agreed that the discussions can be placed on the next regular agenda.

*Public Participation*

Kelly Martin – She inquired about the PLO amendment, a confidential document which was released pertaining to an Ethics Investigation, and the location of the map of the Ardrossan property that Radnor Township owns.

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

*Respectfully submitted,*

*Jennifer DeStefano*

# Radnor Township 2018 MEETING DATES

## JANUARY

2	Board of Commissioners Organization
3	HARB
8	Board of Commissioners
9	Planning Commission - <b>Tuesday</b>
10	Design Review Board
11	Parks & Recreation Board
11	Stormwater Mgmt. Advisory Comm.
17	Citizens Communications Council
17	CARFAC
18	Zoning Hearing Board
20	Board of Health- Tuesday
22	Board of Commissioners
24	Shade Tree Commission
25	Environmental Advisory Council
	Villanova CARE Committee

## FEBRUARY

5	Planning Commission
7	HARB
8	Parks & Recreation Board
8	Stormwater Mgmt. Advisory Comm.
12	Board of Commissioners
14	Design Review Board
15	Zoning Hearing Board
20	Board of Health - Tuesday
21	CARFAC
22	Environmental Advisory Council
26	Board of Commissioners
28	Shade Tree Commission
	Villanova CARE Committee

## MARCH

5	Planning Commission
7	HARB
8	Parks & Recreation Board
8	Stormwater Mgmt. Advisory Comm.
12	Board of Commissioners
14	Design Review Board
15	Zoning Hearing Board
19	Board of Health
21	CARFAC
22	Environmental Advisory Council
26	Board of Commissioners
28	Shade Tree Commission
	Villanova CARE Committee

## APRIL

2	Planning Commission
4	HARB
9	Board of Commissioners
11	Design Review Board
12	Parks & Recreation Board
12	Stormwater Mgmt. Advisory Comm.
16	Board of Health
18	Citizens Communications Council
18	CARFAC
19	Zoning Hearing Board
23	Board of Commissioners
25	Shade Tree Commission
26	Environmental Advisory Comm
	Villanova CARE Committee

## MAY

2	HARB
7	Planning Commission
9	Design Review Board
10	Parks & Recreation Board
10	Stormwater Mgmt. Advisory Comm.
14	Board of Commissioners
16	CARFAC
17	Zoning Hearing Board
21	Board of Health
21	Board of Commissioners
23	Shade Tree Commission
24	Environmental Advisory Council
	Villanova CARE Committee

## JUNE

4	Planning Commission
6	HARB
11	Board of Commissioners
13	Design Review Board
14	Parks & Recreation Board
14	Stormwater Mgmt. Advisory Comm.
18	Board of Health
20	CARFAC
21	Zoning Hearing Board
25	Board of Commissioners
27	Shade Tree Commission
28	Environmental Advisory Council
	Villanova CARE Committee

## JULY

2	Planning Commission
10	HARB
11	Design Review Board
12	Parks & Recreation Board
12	Stormwater Mgmt. Advisory Comm.
16	Board of Commissioners
18	Citizens Communications Council
18	CARFAC
19	Zoning Hearing Board
25	Shade Tree Commission
26	Environmental Advisory Council
	Villanova CARE Committee

## AUGUST

1	HARB
6	Planning Commission
8	Design Review Board
9	Stormwater Mgmt. Advisory Comm.
13	Board of Commissioners
15	CARFAC
22	Shade Tree Commission
23	Environmental Advisory Council
	Villanova CARE Committee

## SEPTEMBER

4	Planning Commission - <b>Tuesday</b>
5	HARB
10	Board of Commissioners
12	Design Review Board
13	Parks & Recreation Board
13	Stormwater Mgmt. Advisory Comm.
17	Board of Health
19	CARFAC
20	Zoning Hearing Board
24	Board of Commissioners
26	Shade Tree Commission
27	Environmental Advisory Comm
	Villanova CARE Committee

## OCTOBER

1	Planning Commission
3	HARB
8	Board of Commissioners
10	Design Review Board
11	Parks & Recreation Board
11	Stormwater Mgmt. Advisory Comm.
15	Board of Health
17	Citizens Communication Council
17	CARFAC
18	Zoning Hearing Board
22	Board of Commissioners
24	Shade Tree Commission
25	Environmental Advisory Council
	Villanova CARE Committee

## NOVEMBER

5	Planning Commission
7	HARB
8	Parks & Recreation Board
8	Stormwater Mgmt. Advisory Comm.
12	Board of Commissioners
14	Design Review Board
15	Zoning Hearing Board
19	Board of Health
20	Environmental Advisory Council - <b>Tuesday</b>
21	CARFAC
26	Board of Commissioners
28	Shade Tree Commission
	Villanova CARE Committee

## DECEMBER

3	Planning Commission
5	HARB
10	Board of Commissioners
12	Design Review Board
13	Parks & Recreation Board
13	Stormwater Mgmt. Advisory Comm.
17	Board of Health
17	Board of Commissioners
19	CARFAC
19	Shade Tree Commission
20	Zoning Hearing Board
	Villanova CARE Committee

## MEETING TIMES

### 5:30 PM

Board of Health

### 6:00 PM

Design Review Board  
Environmental Advisory Council  
HARB

### 6:30 PM

Board of Commissioners  
Citizens Communications Council  
Parks & Recreation Board (2nd Floor Administration)  
Shade Tree Commission  
Villanova CARE Committee

### 7:00 PM

Planning Commission  
CARFAC (Finance Conference Room)  
Stormwater Advisory Committee  
Zoning Hearing Board

### 7:30 PM

Board of Commissioners Reorganization meeting - January 2, 2018





## **2018 Radnor Township**

### **Holiday Schedule**

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New Year's Day	Monday, January 1
Martin Luther King Jr. Day	Monday, January 15
President's Day	Monday, February 19
Good Friday	Friday, March 30
Memorial Day	Monday, May 28
Independence Day	Wednesday, July 4
Labor Day	Monday, September 3
Thanksgiving Day	Thursday, November 22
Day After Thanksgiving	Friday, November 23
Christmas Eve (1/2 day)	Monday, December 24
Christmas Day	Tuesday, December 25
New Year's Eve (1/2 day)	Monday, December 31
New Year's Day 2019	Tuesday, January 1



## RECREATION & COMMUNITY PROGRAMMING DEPARTMENT OCTOBER 2017 REPORT

### Programs/Excursions/Community Events

#### Programs/Excursions

- Men's Pickup Basketball (18 participants)
- Junior/Adult Tennis with David Broida at Radnor Racquet Club (23 participants)
- Radnor Steps Community Walking Program along the Trail – (participation varies each week)
- Teeball with Jump Start Sports at Clem Macrone Park (21 participants)
- Soccer with Soccer Shots at Clem Macrone Park (158 participants/3 sessions per week)
- Junior Soccer with World Cup Sports Academy at Warren Filipone Park (34 participants/2 sessions per week)
- Radnor Champions Basketball at the Radnor Activity Center (15 participants)
- After School Chess Club at Ithan Elementary School (32 participants)
- After School Science Club at Ithan Elementary School (21 participants)

#### PRPS Discount Ticket Program

- Regal Movie Discount Ticket Program (201 sold to date 2017)
- PRPS Amusement Park Tickets (228 sold to date 2017)

#### Community Events:

- Fall Harvest & Great Pumpkin Patch Event at the Willows Park on Sunday, October 1<sup>st</sup> (5,000+ in attendance)
- Janice Grant Berenstein Recognition and Plaque Dedication at Clem Macrone Park on Saturday, October 9<sup>th</sup> (50+ in attendance)
- Girl Scout Campfire & Sign-A-Long at the Willows Park on Saturday, October 14<sup>th</sup> (105 in attendance)
- Trick or Treat at the Township Building on Friday, October 27<sup>th</sup> (150+ in attendance)
- 40<sup>th</sup> Annual Radnor Run on Sunday, October 29<sup>th</sup> (737 total race registrants – 504 5-milers and 217 1-milers; up from 711 total race registrants in 2016; \$110,000+ raised for the American Lung Association)

#### Additional Programming Activity:

- Prepared season-end financial reporting and evaluation of programming, discount ticket program, community events, and projects.
- Met with fall/winter/spring programming and event vendors/instructors, developed program details, contractual agreements, coordinated facility schedules, program logistics, participant communications, and emergency/safety procedures.
- Began development of Winter & Spring 2018 Recreation Activities Brochure (will be available in mid-December; developed information for new Township Magazine, Radnor Life & Style.
- Began development of 2018 community event schedule – currently working on promotional magnet for the first half of 2018 along with other promotional items.
- Continued working with our professional organization, the PA Recreation and Parks Society (PRPS), regarding the child care licensing requirements for preschool-age programming participants under the Pennsylvania Department of Human Services; a structured, operating protocol was developed and submitted to the DHS under which public recreation providers would operate – consideration and waiver request by the DHS has been denied; the PRPS group has continued to lobby for legislative support on this topic.
- Coordinated with Recreation/Public Works/Police/Fire Departments to prepare and plan for October events including the Fall Harvest & Great Pumpkin Patch Event, Janice Grant Berenstein Plaque Dedication, Girl Scout Sing-A-Long & Campfire; Trick or Treat at the Township Building; and the Radnor Run; coordinated for November events including new Princess Tea Party and Santa's Delivery; discussed logistics and set up, activities and entertainment, staffing, registration, promotions, and supplies relative to each event.

- Meet with Radnor Citizens Policy Academy to evaluate Fall Harvest Event logistics and plan for upcoming Santa's Delivery event and their support.
- Met with American Lung Association/Radnor Run event committee members to discuss and plan for upcoming Radnor Run event – logistics, inclement weather set-up, sponsorship reception, silent auction, and course preparations.
- Met with representatives from the Saturday Club, Taste of Britain, and the Radnor Girls Scouts to plan logistics for Princess Tea Party.
- Continued sponsorship development by working with local businesses and organizations for current events and programs; conducted meetings with potential and current sponsors; continued soliciting sponsorship proceeds for 2017 for remaining events and programs.
- Continued event and programming collaboration development with various businesses and organizations within the community.

### **Administrative**

- Processed daily phone and email communications in order to provide information on community sports, recreational activities, and events; coordinated registrations for programs; prepared purchase orders/invoices, deposited income; prepared program financial reports that include participation reconciliation, instructor payments, and performance analyses; distributed program evaluations to participants; coordinated locations and logistics for programming, scheduled facility reservations/submitted applications, maintained Outlook event calendars, met with instructors and vendors to develop program agreements and process background checks; continued utilization of PEN (Programmer's Exchange Network) listserv to obtain and share information to evaluate operations; updated all Department areas of the Township website and social media page and distributed seasonal e-newsletters; filmed monthly segment for the *Radnor 411* television show and prepared slides for the Radnor Cable Channel; coordinated marketing efforts; managed inventories and distributed supplies to programs; worked with Township solicitor on various Department items.
- Monitored Department budgetary line items and developed year-to-date performance analyses for program and service areas.
- Continued to work with Program Supervisor and Program Coordinator on daily planning, programming, events, operations, and Department projects for 2017.
- Conducted Annual Performance Review with Program Supervisor.
- Conducted interviews for Public Works Director position.
- Prepared and submitted NRPA (National Recreation & Parks Association) Micro-Grant for inclusive health and wellness programs and activities.
- Continued working at the direction of the Finance Department on the implementation of Tyler Munis Enterprise Resource Planning Project – worked through scheduling for upcoming implementation for the online registration modules for recreation programming.
- Attended Township Manager/Finance Director budget meetings and met internally with Department staff to discuss and plan budget goals and objectives and data assessments; developed budget presentation for Board of Commissioners.
- Attended weekly staff meetings with the Township Manager and Department Heads.
- Attended monthly Board of Commissioners Meetings; attended and prepared reports for monthly Parks Board Meeting.
- Attended monthly Wayne Senior Center Board Meeting.
- Attended monthly Staff Safety Committee Meeting.
- Attended monthly Radnor Committee for Special Education Meeting.
- Attended monthly Sports Legends of Delaware County Museum Board Meeting.
- Attended Radnor Township School District Community Informational Fair.
- Met with Agnes Irwin School Athletic Director and Facilities Coordinator to discuss facility usage.



## **Parks & Facilities Usage**

- **Athletic Fields:** Coordinated field scheduling and light schedules for remainder of fall 2017 with the community sports organizations, local schools, and programs - primary summer users are Radnor Soccer Club, Radnor High School Ultimate Frisbee; Radnor Middle School Soccer; Agnes Irwin School, St. Katharine of Siena School, Radnor Wayne Little League for baseball and softball, Philadelphia Sports League; and various private rentals.
- **Park Areas/Picnic Rentals:** Continued taking reservations for the remaining 2017 season – rentals to date are as follows:
  - Bo Connor Park (1 rental)
  - Clem Macrone Park (8 rentals)
  - Cowan Park (1 rental)
  - Fenimore Woods (36 rentals)
  - Willows Park (18 rentals)
- **Radnor Activity Center:** 7 rentals took place in October – most were for multiple days; included fall seasonal programming started taking place for Men's Basketball, Champions Basketball; Soccershots; and Pickleball; worked with Township Engineer to provide bid specifications for building custodial services; coordinated roof repairs and evaluation due to leak.

## **Parks & Facilities Meetings/Projects**

- **Eagle Scout Projects:**
  - Kiosk replacement at the Willows picnic area and at the Skunk Hollow Garden entrance development continued; installation at the Willows will begin in November.
  - Bike repair station along the Radnor Trail – discussed prospective project.
- **Park Mapping/Site Survey:** Began to evaluate a project to identify park boundaries.
- **Park Signage Replacement:**
  - Saw Mill Park sign has been put on hold as we evaluate the park traffic flow and logistics.
  - Clem Macrone Park, Fenimore Woods, Ithan Valley Park sign development is underway.
  - Radnor Skatepark informational signage development is underway.
- **Park and Trail Improvements** – a bond ordinance was voted at the October 26, 2015 Board of Commissioners Meeting for the following parks and trails (\$5.75M - \$4.3M Parks/\$1.45M Trails); met with staff and continued working towards completion of the various park projects outlined –

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

- **Bo Connor Park Improvements:** Coordinated engineering site survey and scope of work development for site improvements/continued working with Gannett Fleming to finalize bid documentation.

- **Clem Macrone Park Master Planning/Renovation Project:** Attended project close out meetings; met with DCNR to closeout grant; coordinated and held Janice Grant Berenstein recognition event and plaque dedication.
- **Cowan Park Improvements:** Worked with Gannett Fleming to finalize bid documentation basketball court reconstruction/equipment replacement.
- **Emlen Tunnell Park:** Worked on comfort station design options with various vendors and coordinated site layout with Gannett Fleming to prepare bid documentation.
- **Encke Park Playground:** Coordinated repairs to surfacing seams and equipment.
- **Fenimore Woods Rehabilitation Project:** Comprehensive park renovation project planning underway; park outbound site and topographical surveys have been prepared; preliminary/ conceptual park improvement plan #2 was reviewed with the Parks Board in March, preliminary review of this plan occurred with Township traffic engineer; working to further identify the improvement details and corresponding project budget; coordinated pond study; worked on comfort station and pavilion design options with various vendors.
- **Odorisio Park Bench Replacement:** Coordinated resident bench recognition/memorial plaque.
- **Petrie Park Improvements:** Coordinated park improvements that include park seating, trash receptacle, and playground equipment replacement, see-saws will be replaced in November.
- **Radnor Skatepark Improvements:** 2015 improvements to the skatepark entailed replacement and upgrades to structures along with resurfacing by utilizing funds received as part of the Township Building cell tower contract renegotiation. Due to a lack of adherence of the top color coating to the surface, the asphalt was milled and redone – this process was completed and the skatepark reopened in mid-June 2016 - subsequent to the recent process, surface delamination has occurred once again and the park was closed due to safety concerns in early August; after park structure modification and movement, the park reopened in mid-August; staff and council are pursuing a bond claim for the deficiencies that have occurred with a goal to repair the park commensurate to the expectations of the original scope of work.
- **Radnor Trail - Brookside Parking Lot Restroom:** worked on restroom design options with various vendors; coordinated site layout with Gannett Fleming to prepare bid documentation.
- **Veterans Park Planning:** (formerly St. Davids Community Park) – a planning project is underway to honor Veterans, educate visitors, and improve various features of the site with the conceptual plan prepared by Simone Collins Landscape Architecture; fundraising is underway by the Township Manager for the project.
- **Warren Filippone Park Improvement:** Coordinated engineering site survey and scope of work development for site improvements/continued working with Gannett Fleming to finalize bid documentation.
- **The Willows:** There is continued evaluation by the Board of Commissioners to find a viable use for the Mansion that will allow for its continued public use, public usage of the park with minimal impacts, building improvements to ensure code compliance consistent with intended use, and building updates – the BOC is working to determine feasibility of building renovations and ongoing operability for public use by the Willows Park Preserve. The BOC will continue to evaluate a potential MOU with the Willows Park Preserve along with project funding.

Respectfully Submitted,



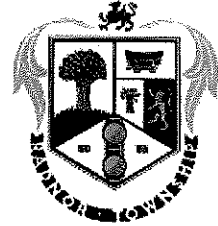
Tammy S. Cohen  
Director of Recreation & Community Programming

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# Interoffice Memorandum

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**TO:** BOARD OF COMMISSIONERS  
**FROM:** KEVIN KOCHANSKI, DIRECTOR  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
**SUBJECT:** OCTOBER MONTHLY REPORT  
**DATE:** NOVEMBER 8, 2017  
**CC:** ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



## Community Development Department

Attached for your review is the Community Development Monthly Report for the month of October 2017. Please note the following highlights:

- Building Permit Fee Revenue totaled \$92,169.00 with 114 permits issued
  - Electric Permit Fee Revenue totaled \$16,890.00 with 65 permits issued
  - Fire Permit Fee Revenue totaled \$300.00 with 2 permits issued
  - Mechanical Permit Fee Revenue totaled \$23,869.00 with 34 permits issued
  - Plumbing Permit Fee Revenue totaled \$7,623.00 with 43 permits issued
  - Zoning Permit Fee Revenue totaled \$375.00 with 6 permits issued
  - Design Review Board Application Fee Revenue totaled \$590.00 with 3 applications received
  - Historic and Architectural Review Board Revenue totaled \$300.00 with 6 applications received
  - Zoning Hearing Board Application Fee Revenue totaled \$3,800.00 with 5 applications received
- 
- |  |                |
|--|----------------|
| • Permit and application revenue for October 2017: | \$ 145,916.00  |
| • Permit and application revenue year to date:     | \$3,148,661.00 |
- 
- |  |       |
|--|-------|
| • Permits and applications for October 2017: | 278   |
| • Permits and applications year to date:     | 2,189 |
- 
- |   |       |
|---|-------|
| • Inspections conducted for October 2017: | 611   |
| • Inspections conducted year to date:     | 6,276 |

# Announcement of Boards and Commissions Vacancies

<b>Board of Health</b> 1 Vacancy	<b>Code Appeals Board (as of 1/1/2018)</b> 1 Vacancy
<b>Design Review Board (as of 1/1/2018)</b> 1 Vacancy	<b>Environmental Advisory Board (as of 1/1/2018)</b> 1 Vacancy
<b>Parks and Recreation Board (as of 1/1/2018)</b> 1 Vacancy	<b>Planning Commission (as of 1/1/2018)</b> 1 Vacancy
<b>Stormwater Advisory Committee</b> 1 Vacancy	

# Public Participation

# Sewer Rent Review

# Capital Plan Review

# Park & Open Space Fund Review



# Radnor Fire Company Funding Review

**ORDINANCE NO. 2017-17  
FISCAL YEAR 2018 TAX LEVY**

**AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, ADOPTING A FINAL  
COMPREHENSIVE BUDGET FOR FISCAL YEAR 2018, AND ESTABLISHING  
THE TOWNSHIP MILLAGE RATE AND SANITARY SEWER RENT**

*The Board of Commissioners of Radnor Township, Delaware County, Pennsylvania, hereby ENACTS and ORDAINS, as follows:*

**Section 1.** That the Final 2018 Budget, referenced as the Township Manager's Recommended Comprehensive Budget (version 1) attached hereto and incorporated herein, dated October 17, 2017, is hereby adopted setting forth all proposed revenues and appropriations for all Township funds for fiscal year 2018.

**Section 2.** The total tax millage rate for 2018 shall remain the same at 3.9228 mills and is allocated as follows:

Operational / Capital tax levy	-	3.7511 mills (unchanged from 2012)
Debt Service tax levy	-	<u>0.1717</u> mills (established in 2016)
Total tax levy 2018	-	3.9228 mills

**Section 3.** The annual sewer service charges for all real property within the Township shall be set at the amount of **\$5.90** per 1,000 gallons of water used in the year 2017 as certified by Aqua.

**Section 4.** That all other permit, service and user fees for fiscal year 2018 shall be set by Ordinance 2017-18 and shall be subject to further amendment by the Board of Commissioners.

**Section 5.** Repealer. All ordinance or parts of ordinances which are inconsistent herewith are hereby repealed.

**Section 6.** Severability. If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**Section 7.** Effective Date. This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

*ENACTED AND ORDAINED* this 11<sup>th</sup> day of December, 2017

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Elaine P Schaefer  
Title: Vice-President

ATTEST: \_\_\_\_\_  
Name: Robert A. Zienkowski  
Title: Township Manager / Secretary

**ORDINANCE NO. 2017-18**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AMENDING CHAPTER 162 AND ADOPTING THE  
CONSOLIDATED FEE SCHEDULE FOR CALENDAR YEAR 2018**

**WHEREAS**, the Township of Radnor incurs costs and expenses in processing various permits and licenses through its various departments; and

**WHEREAS**, the Pennsylvania Municipalities Planning Code authorizes reasonable and necessary charges by the Township's professional consultants based upon its schedule established by ordinance or resolution.

**NOW, THEREFORE**, it is hereby **ENACTED** and **ORDAINED** that the Board of Commissioners of Radnor Township hereby adopts the attached 2018 Consolidated Fee Schedule effective January 1, 2018 and all ordinances or resolutions which are inconsistent are hereby repealed.

**BE IT FURTHER ENACTED** and **ORDAINED** that any revisions to the 2018 Consolidated Fee Schedule may be amended or revised by subsequent resolution of the Board of Commissioners.

**ENACTED AND ORDAINED** this 11<sup>th</sup> day of December, A.D., 2017.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Elaine P. Schaefer  
Title: Vice - President

ATTEST: \_\_\_\_\_  
Name: Robert A. Zienkowski,  
Title: Township Manager / Secretary

# Radnor Township

## PROPOSED LEGISLATION



**DATE:** November 20, 2017

**TO:** Board of Commissioners

**FROM:** William M White, Finance Director

A handwritten signature in black ink, appearing to read "William M White", is placed over the name in the "FROM" line.

**LEGISLATION:** Ordinance 2017-18 Adopting the Consolidated Fee Schedule (Chapter §162) for 2018

**LEGISLATIVE HISTORY:** Chapter §162 requires the Township to adopt a consolidated fee schedule. The last Fee Schedule Ordinance was adopted in January 2017, effective January 1, 2017. There was one amendment to the 2017 Fee Schedule in January relating to various Recreation and Community Programming fee changes. This Ordinance will replace the existing fee schedule in its entirety.

**PURPOSE AND EXPLANATION:** This Ordinance will replace the existing 2017 fee schedule in its entirety upon adoption.

Two Notes:

1. The Fee Schedule is not directly linked to the 2018 budget. The Ordinances will be considered at the same time, but that is more of a function of the calendar than any connection between the two processes.
2. Fee changes are noted in each of the sections of the Fee Schedule under "Fee Change Narrative"

**FISCAL IMPACT:** Since the fee amounts are not changing significantly, there will be virtually no fiscal impact with the adoption of this Ordinance. Further, if this Ordinance is not adopted, the existing fee schedule will remain in place until such time a replacement is adopted.

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board introduce Ordinance 2017-18 at the November 27 meeting, with an anticipated adoption at the December 11 meeting, making the replacement Consolidated Fee Schedule effective January 1, 2018.

# 2018 CONSOLIDATED FEE SCHEDULE



**Introduce | November 27, 2017**  
**Adopt | December 11, 2017**

Amendments:

1. n/a

RADNOR TOWNSHIP, PA 301 Iven Ave, Wayne, PA 19087

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

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**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

Fee Description	2017	2018
<b>Community Development Department</b>		
<b>Chapter 120   Bathing Places</b>		
License Fees – Swimming Pool (outdoor)	\$300.00 per pool	\$300.00 per pool
License Fees – Swimming Pool (indoor)	\$350.00 per pool	\$350.00 per pool
License Fees – Spa	\$250.00 per pool	\$250.00 per pool
License Fees – Wading	\$200.00 per pool	\$200.00 per pool
<b>Chapter 125   Building Construction</b>		
General Contractor's License (annual)	\$50.00	\$50.00
<b>RESIDENTIAL</b>		
New one and two-family dwelling	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
Additions, alterations, repairs, demolition, etc.	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
<b>COMMERCIAL - Commercial, institution, public land use, recreation, multi-family</b>		
New buildings and fire suppression systems	\$30.00 / \$1,000 up to \$50,000 \$20.00 / \$1,000 for each additional 1,000	\$30.00 / \$1,000 up to \$50,000 \$20.00 / \$1,000 for each additional 1,000
Additions, alterations, repairs, demolition, to existing buildings and fire suppression systems	\$50.00 / first \$1,000, \$25.00 / \$1,000 for each additional \$1,000	\$50.00 / first \$1,000, \$25.00 / \$1,000 for each additional \$1,000
Signs, to include: window, awning, wall, marquee, freestanding (new or replacement)	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
Certificate of Occupancy – Residential (new)	\$50.00	\$50.00
Certificate of Occupancy – Non-Residential (new)	\$100.00	\$100.00
Zoning Permit – Fences, Accessory Structures less than 200 sq.ft., Agricultural Buildings, Propane Tanks	\$75.00	\$75.00
Home Occupation – Traffic	\$150.00	\$150.00
Home Occupation – Non-Traffic	\$100.00	\$100.00
Zoning Compliance	\$100.00	\$100.00



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

Fee Description	2017	2018
<b>Chapter 150   Design and Review Board</b>		
Permit for Temporary banner (max 30 days)		\$50.00
DRB Application Fees for signs		\$100.00
DRB Application Fees for telecommunication antennas		\$200.00
DRB Application Fees for façade change		\$100.00
DRB Application Fee for new building		\$200.00
DRB Application Fees for building additions and accessory structures		\$200.00
DRB Application Fees for Outdoor Dining application (furnishings and accessories)		\$100.00
<b>Fee Change Narrative:</b>		
1. DRB Fees were previously inadvertently deleted from the fee schedule. The fees will offset a portion of the cost to process the applications.		
<b>Chapter 156   Electrical</b>		
Electrician's License (annual)	\$50.00	\$50.00
Electrical Inspection Agency License	\$100.00	\$100.00
Electrical Permit Fee	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
Low voltage / voice data / alarm	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
Wind / solar electric	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
Plan review – 3 <sup>rd</sup> Party Contract Fee	\$75.00 / hour	\$75.00 / hour
<b>Chapter 166   Fire Prevention</b>		
Bon Fire Permit - For institutional use only (each permit)	\$100.00	\$100.00
Fireworks Permit	\$150.00	\$150.00
Blasting Permit – Residential	\$150.00	\$150.00
Blasting Permit – Non-Residential	\$150.00	\$150.00
Fire Marshall Report - Residential	\$50.00	\$50.00
Fire Marshall Report – Non-Residential	\$100.00	\$100.00
Storage Tanks – Repairs and alterations	\$50.00 / tank	\$50.00 / tank
Storage Tanks – Abandonment or Removal	\$200.00 / tank	\$200.00 / tank
Storage Tanks – Installation	\$200.00 / tank	\$200.00 / tank

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

Fee Description	2017	2018
<b>Chapter 170   Food Establishment Fees</b>		
Indoor Dining:		
License and Inspection Fee for seats: 0-30 seats	\$200.00	\$200.00
License and Inspection Fee for seats: 31-70 seats	\$250.00	\$250.00
License and Inspection Fee for seats: 71-110 seats	\$350.00	\$350.00
License and Inspection Fee for seats: 111-150 seats	\$425.00	\$425.00
License and Inspection Fee for seats: 151-190 seats	\$475.00	\$475.00
License and Inspection Fee for seats: 191-230 seats	\$525.00	\$525.00
License and Inspection Fee for seats: 231-300 seats	\$625.00	\$625.00
License and Inspection Fee for seats: 301 seats and over	\$725.00	\$725.00
License and Inspection Fee for floor area (sq ft): 0-1,500	\$150.00	\$150.00
License and Inspection Fee for floor area (sq ft): 1,501 – 2,500	\$200.00	\$200.00
License and Inspection Fee for floor area (sq ft): 2,501 – 5,000	\$275.00	\$275.00
License and Inspection Fee for floor area (sq ft): 5,001 – 7,500	\$350.00	\$350.00
License and Inspection Fee for floor area (sq ft): 7,501 – 10,000	\$450.00	\$450.00
License and Inspection Fee for floor area (sq ft): 10,001 – 15,000	\$575.00	\$575.00
License and Inspection Fee for floor area (sq ft): 15,000 and over	\$725.00	\$725.00
License Fee for selling ice cream from a motor vehicle (excludes vendors requiring Department of Agriculture approval)	\$100.00	\$100.00
Food Vendor (mobile and vendors requiring Department of Agriculture approval)	\$200.00	\$200.00
Temporary Food Establishment	\$125.00	\$125.00
Special Event Sponsor Fee	\$250.00	\$250.00
Plan Review – Food Establishment	\$150.00 / initial review	\$150.00 / initial review
Plan Review – Resubmitting Plans	\$75.00	\$75.00
Re-inspection for a failed inspection	50% of initial fee	50% of initial fee
Annual Outdoor Dining Renewal	\$150.00	\$150.00
Indoor Dining Application Renewal Late Fee	75% of license fee	75% of license fee
Outdoor Dining Application Renewal Late Fee	\$70.00	\$70.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

Fee Description	2017	2018
<b>Chapter 178   Historical and Architectural Review Board (“HARB”)</b>		
Application to HARB	\$50.00	\$50.00
<b>Chapter 195   Mechanical</b>		
HVAC License Annual (air cond., heating & refrig., mchs.)	\$50.00	\$50.00
<b>RESIDENTIAL – one and two-family</b>		
Geothermal / HVAC systems	\$100.00	\$100.00
Replace, modify or relocate duct work	\$50.00	\$50.00
Water Well or Non-Potable Water, Irrigation	\$100.00	\$100.00
Solar Mechanical/Plumbing	\$150.00	\$150.00
Add, modify or extend radiant/baseboard or other hydro-mechanical systems	\$50.00	\$50.00
New or replacement central heating systems	\$15.00 first 10,000 BTUs, \$5.00 each additional 10,000 BTU’s	\$15.00 first 10,000 BTUs, \$5.00 each additional 10,000 BTU’s
New or replacement air cond. central systems	\$100.00	\$100.00
New or replacement heat pump	\$100.00	\$100.00
All well driven or mechanical water supply systems for geothermal HVAC systems	\$100.00	\$100.00
Solar Mechanical / Plumbing	\$150.00	\$150.00
<b>COMMERCIAL - Commercial, institution, public land use, recreation, multi-family</b>		
Geothermal/HVAC system wells: 0-10 wells	\$200.00	\$200.00
Geothermal/HVAC system wells: 11-30 wells	\$350.00	\$350.00
Geothermal/HVAC system wells: 31 or more	\$500.00	\$500.00
New or replacement central heating system (regardless of fuel source, including duct work)	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU’s	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU’s (fee capped at 1,000,000 BTU’s)
New or replacement air cond. systems incl. duct work	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU’s	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU’s (fee capped at 1,000,000 BTU’s)

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

Fee Description	2017	2018
New or replacement heat pump incl. duct work	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's
Replace, modify or relocate duct work	\$20.00 for each \$1,000, or portion of cost	\$20.00 for each \$1,000, or portion of cost
Refrigeration units (incl. walk in boxes, other units with remote compressors)	\$20.00 first ton or portion thereof, \$10.00 each additional ton, or portion thereof	\$20.00 first ton or portion thereof, \$10.00 each additional ton, or portion thereof
Solar Mechanical/Plumbing	\$175.00	\$175.00
Water Wells or Non-Potable Water Wells	\$100.00	\$100.00
<b>Chapter 218   Plumbing</b>		
Plumber License (annual)	\$50.00	\$50.00
RESIDENTIAL - one and two family		
New work, alterations, additions, and repairs	\$75.00 for more than 5 fixtures, \$5.00 each additional fixture	\$75.00 for more than 5 fixtures, \$5.00 each additional fixture
Alterations/additions/repairs one fixture (minimum fee)	\$35.00	\$35.00
Pipe Repair	New in 2017	\$75.00
Exterior lateral sewer connection or repair	\$150.00	\$150.00
Interior main drain alteration or replacement (which includes stack vent)	\$75.00	\$75.00
Garbage grinders and dishwashers (new installation or replacement)	\$15.00 Each	\$15.00 Each
All gas and electric appliances needing gas or plumbing piping	\$75.00 for first unit, \$15.00 for each additional	\$75.00 for first unit, \$15.00 for each additional
Water service (new or replacement)	\$75.00	\$75.00
Domestic hot water heater (new or replacement)	\$20.00	\$20.00

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Fee Description	2017	2018
Sewer ejection pump (new or replacement, not incl. connections.)	\$50.00 pump capacity 21 gal/min, \$150.00 pump capacity > 21 gal/min	\$50.00 pump capacity 21 gal/min, \$150.00 pump capacity > 21 gal/min
Sewer grinder pumps and pit (E-One System)	\$300.00	\$300.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New work, alt., additions not exceeding 5 fixtures	\$75.00, \$5.00 each additional fixture	\$75.00, \$5.00 each additional fixture
External lateral sewer connection or repair main drain or sewer connection (new)	\$150.00	\$150.00
Pipe Repair	\$100.00	\$100.00
Garbage grinders and dishwashers (new installation or replacement)	\$30.00 Each	\$30.00 Each
Main interior drain replacement, alterations or repair (incl. stack vent)	\$75.00	\$75.00
Sewer ejection pump (new or replacement)	\$50.00, pump capacity <= 21 gal/min., \$300.00, pump capacity > 21 gal/min.	\$50.00, pump capacity <= 21 gal/min., \$300.00, pump capacity > 21 gal/min.
All gas and elect. Appl. Requiring plumbing or mech. Install. (new or replacement, incl. gas piping)	\$75.00 for first unit, \$15.00 for each additional	\$75.00 for first unit, \$15.00 for each additional
Water service (new or replacement)	\$100.00	\$100.00
Each hot water heater (new or replacement)	\$75.00	\$75.00
Interceptors & separators (new or replacement)	\$75.00	\$75.00
Sewer grinder pumps new or replacement	\$500.00	\$500.00
<b>Fee Change Narrative:</b>		

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Fee Description	2017	2018
<b>Chapter 226   Rental Housing</b>		
Rental Housing Permits	\$60.00 Each Unit (1-10) \$40.00 Each Additional Unit	\$60.00 Each Unit (1-10) \$40.00 Each Additional Unit
Rental Housing Appeals Board	\$2,500.00 plus \$500 for each subsequent hearing	\$2,500.00 plus \$500 for each subsequent hearing
Re-inspection after 2 <sup>nd</sup> failed inspection	\$100.00	\$100.00
Application Late Fee:		
July 1 <sup>st</sup> to July 31 <sup>st</sup>	\$100.00	\$100.00
On or After August 1 <sup>st</sup>	\$150.00	\$150.00
<b>Chapter 280   Zoning Hearing Board</b>		
Application fees for Zoning Hearing Board: One and two family dwellings, Rooming house, multi-family	\$550.00 plus \$275 for each add'l hearing	\$550.00 plus \$275 for each add'l hearing
Application fees for Zoning Hearing Board: Non-res. uses (incl. comm., planned, institutional, and public land use)	\$900.00 plus \$450 for each add'l hearing	\$900.00 plus \$450 for each add'l hearing
Application fees for Zoning Hearing Board: Challenge to the validity of map or ordinance	\$7,500.00 plus \$450 for each add'l hearing	\$7,500.00 plus \$450 for each add'l hearing
Application fees to Board of Commissioners: Application to amend zoning map/ord.	\$1,500.00 plus \$750 for each add'l hearing	\$1,500.00 plus \$750 for each add'l hearing
Application fees to Board of Commissioners: Application for conditional use	\$1,500.00 plus \$750 for each add'l hearing	\$1,500.00 plus \$750 for each add'l hearing
Application fees to Board of Commissioners: Curative Amendment	\$7,500.00 plus \$750 for each add'l hearing	\$7,500.00 plus \$750 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Residential	\$550.00 plus \$275 for each add'l hearing	\$550.00 plus \$275 for each add'l hearing

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Appeals from Zoning Officer or Township Engineer – Non-Residential	\$900.00 plus \$450 for each add'l hearing	\$900.00 plus \$450 for each add'l hearing
Fee for postponement of a public hearing when requested following publication of the required legal notice.	\$200.00	\$200.00
Zoning Books	\$30.00	\$30.00
<b>Other Community Development</b>		
Code Appeals Application Fee – Building, Electrical, Fire Prevention, Mechanical, Plumbing, Property Maintenance	\$750.00	\$750.00
Inter-municipal Transfer of Liquor License	\$1,500.00 plus \$750 for each additional hearing	\$1,500.00 plus \$750 for each additional hearing
PA State Assessed Training Fee, Building, Plumbing, Mechanical, Electrical	\$4.00 / permit	\$4.50 / permit
Administration of PA state Assessed Training Fee	\$2.00 / permit	\$2.00 / permit
Zoning Maps	\$15.00	\$15.00
Plan Review Fee (Payment is due when the permit is issued)	\$95.00	\$95.00
Code Official Overtime Rate	\$100.00 / hour	\$100.00 / hour
Administrative Refund Fee	\$10% or \$30.00, whichever is greater	\$10% or \$30.00, whichever is greater
Dormitory Inspection Fee	\$24.00 / room	\$24.00 / room
Appeal of Health Enforcement Notice to Board of Health:		
Single Family Residential	\$550.00	\$550.00
Multi-Family Residential and Non-Residential'	\$900.00	\$900.00
Residential Change in Contractor   New one and two family dwelling	10% of existing permit fee or \$20.00, whichever is greater	10% of existing permit fee or \$20.00, whichever is greater
Change in Contractor: Commercial, institution, public land use, recreation, multi-family buildings and fire suppression systems	10% of existing permit fee or \$50.00 minimum, whichever is greater	10% of existing permit fee or \$50.00 minimum, whichever is greater
<b>Fee Change Narrative:</b>		
1. PA State Assessed Training Fee increase is based on increase passed down by the State		

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<b>Engineering Department</b>		
<b>Grading Permit</b>		
Transfer of Real Estate – Sidewalk Block Escrow	\$300.00 / block	\$300.00 / block
Grading Permit Application Minor (<500SF New Impervious or disturbance)  This Permit fee includes a plan review for smaller projects, such as shed installation or small projects that construction is less than 500 SF of new impervious surface. This includes on plan review and one site visit. Additional plan reviews or site visits will be billed to the applicant based on the attached fee schedule.	\$495.00	\$495.00
Grading Permit Application (<1,500 SF New Impervious or Disturbance)  The permit fee includes the submission review. A professional services (PSA) account will be funded by the applicant with a balance of \$1,500. The review process, inspections, and other communications will be billed per the attached fee schedule, and reimbursed by the applicant funded PSA.	\$50 Application Fee, Professional Services Account Required, with applicant providing a \$1,500. Upon balance reaching \$500, applicant will be required to deposit appropriate funds to keep balance at \$1,500. All unused funds will be returned to the applicant upon completion of project.	\$50 Application Fee, Professional Services Account Required, with applicant providing a \$1,500. Upon balance reaching \$500, applicant will be required to deposit appropriate funds to keep balance at \$1,500. All unused funds will be returned to the applicant upon completion of project
Stormwater Management Permit Application (for projects with >1,500 new impervious or disturbance)  The permit fee includes the submission review. A professional services (PSA) account will be funded by the applicant with a balance of \$3,000. The review process, inspections, SWM Agreement, and other communications will be billed per the attached fee schedule, and reimbursed by the applicant funded PSA	\$50 Application Fee, Professional Services Account Required, with applicant providing a \$3,000. Upon balance reaching \$1,000, applicant will be required to deposit appropriate funds to keep balance at \$3,000. All unused funds will be returned to the applicant upon completion of project	\$50 Application Fee, Professional Services Account Required, with applicant providing a \$3,000. Upon balance reaching \$1,000, applicant will be required to deposit appropriate funds to keep balance at \$3,000. All unused funds will be returned to the applicant upon completion of project



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<del>Grading Permit Application Requiring Ground Water Recharge</del>  <del>The permit fee includes the submission review, and the allowance of one plan re-submission, and two site inspections. During the review process, the applicant will provide an escrow amount to cover the cost of trees required by the Shade Tree Commission, erosion and sedimentation control, and a contingency for additional inspections and/or additional plan review. Hourly rates can be found in Appendix A</del>	<del>\$220.00</del>	<del>Removed</del>
<b>Subdivision / Land Development (“SALDO”)</b>		
*Sketch Plan	\$300.00	\$400.00
*Reverse Subdivision	\$350.00	\$400.00
*Lot Line Change	\$350.00	\$400.00
*Lot Consolidation	\$350.00	\$350.00
Requires Professional Escrow Services Account*	\$4,000.00	\$4,000.00
Minor Subdivision (5 lots or less)	\$950.00 / plan; plus \$150.00 / lot	**\$1,500
**Professional Services Account	\$7,000.00	\$7,000.00
Major Subdivision (more than 5 lots)	\$2,000.00 / plan; plus \$150.00 / lot	***\$2,500
***Professional Escrow Account*	\$15,000.00	\$15,000.00
Multi-Family Dwellings	\$1,500.00 / plan; plus \$500.00 / unit	****\$2,500
****Professional Escrow Account	\$10,000.00	\$10,000.00
Land Development (under 1 acre)	\$1,100 / plan; plus \$350.00 each building; plus \$100.00 / acre	****\$10,000
****Professional Escrow Account	\$10,000.00	\$10,000.00
Land Development (1 acres or more)	\$1,500 per plan; plus \$350.00 each building; plus \$100.00 each acre	*****\$10,000

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*****Professional Escrow Account*	\$15,000.00	\$15,000.00
Inspections of Improvement	Inspection (Staff)   \$70.00 Inspection (Engineer)   See rates in Appendix A	Inspection (Staff)   \$70.00 Inspection (Engineer)   See rates in Appendix A
Review of Development Plans   Commercial: Landscaping and other improvements	Inside or Outside Professional: See rates in Appendix A	Inside or Outside Professional: See rates in Appendix A
Transfer of Real Estate Fee	\$150.00 / property	\$150.00 / property
Transfer of Real Estate Fee – Expedited in 13 days or less	\$300.00 / property	\$300.00 / property
Notes: All professional escrow funds are required to be deposited with the Township at the time of the initial plan application pursuant to the Township’s Professional Services Agreement. The Township-incurred professional fees shall be billed in accordance with the Professional Service Fees in Appendix A. All SALDO application’s fees are for one review with provided comments. Additional plan reviews, resubmissions, consultant fees, legal fees, etc. are to be paid from the escrow account, following the first review. The escrow account must be replenished when the balance of the account is at 30% of the original escrow amount.		
<b>Sewage Enforcement</b>		
Sewage Enforcement Officer Permits	\$750.00 per application (includes inspection)	\$750.00 per application (includes inspection)
Sewage Enforcement Officer Permits (additional perc test)	\$350.00	\$350.00
Sewage Enforcement Officer Permits (repairs to existing system)	\$300.00	\$300.00
<b>Other Engineering</b>		
Sidewalk Replacement Permit Fee	1 – 10 Blocks   \$50.00 11 – 20 Blocks   \$100.00 21+ Blocks   \$125.00	1 – 10 Blocks   \$50.00 11 – 20 Blocks   \$100.00 21+ Blocks   \$125.00
Clearing Permits   If inspections are required, they will be charged in accordance with Appendix A.	\$250.00 / acre with a minimum charge of \$80.00	\$250.00 / acre with a minimum charge of \$80.00

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Fee Description	2017	2018
<b>Plotter Services</b>		
8.5" x 11" or 9" x 12"	\$1.50 (b/w)   \$5.00 (color)	\$1.50 (b/w)   \$5.00 (color)
11" x 14"	\$3.00 (b/w)   \$9.00 (color)	\$3.00 (b/w)   \$9.00 (color)
11" x 17" or 12" x 18"	\$10.00 (b/w)   \$12.00 (color)	\$10.00 (b/w)   \$12.00 (color)
17" x 22" or 18" x 24"	\$15.00 (b/w)   \$18.00 (color)	\$15.00 (b/w)   \$18.00 (color)
22" x 34" or 24" x 36"	\$20.00 (b/w)   \$22.00 (color)	\$20.00 (b/w)   \$22.00 (color)
34" x 44" or 36" x 48"	\$22.00 (b/w)   \$35.00 (color)	\$22.00 (b/w)   \$35.00 (color)
<b>Finance and Administration</b>		
<b>Stormwater and Sanitary Sewer Fees</b>		
Sanitary Sewer Rent	\$5.90 per 1,000 gallons' water used	\$5.90 per 1,000 gallons' water used
Sanitary Sewer Rent Delinquent Charges	1% monthly beginning June 1 through March 1 applied on the full outstanding balance from the previous month	1% monthly beginning June 1 through March 1 applied on the full outstanding balance from the previous month
Stormwater Fee	29.00 per unit	29.00 per unit
Stormwater Fee Delinquent Charges	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month
Sanitary or Stormwater Certification Fee	\$7.50	\$7.50
Expedited Sanitary or Stormwater Certification Fee Surcharge (if request submitted within 48 hours of desired date / time)	\$20.00	\$20.00
Sanitary Sewer Connection Fee   New Residential	\$850.00	\$850.00
Sanitary Sewer Connection Fee   New Commercial	\$1,250.00	\$1,250.00
Sanitary Sewer Connection Fee   New Multi-family (0-10 units)	\$500.00 per unit	\$500.00 per unit
Sanitary Sewer Connection Fee   New Multi-family (11 or more units)	\$400.00 per unit	\$400.00 per unit
Minimum Sewer Service Charge	\$65.00	\$65.00

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Filing of Lien (to include, but not limited to, Sanitary Sewer Rent, Stormwater Fee, or Property Maintenance Costs)	\$125.00 Attorney Fee \$18.50 Filing Fee	\$125.00 Attorney Fee \$18.50 Filing Fee
Writ of Scire Facias (for delinquent accounts)	\$100.00 Attorney Fee \$22.50 Filing Fee	\$100.00 Attorney Fee \$22.50 Filing Fee
Entering of Judgement (for delinquent accounts)	\$150.00 Attorney Fee \$13.50 Filing Fee	\$150.00 Attorney Fee \$13.50 Filing Fee
Sheriff Sale	Actual Cost	Actual Cost
<b>Other Finance Department</b>		
Business Privilege and Mercantile License Fee	\$10.00	\$10.00
Postage   Non-Residential	Actual Cost	Actual Cost
Returned Check	\$50.00	\$50.00
Refund Fee	10% per refund, with a minimum of \$10.00	10% per refund, with a minimum of \$10.00
Public Document Copy Charges (Right-to-know Requests)	\$0.25 per one sided page	\$0.25 per one sided page
Public Document CD Creation Charges (Right-to-know Requests)	\$5.00 each	\$5.00 each
Certification of Record (Right-to-know Requests)	\$1.00	\$1.00
<b>Information Technology</b>		
<b>Room Rentals</b>		
<b>General:</b> The Township offers three (x3) conference rooms for rental. Rates double on Saturday, Sunday, and Township holidays. Contact Township for Conference Room and Equipment Rental policy and room availability. Please see the <u><a href="#">Information Technology Police for Rental and Use of Township Conference Rooms &amp; Equipment</a></u> for fee waiver opportunities.		
Friends Meeting Room (ground floor) – capacity 40	\$50.00 per hour	\$50.00 per hour
Radnorshire Room (first floor) – capacity 125	\$100.00 per hour	\$100.00 per hour
Radnorshire Room (first floor) – capacity 125 - Tenant rental	\$250.00 per hour	\$250.00 per hour
Powys Room (first floor) – capacity 15	\$35.00 per hour	\$35.00 per hour

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<b>Hourly Equipment and Staffing Fees</b>		
<b>General:</b> Conference rooms offer additional equipment features such as a podium, microphones, special seating configurations, additional tables, A/V equipment, TV/DVD/VCR and wireless internet. A/V equipment rentals require staffing, a minimum of two (x2) hour charge, and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental policy and staffing availability.		
IT Staff Member (as needed)	\$50.00 /hour	\$50.00 /hour
Room setup and breakdown (for equipment, configuration, etc.)	\$50.00 /hour	\$50.00 /hour
Room cleanup (trash, non-requested setup, etc.)	\$100.00 /hour	\$100.00 /hour
Podium (Radnorshire room only – no microphone)	\$0.00	\$0.00
Microphones – 21 conference room and 1 podium microphones	\$50.00 /hour	\$50.00 /hour
Wireless Microphones – 2 handhelds and 2 lavalieres (combo of any 2)	\$30.00 /hour	\$30.00 /hour
Projectors – 2 HD DLP Projectors	\$70.00 /hour (each)	\$70.00 /hour (each)
Monitors – 13 LCD monitors for viewing projections/DVD/VCR	\$20.00 /hour	\$20.00 /hour
Document Camera – View hard docs on large screens	\$60.00 /hour	\$60.00 /hour
DVD/VCR	\$15.00 /hour	\$15.00 /hour
Laptop Use	\$40.00 /hour	\$40.00 /hour
DVD Copy – Recording event on DVD (limit 1)	\$15.00 /hour	\$15.00 /hour
Digital Format – Recording event in other digital format (limit 1)	\$15.00 /hour	\$15.00 /hour
Portable Projector	\$50.00 /hour	\$50.00 /hour
50" Plasma TV Usage	\$70.00 /hour	\$70.00 /hour
Graphics – Character generated graphics inserted on screen	\$10.00 /hour	\$10.00 /hour
<b>Package Fees</b>		
<b>General:</b> Conference rooms, A/V equipment and staffing rentals are available as a package rental. Package rentals require staffing, a minimum of two (x2) hour charge and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental Policy and staffing availability.		
Powys Room Only – 50" Plasma and laptop	\$100.00 per hour	\$100.00 per hour
Radnorshire Room (no recording) – Microphones, laptop, projector, setup and breakdown	\$250.00 per hour	\$250.00 per hour
Radnorshire Room (recording) – Microphones, laptop, projector, DVD recording, setup and breakdown	\$350.00 per hour	\$350.00 per hour

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<b>Film and Video Production Fees</b>		
<b>General:</b> The film and video production permit is designed to provide effective coordination of events, including the filming and videotaping of television, film, commercial, non-profit, and feature productions.		
Film and video production permit	\$250.00 per production	\$250.00 per production
<b>Parks and Recreation</b>		
<b>General Programming and Events</b>		
Programming and event fees are determined and allocated on an ongoing basis as they are planned. Specific programming and event identification remains under continual development, generally on a seasonal basis and once applicable direct costs are determined. Fees for those specific programs and events are set to cover the direct costs along with attempting to recover the associated overhead for the corresponding program or event. In the majority of circumstances, the direct costs of programming and events are not incurred unless the proceeds collected cover those costs. The Recreation Department determines the fees for programming and events on an ongoing basis throughout the developmental process.		
<b>Administrative Fees</b>		
Refund Fee	10% of total fee paid, or a minimum of \$10.00 charge	10% of the total fee paid, or a minimum of \$10.00 charge
Non-Resident Program or Event Participation Fee	\$30.00 per person per registration	\$30.00 per person per registrant
<b>Parks, Picnic Areas, Fields, and Facilities</b>		
Fenimore Woods (existing) Clem Macrone Park Pavilion Rental (Proposed New in 2017)	\$75.00 Resident \$150.00 Non-Resident/ Companies	\$75.00 Resident \$150.00 Non-Resident/Companies
<del>Fenimore Woods Pavilion Rental   Restroom Facility Key Replacement Fee</del>	<del>Eliminated in 2017</del>	<del>Eliminated in 2017</del>
<del>Fenimore Woods Pavilion Rental   Sports Kit Rental</del>	<del>Eliminated in 2017</del>	<del>Eliminated in 2017</del>
Picnic   Court   Park Area Rentals	\$55.00 Resident \$75.00 Non-Resident/ Companies	\$55.00 Resident \$100.00 Non-Resident / Companies
Photo Permit for Township Park Grounds (New in 2017: Expanding the Fee to all Township Parks and added a Non-Resident/ Companies fee)	\$75.00 per hour	\$75.00 per hour \$100.00 Non-Resident / Companies per hour

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Field Permitting Fee (to cover the permitting costs for athletic fields) (New in 2017: Non-Resident/ Companies fee to cover the administrative cost of scheduling/ managing athletic fields.)	\$60.00 per field per usage / one-time usage fee	\$60.00 per field/ Three-hour usage \$100.00 per field/ Three-hour usage for Non-Resident / Companies
Adult League Team Field Permit (Softball, Soccer, Baseball, etc.) [The above fee applies to programs that utilize both Township fields and School District Fields]	\$100.00 per season Not-to-exceed 10-week period	\$100.00 per season Not-to-exceed 10-week period
<del>Adult League Team Field Permit (Softball, Soccer, Baseball, etc.) [The above fee applies to all new requests with full seasonal usage at Township fields]</del>	<del>\$275.00 per season Not-to-exceed 10-week period</del>	Eliminated in 2018
Field Permitting Fee – For Profit /Restricted Groups, Private Educational Institutions, Organizations or Programs  [Field Permitting fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse.]  [Exceptions for this fee will consist of Radnor Township Restricted Groups, Private Educational Institutions, Organizations or Programs that provide the Township with the equivalent usage of its facility. These occurrences will be documented and provided to the Parks Board & BOC as they are recommended.]	\$15.00 per person per season Not-to-exceed 10-week period	\$15.00 per person per season Not-to-exceed 10-week period
Radnor Memorial Park Turf Field Permit Fee: [Fee was originally developed and structured within the Radnor Memorial Turf/Agnes Irwin School Lease Agreement.] <ul style="list-style-type: none"> <li>Radnor Residents / Radnor Non-Profit Organizations or Programs</li> <li>Radnor Private Educational Institutions, Organizations or Programs</li> <li>Non-Radnor Residents / Non-Radnor Non-Profit Organizations, Educational Institutions, or Programs</li> <li>For-Profit Businesses or Non-Resident Groups</li> </ul>	\$60.00 per usage   One-time usage fee \$75.00 per hour  \$150.00 per hour	\$75.00 per Three-Hour usage \$75.00 per hour \$125.00 per hour  \$175.00 per hour

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<p>[The above fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse.]</p> <p>Radnor Memorial Park Turf Field Lights Fee</p>	\$18.00 per hour	\$18.00 per hour
<b>Advertising Fee</b> (not applicable to the Township Newsletter)		
Business Card Advertising in Brochure	\$200.00 per Advertisement	\$200.00 per Advertisement
Single Edition Publication   Business Card Advertising in Township / Department Publication for Commercial Business	\$225.00 per Advertisement	\$225.00 per Advertisement
Single Edition Publication - ¼ page Advertising in Township/Department Publication for Commercial Business	\$450.00 per Advertisement	\$450.00 per Advertisement
Single Edition Publication - ½ page Advertising in Township/Department Publication for Commercial Business	\$650.00 per Advertisement	\$650.00 per Advertisement
Single Edition - Full page Advertising in Township/Department Publication for Commercial Business (does not include inside front or back cover)	\$950.00 per Advertisement	\$950.00 per Advertisement
License Fee Advertising Banner for Encke Fields	\$2,000.00 per Field	\$2,000.00 per Field



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<b>Radnor Activity Center (“RAC”) at Sulpizio Gym Permit Fees</b>		
Full Gymnasium Rentals		
• Radnor Residents / Radnor Non-Profit Organizations or Programs [The above fees do not apply to Radnor Community Youth Sports Organization that include the Radnor Youth Basketball League, Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse]	\$60.00 per hour	\$60.00 per hour
• Radnor Township Community Youth Sports Organizations operating as non-profit entities only (New fee in 2017)	\$15.00 per hour	\$15.00 per hour
• Radnor Township Community Youth Sports Organizations – For-profit contracted vendors operating on behalf of the non-profit Community Youth Sports Organization (New fee in 2017)	\$35.00 per hour	\$35.00 per hour
• Non-Radnor Residents / Non-Radnor Non-Profit Organizations or Groups	\$110.00 per hour	\$110.00 per hour
• Radnor Township Businesses, Educational Institutions, Organizations, or Programs	\$110.00 per hour	\$110.00 per hour
• Non-Radnor Businesses, Educational Institutions, Organizations, or Program	\$200.00 per hour	\$200.00 per hour
Birthday Party / Gymnasium: 2-hour party with event leader and party room	\$300.00 Resident \$350.00 Non-Resident	\$300.00 Resident \$350.00 Non-Resident
RAC: Room Add-on Fee to Gym Rental	\$25.00 Flat Fee	\$25.00 flat fee
<del>RAC: Room Rental / No Gym</del>	Eliminated in 2017	Eliminated in 2017
<b>Fee Change Narrative:</b>		
<b>Police Department</b>		
<b>General Fees</b>		
Alarm Registration Fee	\$100.00	\$100.00
Accident Report Fee	\$15.00	\$15.00
Fingerprinting Fee	\$30.00 first card   \$20.00 for each add'l	\$30.00 first card   \$20.00 for each add'l
Picture Fee	\$30.00 each	\$30.00 each
Incident Report Fee	As allowed per PA Right-to-know	As allowed per PA Right-to-Know

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Parking Permit Fee   Residential Permits	\$25.00 Residential \$75.00 Non-Residential  \$5.00 Temporary Parking per day	\$25.00 Residential \$75.00 Non-Residential \$10.00 Senior Citizens \$5.00 Temporary Parking Per Day
Parking Permit Fee   Louella Park and Walk	\$190.00 Half Year \$375.00 Full Year	\$190.00 Half Year \$375.00 Full Year
Meter Bag Fee/Parking Space Reservation	\$10.00 per day per parking space	\$10.00 per day per parking space
Peddling and Solicitation Fee	\$110.00	\$110.00
Extra Duty Fee   Detail Rate	1.70 x Patrolman Overtime Rate	1.70 X Patrolman Overtime Rate
Police Vehicle at Location Fee (owner request)	\$25.00 per hour per vehicle	\$25.00 per hour per vehicle
Video Tape / DVD Fee	\$75.00 per copy	\$75.00 per copy
Records Check Fee	\$30.00 Written \$15.00 Verbal	\$30.00 Written \$15.00 Verbal
Police Service Fee   Notarized Document	\$45.00 per service	\$45.00 per service
Expungement Letter Fee	\$100.00	\$100.00
K9 Services (Note: This only applies to non-emergency calls for service)	During Shift   \$100.00 per hour 2 or 4-hour minimum at P.D. discretion  Non-Shift   Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion	During Shift   \$100.00 per hour 2 or 4-hour minimum at P.D. discretion  Non-Shift   Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion
False Alarms Fine	\$70.00   2 <sup>nd</sup> Occurrence \$140.00 3 <sup>rd</sup> or more occurrences	\$70.00   2 <sup>nd</sup> Occurrence \$140.00 3 <sup>rd</sup> or more occurrences
Parking Fine	\$20.00 if paid on time \$25.00 additional for late payments	\$20.00 if paid on time \$25.00 additional for late payments

**Fee Change Narrative:**

1. \_

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

Fee Description	2017	2018
<b>Public Works Department</b>		
<b>General Fees</b>		
Road Opening Permit The applicant will be required to set up a Professional Services Account with the Township to cover the cost of inspections, legal, compaction testing, and items, as required. Opening balance of the PSA is \$15,000,	\$150.00 per 100 ft cut	\$150.00 per 100 ft cut (permit fee only).
Bulk Trash Collection	\$25.00   Less than 5 items or 150 lbs Add'l \$25.00 each additional 5 items Add'l \$25.00 each item over 150 lbs Add'l \$10.00 each item with Freon Add'l \$5.00 each item with Propane	\$25.00   Less than 5 items or 150 lbs Add'l \$25.00 each additional 5 items Add'l \$25.00 each item over 150 lbs Add'l \$10.00 each item with Freon Add'l \$5.00 each item with Propane
Recycling Can Replacement	\$20.00 per can	\$20.00 per can
Rear Yard Trash Collection (single and multi-family units with less than 9 attached units)	\$420.00 per house/unit per year	\$420.00 per house/unit per year
Real Yard Trash Collection (multi-family units with greater than 9 attached units)	\$240.00 per unit per year	\$240.00 per unit per year

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

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**Appendix A**  
**Professional Services Hourly Rates**

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

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<b>Township Staff</b>		<b>2018 Approved Rate</b>
Township Manager		\$125.00 per hour
Police Superintendent		\$115.00 per hour
Assistant Township Manager & Finance Director		\$115.00 per hour
Engineer		\$110.00 per hour
Police Deputy Superintendent		\$110.00 per hour
Community Development Director		\$90.00 per hour
Recreational Programming Director		\$90.00 per hour
Public Works Director		\$90.00 per hour
Planner		\$85.00 per hour
Engineering Inspector		\$85.00 per hour
Information Technology		\$65.00 per hour
<b>Gannett Fleming, Inc.</b>		<b>2018 Approved Rate</b>
Senior Project -Manager		\$160 per hour
Project Engineer		\$125 per hour
Staff Engineer		\$110 per hour
Engineering Technician		\$95 per hour
Field Technician		\$80 per hour
Clerical		\$65 per hour
Specialty Engineers, Scientists and Planners (as needed)		TBD
<b>Gilmore &amp; Associates, Inc.</b>		<b>2018 Approved Rate</b>
Principal III		\$155 per hour
Principal II		\$145 per hour
Principal I		\$140 per hour
Consulting Professional V		\$135 per hour
Consulting Professional IV		\$130 per hour
Consulting Professional III		\$125 per hour
Consulting Professional II		\$120 per hour
Consulting Professional I		\$115 per hour
Design Technician V		\$110 per hour
Design Technician IV		\$100 per hour

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2017-18 | December 11, 2017  
Effective January 1, 2018

Design Technician III	\$95 per hour
Design Technician II	\$90 per hour
Design Technician I	\$85 per hour
Construction Representative III	\$105 per hour
Construction Representatives II	\$95 per hour
Construction Representatives I	\$85 per hour
Surveying Crew	\$145 per hour
Project Assistant	\$80 per hour
<b>Grim, Biehn &amp; Thatcher</b>	<b>2016 Approved Rate</b>
Township Solicitor	\$185 per hour
John B. Rice, Esquire	
Peter H. Nelson, Esquire	
Stephen J. Kramer, Esquire	
<b>RETTEW</b>	<b>2016 Approved Rate</b>
Senior Professional/Project Manager 2	\$143 per hour
Professional III/Project Manager 1	\$127 per hour
Professional II/III	\$105 per hour
Professional II/Technician III	\$92 per hour
Professional I/Technician II	\$79 per hour
<u>Key Personnel:</u>	\$70 per hour
Steve Gabriel, Project Manager 3, Primary Contact	\$155 per hour
Joel Young, Group Manager/Land Development	\$155 per hour
John Schick, Project Manager 3, Transportation	\$155 per hour

**ORDINANCE 2017-05**

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

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

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

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

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

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

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

***ENACTED*** and ***ORDAINED*** this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Elaine P. Schaefer  
Title: Vice-President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

## **Radnor Township**

# **PROPOSED LEGISLATION**

**DATE:** 11/27/17

**TO:** Robert A. Zienkowski, Township Manager

**FROM:** William A. Colarulo, Police Superintendent

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

**LEGISLATIVE HISTORY:** None.

**PURPOSE AND EXPLANATION:** Amy Kaminski, Traffic Engineer, from Gilmore & Associates completed a traffic analysis at this intersection. Gilmore & Associates recommended an “All Way Stop” due to sight distance issues. The Highway Patrol Unit agrees with this evaluation.

**FISCAL IMPACT:** None.

**RECOMMENDED ACTION:** The Police Department respectfully requests the Board to adopt the amendment at the regular Board of Commissioners Meeting on December 11, 2017.



# Radnor Township

## ORDINANCE AMENDMENT INTRODUCTION

DATE: November 7th, 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  
John B. Rice, Township Solicitor

**LEGISLATION:** Proposed Ordinance Amendment to Chapter 142, Certificates of Occupancy and Chapter 235, Sewers, to Provide for the Elimination of Stormwater into the Township's Sanitary Sewer System

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**LEGISLATIVE HISTORY:** This proposed ordinance amendment was previously before the Board of Commissioners but not acted on.

**PURPOSE AND EXPLANATION:** The Radnor-Haverford-Marple Sewer Authority (RHM) has notified the Township that RHM currently does not have capacity for Radnor Township. This means that the Township cannot allow new connections to the public sewer system. The ramifications of this is that Land Development projects, as well as single homes, will not be able to be connected to the public sewer system, effectively putting a halt on these projects. We currently have projects that are on hold due to this situation.

The issue stems mainly from a trunk line in Springfield Township, that purportedly does not have the capacity to convey additional upstream flows (Radnor Township). This has been an ongoing situation for years, and has now reached critical mass. The Department of Environmental Protection (DEP) wishes (and RHM is recommending) to have the Township require the laterals of homes being sold inspected, to address Inflow & Infiltration (I&I). The idea being that a decrease in I&I will free up capacity for sanitary sewer flows. It is well known that laterals can be a large source of I&I, so the logic is sound. The township currently inspects for sump connections to the sanitary sewer system as part of the Certificate of Occupancy inspection. That being said, there are complications to enacting a program of this type.

The possible issue is the impact, i.e. cost, to our residents selling their home. To have the lateral inspected would entail the resident hiring a plumber or other firm to televise the lateral, the cost of Township inspection, and the greater cost, repairing or replacing the lateral. Newer homes built under today's standards would be less likely to entail replacement of their lateral. Older homes, specifically those with vitrified clay or asbestos cement pipe have a higher probability of repairing or replacing their later.

**IMPLEMENTATION SCHEDULE:** The amendment before you is solely being introduced. It would appear again before the Board of Commissioners, for possible adoption, in December of 2017.

**FISCAL IMPACT:** If the Ordinance is adopted, the Township's Fee Schedule would have to be revised to note the inspection and administrative costs required to implement the program.

**ORDINANCE 2017-11**  
**RADNOR TOWNSHIP**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AMENDING ITS CODE OF ORDINANCES,  
CHAPTER 142, CERTIFICATES OF OCCUPANCY AND CHAPTER 235,  
SEWERS TO PROVIDE FOR THE ELIMINATION OF STORMWATER  
INTO THE TOWNSHIP'S SANITARY SEWER SYSTEM**

**WHEREAS**, the discharge, inflow and infiltration of Storm Water into the sanitary sewer system substantially increases the cost of wastewater treatment to Township residents and is causing pollution of area streams and rivers; and

**WHEREAS**, the Radnor Township Board of Commissioners desires to prohibit the inflow of Storm Water into the Sanitary Sewer System and seeks to take all necessary and appropriate measures to reduce infiltration into the Sanitary Sewer System; and

**WHEREAS**, upon recommendation of the Radnor/Haverford/Marple Sewer Authority and the Township Engineer, the Radnor Township Board of Commissioners does hereby **ENACT** and **ORDAIN** as follows:

**SECTION 1.** Chapter 142, Certificates of Occupancy, Article I, Transfer of Property, Section 142-4.B(1)(c), is hereby amended to read as follows:

- (c) Sanitary Sewer Connection. An interior, exterior and lateral inspection shall be required to identify any prohibited stormwater discharges into the sanitary sewer system. The seller or agent of the seller shall contact the Public Works Department of the Township or the Township Engineer to arrange for inspection of the property immediately following the submittal of the application of the Certificate of Occupancy. The determination of prohibited stormwater discharges into the sanitary sewer system and all repairs and corrections shall be made in accordance with Chapter 235, Sewers, Article II, Lateral Connections.

**SECTION 2.** Chapter 235, Sewers, Article II, Lateral Connections, Section 235-8, maintenance and repair is hereby amended to read as follows:

§235-8.1. Definitions.

When used in this section the following terms shall have the following meaning:

**APPLICANT**

Any person applying for the Certificate of Occupancy.

**PROPERTY**

Any real property located within the boundaries of Radnor Township.

### **SANITARY SEWER SYSTEMS**

Shall include piping, lines, pumps and other conveyance facilities of Radnor Township, conveying sanitary sewer for waste water treatment.

### **SEWER LATERAL**

Any pipe, line or sewer, running across or through any public or private property and connecting to a pipe, line or sewer, owned by Radnor Township or any other municipality or municipal authority which has as its purpose the transport of waste water for treatment.

### **STORM SEWER**

Shall include all stormwater, surface water, ground water, roof run-off of subsequent surface drainage.

#### **§235-8.2. Prohibition of stormwater discharge into the sanitary sewer system.**

- A. It shall be unlawful for any person to discharge any stormwater into the sanitary sewer system, or permit the inflow of stormwater from any property owned by such person into the sanitary sewer system. Any discharge or inflow of stormwater into the sanitary sewer system shall be deemed to have been permitted by the owner of the property upon which or within which such stormwater enters the sanitary sewer system.
- B. No person who owns any property serviced by the sanitary sewer system shall connect or permit any sump pump, roof drain, foundation drain, or any other surface water drain of any kind to remain connected to the sanitary sewer system.
- C. Each violation of any provision of this Ordinance shall be punishable by a fine of not less than three hundred (\$300.00) dollars, nor more than one thousand (\$1,000.00) dollars. Each day on which a discharge or connection that violates this Ordinance occurs or exists shall constitute a separate violation of this Ordinance.

#### **§235-8.3. Inspection by designated Township Officials.**

- A. Radnor Township, by its elected or appointed officials, including the Building Inspector, Code Enforcement Officer and/or any duly authorized agent, may undertake such inspection or tests as deemed necessary and appropriate to determine the condition of any sewer lateral. Any such inspection or test may only take place after notice has been given, in writing, hand delivered or mailed to the owner of the property or to the address of the property in question, at least ten (10) business days in advance.
- B. The owner of the affected property shall make all areas to be tested or inspected available to the designated inspector.
- C. If, in the sole opinion of the inspector, any illegal stormwater inflow connections are found, or the sewer lateral is determined to be in unsatisfactory condition, the owner will

be informed by mail and requested to repair any damaged lateral or remove any prohibited connections. Such repairs, replacements or corrections must be completed within sixty (60) days of the date that the Township provides notice to the owner of the property.

- D. If the owner of the property fails to make such repairs, replacements, or corrections within the sixty (60) day period after the notice, the Township shall issue a citation to the property owner.

**§235-8.4. Mandatory Inspection prior to issuance of a Certificate of Occupancy.**

- A. A Certificate of Occupancy shall be required upon the sale or transfer of ownership of any property in the Township.
- B. As a mandatory condition prior to the issuance of a Certificate of Occupancy by the Township, the property owner shall arrange for the inspection of the sanitary sewer lateral.
- C. If the results of the inspection indicate any illegal stormwater inflow connection to the sewer lateral and/or if the sewer lateral is found to be in such condition that it needs to be repaired or replaced, then the property owner shall be placed on notice by the Township of the violations and of the need to repair/remove the violations within sixty (60) days.
- D. Nothing in this Ordinance shall amend, reduce or remove any other requirements for a Certificate of Occupancy pursuant to other Ordinances or laws applicable to the use, transfer or sale of real property in the Township.

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

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

**SECTION 5.** Effective Date. This Ordinance shall become in accordance with the Radnor Home Rule Charter.

***ENACTED AND ORDAINED*** this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2017.

RADNOR TOWNSHIP

By: \_\_\_\_\_

Name:

Title:

ATTEST: \_\_\_\_\_

Robert A. Zienkowski, Secretary

**RESOLUTION NO. 2017-123**  
**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE**  
**COUNTY, PENNSYLVANIA, AWARDED THE DESIGN,**  
**ENGINEERING, AND BIDDING DOCUMENTS**  
**CONTRACT FOR THE PAINTING AND REPAIR OF THE**  
**MATSONFORD ROAD PEDESTRIAN BRIDGE, TO**  
**GANNETT FLEMING, INCORPORATED**

***WHEREAS,*** The Board of Commissioners authorized Gannett Fleming, Incorporated to perform and evaluation of the Matsonford Road Pedestrian Bridge

***WHEREAS,*** said evaluation noted required repairs, cleaning and painting

***WHEREAS,*** a cost proposal for design and engineering has been submitted by Gannett Fleming

***NOW, THEREFORE,*** be it ***RESOLVED*** by the Board of Commissioners of Radnor Township does hereby award the design, engineering, and bidding documents contract for the painting and repair of the Matsonford Road pedestrian bridge, to Gannett Fleming, Incorporated, in the amount of \$42,665.

***SO RESOLVED*** this 27th day of November, A.D., 2017

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Elaine P. Schaefer  
Title: Vice President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski  
Manager/Secretary



# **Gannett Fleming**

*Excellence Delivered **As Promised***

October 25, 2017

Stephen Norcini, P.E.  
Township Engineer  
Radnor Township  
301 Iven Avenue  
Radnor, PA 19087

Dear Steve:

RE: Pedestrian Bridge over Matsonford Road - Rehabilitation

Gannett Fleming, Inc. is pleased to submit the following cost proposal for providing engineering and construction services for the rehabilitation of the Pedestrian Bridge over Matsonford Road

## **I. SCOPE OF WORK**

Gannett Fleming, Inc. will perform the following services:

1. Design Documents
  - a. Preparation of General Plan & Notes (4 Sheets).
2. Preparation of specifications and bidding documents for the proposed work.
  - a. Attendance of Pre-bid meeting.
  - b. Review of RFIs and contractor Submittals
  - c. Site Visit
3. Preparation of cost estimate for the proposed work.

The project is based on the following scope of work items and assumptions:

- Clean and paint the steel structure and recaulk the main truss splices and plexiglass framing support connections
- Clean and Paint the bearing areas & install supplemental transverse restraint at the expansion bearings where the anchor bolts are broken and/or bent
- Remove delaminated deck forms
- Reconfigure the downspouts at each corner to eliminate clogging
- Clean the roof gutters at each corner
- Remove vegetation encroaching on structure
- Repair the delamination on the walking surface
- Clean both faces of the plexiglass panels
- Make minor repairs to the metal roof



- Reset and repair the brick masonry veneer at the north abutment and Wingwall C
- Repoint the brick masonry veneer on the substructures and parapets
- Replace the joint material between bridge seats and wingwall/cheekwall stems
- Lane and shoulder closures are expected on Matsonford Road for which traffic control schemes will be submitted to the Township and PennDOT for review and approval of the closures and work windows. A traffic control plan will be developed for use by the contractor; however, we assume that a Highway Occupancy Permit (HOP) will not be required for the project as the project consists of maintenance activities. If an HOP permit is required then a submission can be completed as an amendment to the scope of work.

Radnor Township will provide the following to assist Gannett Fleming, Inc. in the prosecution of the work:

- Provide access to the site and provide any plans, documents, and reports associated the project.
- The Township will supply Gannett Fleming with typical "Front End" contractor documents.

## II. COST

**Based on the above scope of work, we will perform the services for the following estimated costs.** Costs are estimates only due to the nature of the work. **Total billings will not be exceeded without written notification:**

### Bid Package & Plan Preparation

Plans, Specifications, and Cost Estimate	\$30,115.00
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### Bid Services

RFIs, Pre-bid Meeting, Submittal Review	\$12,550.00
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<b>TOTAL</b>	<b>COSTS</b>	<b>\$42,665.00</b>
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We are prepared to begin this assignment upon your authorization to proceed.

We appreciate this opportunity to offer our services. If you have any questions concerning our proposal please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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

# Radnor Township

## PROPOSED LEGISLATION

DATE: November 3, 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  
Roger Phillips, PE, Gannett Fleming, Incorporated

LEGISLATION: **Resolution #2017- 123** - Award of the Design, Engineering, and Bidding Documents Contract for the Painting and Repair of the Matsonford Road Pedestrian Bridge, to Gannett Fleming, Incorporated

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**LEGISLATIVE HISTORY:** At the regularly scheduled August 14<sup>th</sup>, 2017 Board of Commissioners meeting, the Board authorized Gannett Fleming, Incorporated to perform and evaluation of the Matsonford Road Pedestrian Bridge (please see attached). This evaluation would be the basis for design of the project.

**PURPOSE AND EXPLANATION:** The resolution before the Board of Commissioners is to authorize Gannett Fleming to perform the design, permitting, engineering, and provide bidding documents for the painting and repair of the Matsonford Road Pedestrian Bridge. Enclosed is the proposal outlining the services provided: design, plan set, responses to RFIs, and material submittal review.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, a requisition will be processed, and once a purchase order number is received, Gannett Fleming will be given the Notice to Proceed. It is anticipated that the design process will be completed by February of next year. If subsequently approved by the Commissioners, the contract would be bid, with a spring start of construction. The estimated cost for painting and repair of the pedestrian bridge (if all items are done; please see page 12 of the report) is \$157,000.

**FISCAL IMPACT:** The cost proposal (please see attached) from Gannett Fleming to perform these services is \$42,665. The design costs will be funded by the capital plan fund.

**Recommendation:** *Staff respectfully recommends that the Board of Commissioners Award the Design, Engineering, and Bidding Documents Contract for the Painting and Repair of the Matsonford Road Pedestrian Bridge, to Gannett Fleming, Incorporated, in the amount of \$42,665.*

Enclosure: Gannett Fleming, Incorporated Cost Proposal  
Gannett Fleming, Incorporated Final Report

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## GANNETT FLEMING MEMORANDUM

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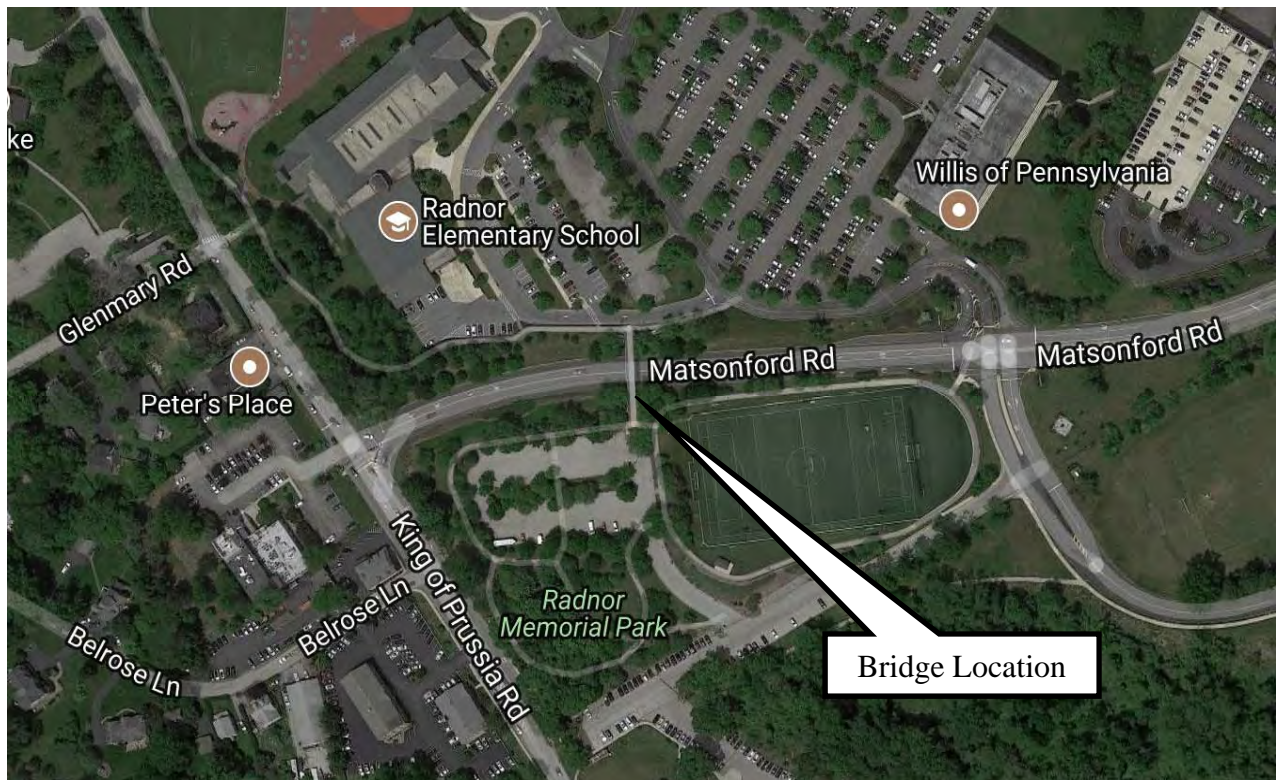
**Date:** November 3, 2017

**To:** Radnor Township

**From:** Gannett Fleming

**Re:** Pedestrian Truss over Matsonford Road – Final Report

An inspection was performed on September 12 & 13, 2017 on the above-referenced pedestrian truss bridge located on Matsonford Road just east of King of Prussia Road in Radnor Township, Delaware County. The inspection was performed to approximate the extent of deterioration of the accessible elements toward a recommendation to repair/rehabilitate the structure and its budgetary/planning estimate. The purpose of the visual inspection was to assess the condition and quantify the deterioration/remaining section of the accessible elements of the truss span, approach structures, and substructures. The inspection was performed using ladders, free-climbing, and bucket trucks, supplemented with nondestructive test methods as needed. Portions of the bridge substructure below ground line were not assessed. Material sampling and testing of the paint system was performed to determine the presence of lead and other toxic elements.



**Location Map**

## Bridge Description

The existing bridge, constructed circa 2001, is a single span, welded steel Pratt through truss that carries pedestrian traffic over Matsonford Road. The bridge is approximately 102 feet long with a depth of roughly 11'-5" (top to bottom chord) and an out-to-out width of approximately 11 feet. The truss bottom chords, top chords, verticals, diagonals, floorbeams, top struts, top lateral bracing, and roof frames are comprised of square and rectangular hollow structural steel sections (HSS). The primary components of the truss are joined with welded connections. The deck slab is constructed of cast-in-place (C.I.P) concrete and measures 5 inches thick. Minimum vertical clearance was field measured to be 17.8' at the right truss over the north curblane of Matsonford Road.

The pedestrian walkway is enclosed by a gabled roof and ½" clear plexiglass panels on each face of the truss. The plexiglass panels are fastened to a steel framing system which is welded to the top and bottom chords of the truss. The roof is comprised of a standing seam metal top supported by interlocking timber planks which span between steel roof frames bolted to the top chord. Metal gutters run along each edge of the roof and connect to downspouts at the four corners of the bridge. Handrails run along the entire length of the bridge and are attached to the plexiglass framing system. The clear walkway width between handrails is roughly 8'-9½" with the vertical clearance between the top of the deck slab and top portal strut being approximately 10 feet.

The truss is supported by steel plate bearings with the fixed and expansion bearings being at the near (south) and far (north) abutment, respectively. The expansion bearings have slotted holes for the anchor bolts with a PTFE (Teflon) sliding surface between the sole plate and masonry plate.

The substructure consists of C.I.P. concrete abutments and wingwalls on spread footings. Above the groundline, a brick veneer covers the vertical faces of the substructure units. The tops of the wingwalls extend above the rear face groundline to form parapets which also have brick veneer on their vertical faces and are capped with concrete. Architectural pillars are located at the four corners of the bridge. The north and south approaches have semi-circular porticos comprised of steel columns with concrete veneer, a curved steel support beam and a timber roof with a standing seam metal top. The south approach consists of a bricked patio plaza. The north approach has stairs and a ramp connecting a sidewalk to the north portico.

See excerpts of the existing plans in Attachment A. Primary dimensions and clearances were verified in the field and indicated above.



*East Truss Elevation – Looking West*



*West Truss Elevation – Looking East*





*General View – Looking North along the Bridge*



*General View – North Portico Looking South*

## **Structure Findings**

The condition of the structure was assessed to determine the need for repair and rehabilitation. Typical condition photos are provided in this letter, with additional specific numbered photos and descriptions included in Attachment D. Findings of the inspection are summarized as follows:

### ***Steel Truss***

#### ***Main Members***

The main truss members (top/bottom chords, verticals, diagonals – square tube sections) are in generally good condition. Members exhibit minor surface rust on 10-20% of their area with occasional areas of moderate rust and blistered/peeling paint mainly on the top surface of the bottom chords and at midspan sleeved splices (Photo 1). Welded connections of the truss verticals and diagonals to the bottom chords are of generally good quality. Welded connections to the top chords are of lesser quality, often exhibiting undercutting, incomplete fusion and/or porosity. One location with an incomplete weld exists at the connection of diagonal L5-U6 to the bottom chord. No visible cracks were found, confirmed by dye penetrant testing at representative locations (photos 2 & 3).



*Typical Rust/Blisters on Top of Bottom Chord*



*Typical Rust & Peeling Paint at Midspan Splice*

Caulk in the gaps between the sleeved midspan splice members has deteriorated allowing water to penetrate the joint.

### *Top Bracing*

Truss interior top chord bracing is in good condition with up to 50% minor surface rust.

### *Bearings*

The fixed bearings at the south abutment are in good condition. The masonry plate, sole plate and riser plate on the left bearing have missing paint with minor surface rust throughout. The right bearing has spots with minor surface rust. The welds between the bottom chord and riser plate and between the riser plate and sole plate are in good condition with only minor surface rusting. The anchor bolts are sound and have moderate rusting throughout with no noted section loss. The masonry plates are partially embedded in grout pads which are sound with no major deficiencies of note.

The expansion bearings at the north abutment are in fair condition. The sole plate and riser plate at both the right and left bearing have failed paint with minor rust throughout. The masonry plates, being embedded in the grout pads, are not entirely visible for inspection though no signs of distress are apparent. The welds between the bottom chords and riser plates and between the riser plates and sole plates are in good condition with only minor surface rusting.

The right expansion bearing anchor bolts are distressed with both bolts being bent and the inside bolt being broken (Photo 7). Anchor bolts at the right bearing have moderate surface rust though no section loss to the right nut and bolt was noted. The left bearing anchor bolts are sound but have moderate rusting with the nuts on inside anchor bolt having minor section loss (Photo 8). Both the right and left bearing anchor bolts are located toward the front of the slotted holes in the sole plate, indicating an over-expanded condition. This is unexpected since the ambient air temperature during the inspection was close to normal setting temperature, and no expansion or contraction of the bridge was expected. Furthermore, the sole plates did not appear to be in an expanded condition relative to the masonry plates. For future determination of the bearings functionality, measurements were taken from the front face of the backwall to the front edge of the sole plate. These measurements can be used as reference for future measurement of the expansion and contraction of the truss.

The PTFE sheets between the sole plate and masonry plate are in generally fair condition with tearing and breaking of the sheets along the front edge.



*Left Bearing – South Abutment: Fixed*



*Right Bearing – South Abutment: Fixed*





*Left Bearing – North Abutment- Expansion*



*Right Bearing – North Abutment -Expansion*

### ***Plexiglass Support System***

Plexiglass panels on the left and right faces of the bridge are fastened to a framing system of rectangular steel tubes that are welded to the inside of the top and bottom truss chords. These members are in fair condition, exhibiting moderate to heavy surface rust over approximately 75% of their area, with heavier rust, paint loss, and minor section losses near the top & bottom connections due to greater exposure to the elements. Some weld undercutting exists where the connection plates are welded to the top chords. Caulk in the fittings between the horizontal and vertical support members has deteriorated. There is one loose fastener along the top support at Panel Point 5.5 (Photo 4). The plexiglass panels themselves are in good condition with a loose accumulation of dirt and dust on each face.



*Typical Condition – Bottom of Plexiglass Support*



*Typical Condition – Top of Plexiglass Support*

### ***Floor System***

#### ***Floorbeams***

The floorbeams (square tubes) are in generally good condition, exhibiting surface rust over approximately 50-75% of their area. Welded connections to the inside faces of the truss bottom chords frequently have incomplete fusion, porosity, and/or undercutting of the main member of up to 1/16" (Photo 5). No cracks were observed at these locations, as verified by a dye penetrant test at one representative location.

End Floorbeams at Panel Points L0 and L10 exhibit significant rust and paint loss, and minor section loss over their entire areas, due to drainage issues discussed below.



*Typical Condition - Floorbeam*



*Typical Condition – End Floorbeam*

### ***Deck Forms***

The corrugated metal forms on the underside of the deck have areas of severe rust over floorbeam ends and are delaminated/holed-through above the Floorbeams at Panel Points 5 & 8 (Photo 6). This deterioration does not affect the structural integrity of the deck. The deck side angles have 10-20% moderate surface rust and peeling paint.

### ***Concrete Walking Surface***

The concrete walking surface is in good condition, showing fine transverse cracks at each panel mid-point, and a shallow delaminated area measuring 21”x6” over Panel Point 8 (Photo 26). The expansion joints at the near and far ends are also in good condition. Side plates have minor surface rust.

### ***Roof System***

The gabled roof system is comprised of a standing seam metal top supported by longitudinal wooden planks and steel tube frames bolted to the top chords of the truss. All elements are in



*Typical Condition – Standing Seam Metal Top*



*Typical Condition – Timber Roof Planking*



very good condition. The ridge line cap above Panel Point 8 has separated slightly, potentially allowing water penetration (Photo 27).

### ***Substructures***

#### ***Near (South) Abutment and Wingwalls***

The near abutment appears stable and is in good condition. The concrete beam seat and visible portions of the backwall are sound with no deficiencies of note. The brick veneer on the front face of the near abutment is sound and secure with minor mildew staining. The wingwalls at the near abutment appear stable and are in good condition (Photos 11 & 12). The brick veneer on the front face of the wingwalls have areas with cracked and missing pointing. The bricks in these areas are generally sound and secure with a few bricks being loose in spots (Photo 16). There are areas on the wingwall brick veneer with minor mildew staining and efflorescence from the mortar joints (Photos 20 & 21). The weep holes are clear and functional.



*General View – Front Face of Near (South) Abutment*



*Typical Near Wingwall Condition – Front Face Wingwall A*

#### ***Far (North) Abutment and Wingwalls***

The far abutment appears stable and is in good condition with the brick veneer on the front face of the far abutment in poor condition. The concrete beam seat and visible portions of the backwall are sound with no noted deficiencies. The brick veneer on the front face of the abutment has areas with loss of pointing and loose and unstable brick generally below the bearings (Photo 13). At these locations, the bricks are generally stained with mildew and mortar joint efflorescence. The far wingwalls appear stable and are in good condition (Photo 15). The brick veneer has areas with cracked and missing pointing with the bricks being generally secure in these locations (Photos 17-19). There are areas with mildew staining and efflorescence from the mortar joints. Vegetation is actively growing on the front face of Wingwall C (northwest wingwall – Photo 14). The weep holes at the far abutment and wingwalls are clear and functional.

Joint material between the bridge seat and wingwall/cheekwall stem at both abutments is deteriorated or missing at each corner (photo 10). For detailed field notes delineating the areas with deterioration see Attachment B.



*General View – Front Face of Far (North) Abutment*



*Typical Far Wingwall Condition – Front Face Wingwall D*

## ***Miscellaneous***

### ***Drainage***

The metal gutters on each side of the roof are in structurally good condition; however, they are clogged with debris at each end, which causes them to overflow and leak at the seams during rain events. Downspouts at all 4 corners of the bridge are also in structurally good condition; however, the 90-degree bends at the bridge seats hinder drainage and lead toward clogging and discharge of water directly onto the bridge seats and bearings.



*Debris Clogging Gutters*



*Water Leaking from Downspout Seams onto the Bridge Seat – Typical*



### *Pillars*

There are architectural brick pillars with concrete caps at each corner of the bridge. The top of the brick has areas of cracked pointing (Photos 24& 25).

### *Porticos*

The portico structures at the near and far approaches are anchored to concrete-veneer columns and have a roof structure similar to the bridge. All elements are in good condition, with the curved steel support beam exhibiting paint loss and surface rust throughout (Photo 9).



*General View and Typical Condition of Portico Standing Seam Metal Roof*



*Typical Condition of Portico Curved Steel Support Beam*

A few of the end caps at the angled portions of the metal seam roof have come loose. The exposed timber fascia board at each portico shows some decay (Photo 28).

### *Lighting System*

Lighting fixtures are suspended from each mid-panel point along the interior diagonal bracing, and one in the center of each portico. They are in good working condition, with a photocell sensor located under the structure at the south abutment (Photo 30). Minimum vertical clearance from the walking surface to the lights is 8'-10".

### *Handrails*

Handrails are bolted to the vertical members at each panel point and half panel point of the truss and are secure. Members exhibit 25% light to moderate surface rust and peeling paint, particularly on the undersides (Photo 31). Handrails and railings on the approaches are in similar condition (Photos 22 & 23).

### *General Site*

Tree branches at each corner encroach upon and overhang the roof structure (Photo 29)

## ***Conclusions***

The structure is in generally good condition, with the exception of the expansion bearings. Main truss members and bracing members exhibit minor surface rust and paint loss. The noted weld defects are not currently affecting the structure's integrity but should be closely monitored during future inspections. Drainage deficiencies at the abutments have exacerbated rust and minor section loss to the bearings and end floorbeams. Anchor bolts at the expansion bearings are bent or broken, presumably due to initial mislocation.

The support system for the plexiglass panels has moderate to severe surface rust and paint loss. The roof and its supporting elements, including the porticos, are in very good condition. The substructures are in good structural condition with occasional areas of cracked and missing pointing on the brick veneers and failure of the brick veneers under the expansion bearings due to drainage issues. The concrete walking surfaces are also in good condition with some minor transverse cracking.

## **Recommendations**

Recommendations for rehabilitation of the structure include the following items:

- Clean and paint all or portion of the steel structure and recaulk the main truss splices and plexiglass framing support connections
- Clean the bearing areas and install supplemental transverse restraint at the expansion bearings where the anchor bolts are broken and/or bent
- Remove delaminated deck forms
- Reconfigure the downspouts at each corner to eliminate clogging
- Clean the roof gutters at each corner
- Remove vegetation encroaching on structure
- Repair the delamination on the walking surface
- Clean both faces of the plexiglass panels
- Make minor repairs to the metal roof
- Reset and repair the brick masonry veneer at the north abutment and Wingwall C
- Repoint the brick masonry veneer on the substructures and parapets
- Replace the joint material between bridge seats and wingwall/cheekwall stems
- Measure expansion bearings at extreme temperatures to confirm bearing movement

The steel bridge elements could either be cleaned/painted in their entirety or zone painted to cover the more deteriorated areas. The cost estimate has been developed assuming zone painting with an optional item for entire clean and paint. Zone painting would include top of bottom chord, truss splices, floorbeams, plexiglass support framing, and deck side angles using a surface-tolerant paint. The existing paint contains lead and other hazardous materials. Paint samples were taken at 5 locations throughout the various structure elements, and laboratory results are included in Attachment E. The presence of lead and other toxic materials in the existing paint system requires special containment, disposal, and worker health & safety requirements upon removal. The attached preliminary estimate is reflective of this effort. Painting of floorbeams includes removal of delaminated portions of the corrugated steel deck forms.

At the expansion bearings, the transverse restraint to supplement the broken/bent anchor bolts is conceptually assumed to be a transverse strut between bearings, anchored to the concrete bridge

seat. It is recommended that the expansion bearing reference points (described earlier) be measured at extreme temperatures to confirm performance of the bearings. An optional item for jacking and re-lubricating bearings has been included should it be found that the bearings are frozen.

To address the abutment drainage issues, it is recommended that the 90-degree bends in the downspouts be replaced with maximum 45-degree bends with cleanout plugs to facilitate future maintenance and reduce clogging potential. The reconfigured downspouts should also be realigned with the subgrade outlet pipes (Photo 10).

A suitable expandable joint filler can be used to replace the missing/deteriorated material at the ends of the bridge seats.

A conceptual construction cost estimate is provided for the recommended work. The cost of the optional items has been separated from the main rehabilitation cost.

Attachments:

- A: Existing Plan Excerpts
- B: Field Notes
- C: Quantities
- D: Supplemental Photos
- E: Paint Sampling

**Preliminary Rehabilitation Cost Estimate - Pedestrian Bridge over Matsonford Road**

Nov-17

**Preliminary Construction Item Estimate:**

	<b>Structure:</b>	Unit	Qty	Unit \$	Item Cost
1	Zone Paint Steel Superstructure and Bearings (1) (5)	SF	1900	\$25	\$47,500
2	Supplemental Expansion Bearing Restraint	LS	1	\$4,000	\$4,000
3	Recaulk splices and plexiglass support connections	LS	1	\$2,500	\$2,500
4	Reconfigure downspouts	LS	1	\$7,500	\$7,500
5	Removal of Vegetation & clean gutters/downspouts	LS	1	\$2,000	\$2,000
6	Repair Walking Surface	SF	1	\$1,000	\$1,000
7	Clean Plexiglass Panels	SF	1	\$1,400	\$1,400
8	Roof Repairs	LS	1	\$500	\$500
9	Restore brick veneer	LF	1	\$7,500	\$7,500
10	Repoint brick veneer	LF	600	\$10	\$6,000
11	Repair/Reseal Bridge Seat Joints	LF	40	\$25	\$1,000

---

Total Wall Rehabilitation Cost: **\$80,900**

+ 5% Mobilization

+ 18% City Cost Index (2)

+ 6% Future Cost Adjustment (3)

Total Construction Cost: **\$105,000**

**Optional Item Estimate:**

		Unit	Qty	Unit \$	Item Cost
1	Full Paint Steel Superstructure and Bearings (4) (5)	SF	3500	\$25.00	\$87,500
2	Jack, clean and relubricate bearings	LS	1	LS	\$10,000
3	Powerwash brick veneer	LS	1	LS	\$2,000

Notes:

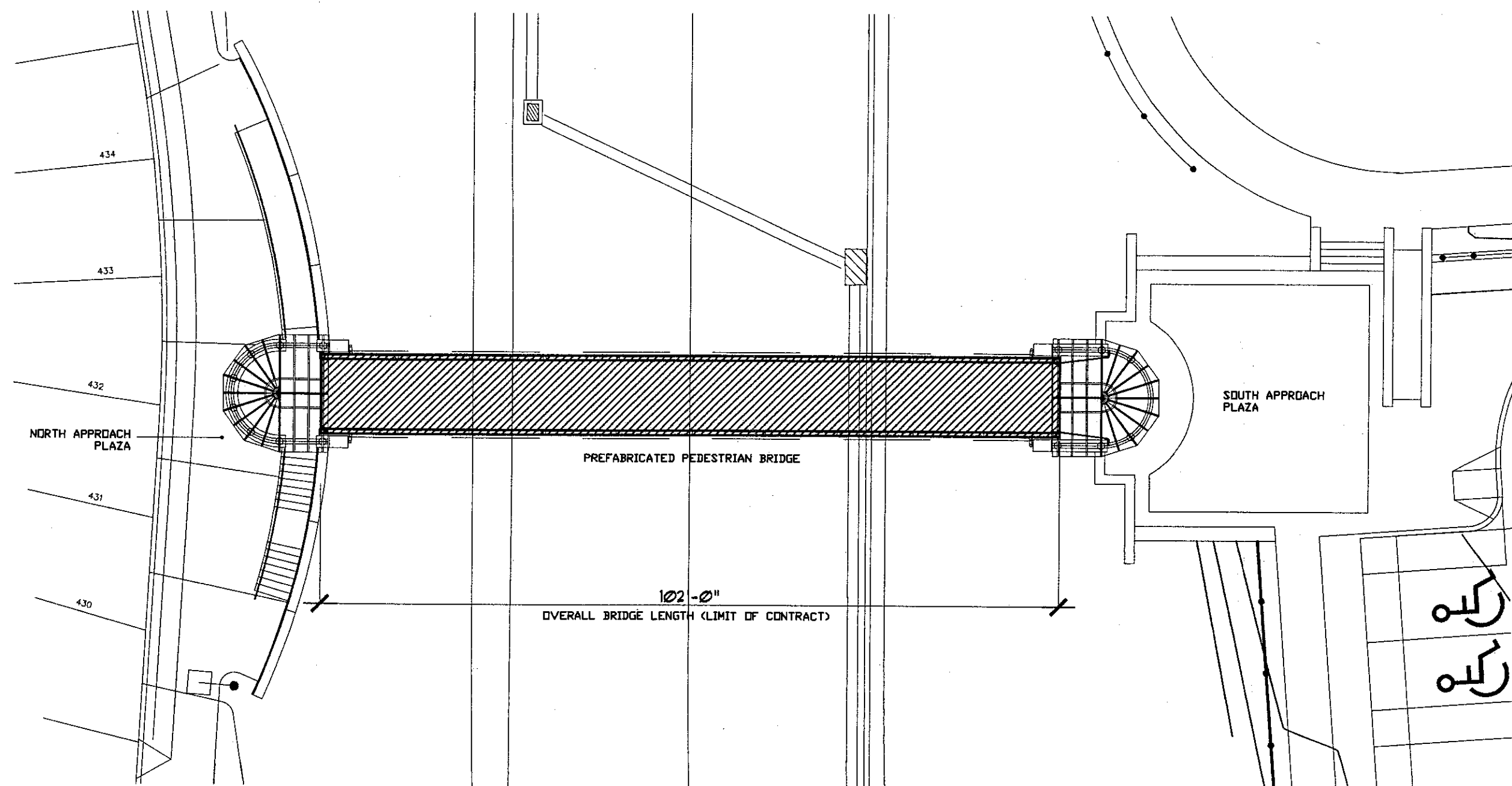
1. Cost is for the cleaning and painting of top of bottom chord, top bracing, floorbeams, and plexiglass supports
2. Per RSMeans Heavy Construction Cost Data, 29th Ed., 2015, masonry construction in the Philadelphia area.
3. Determined based on US Bureau of Labor and Statistics inflation rate data ( $\approx 2\%$  per year) and a projection from 2015 to 2018.
4. This cost takes the place of the cost for zone painting indicated above (they are not additive)
5. Paint cost assumes use of a surface-tolerant paint system in accordance with PennDOT Pub 408 Section 1071

**ATTACHMENT A:**  
**EXISTING PLAN EXCERPTS**





DISTRICT	COUNTY	SHEET
REVISION NUMBER	REVISIONS	BY DATE



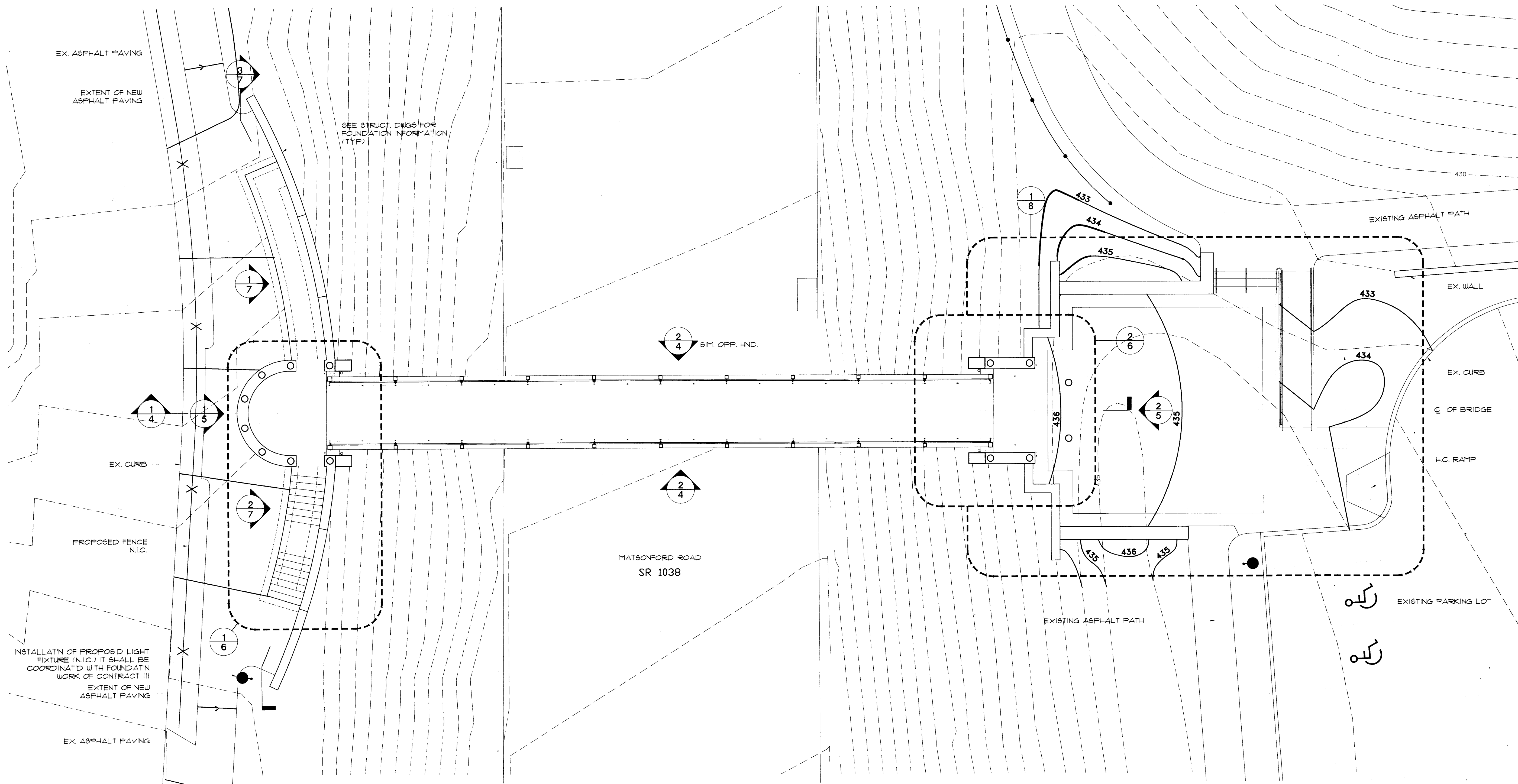
# Radnor Pedestrian Bridge & Approach Plazas

(Note: For information purposes only)

Scale: 1/16" = 1'-0"

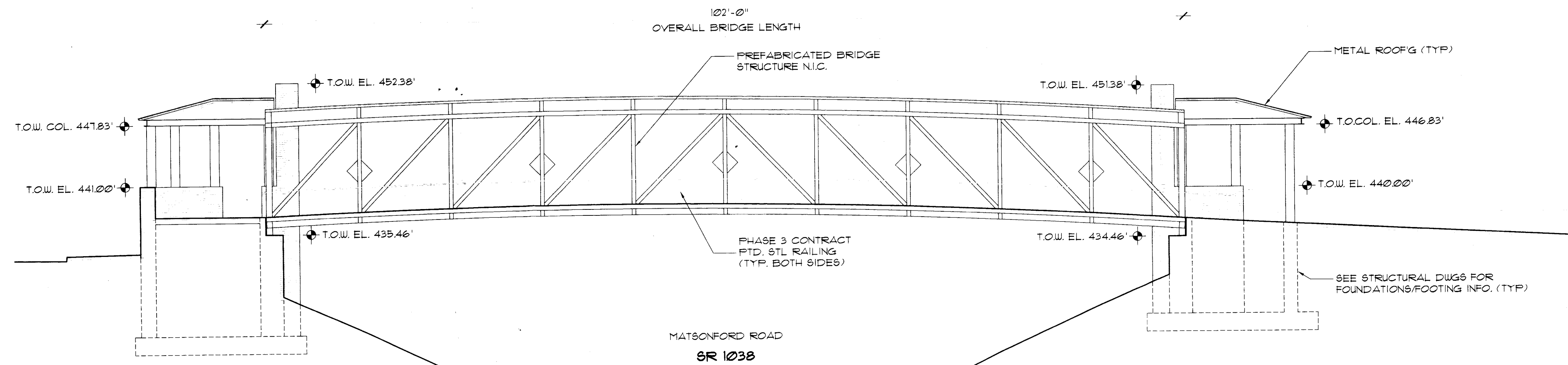
February 2001

DISTRICT	COUNTY	SHEET	
6-0	DELAWARE	3 OF 10	
RADNOR TOWNSHIP			
REVISION NUMBER	REVISIONS	BY	DATE

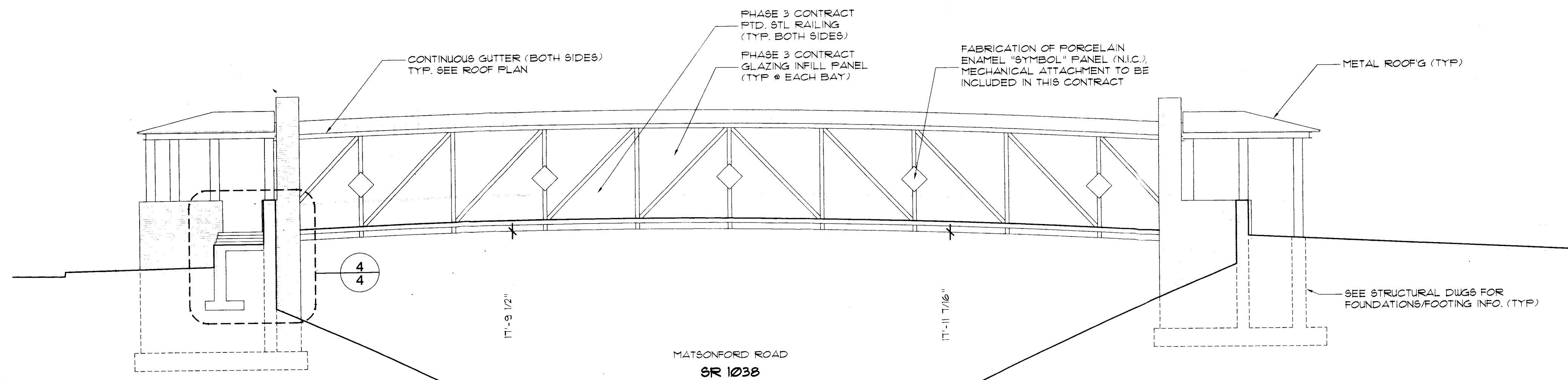


1  
3 RADNOR PEDESTRIAN BRIDGE - GROUND LEVEL PLAN  
SCALE: 1/8" = 1'-0"

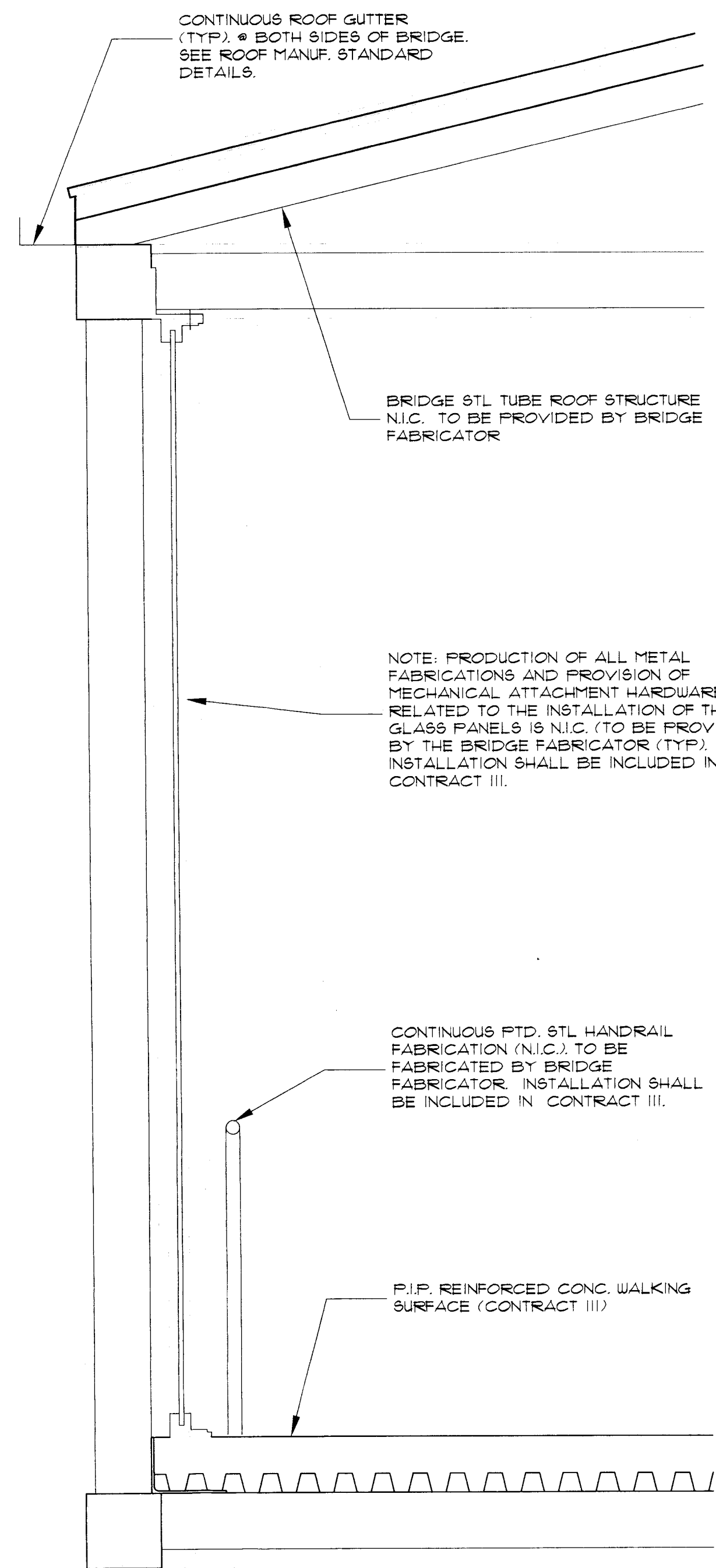
DISTRICT	COUNTY	SHEET	
6-0	DELAWARE	4 OF 10	
RADNOR TOWNSHIP			
REVISION NUMBER	REVISIONS	BY	DATE



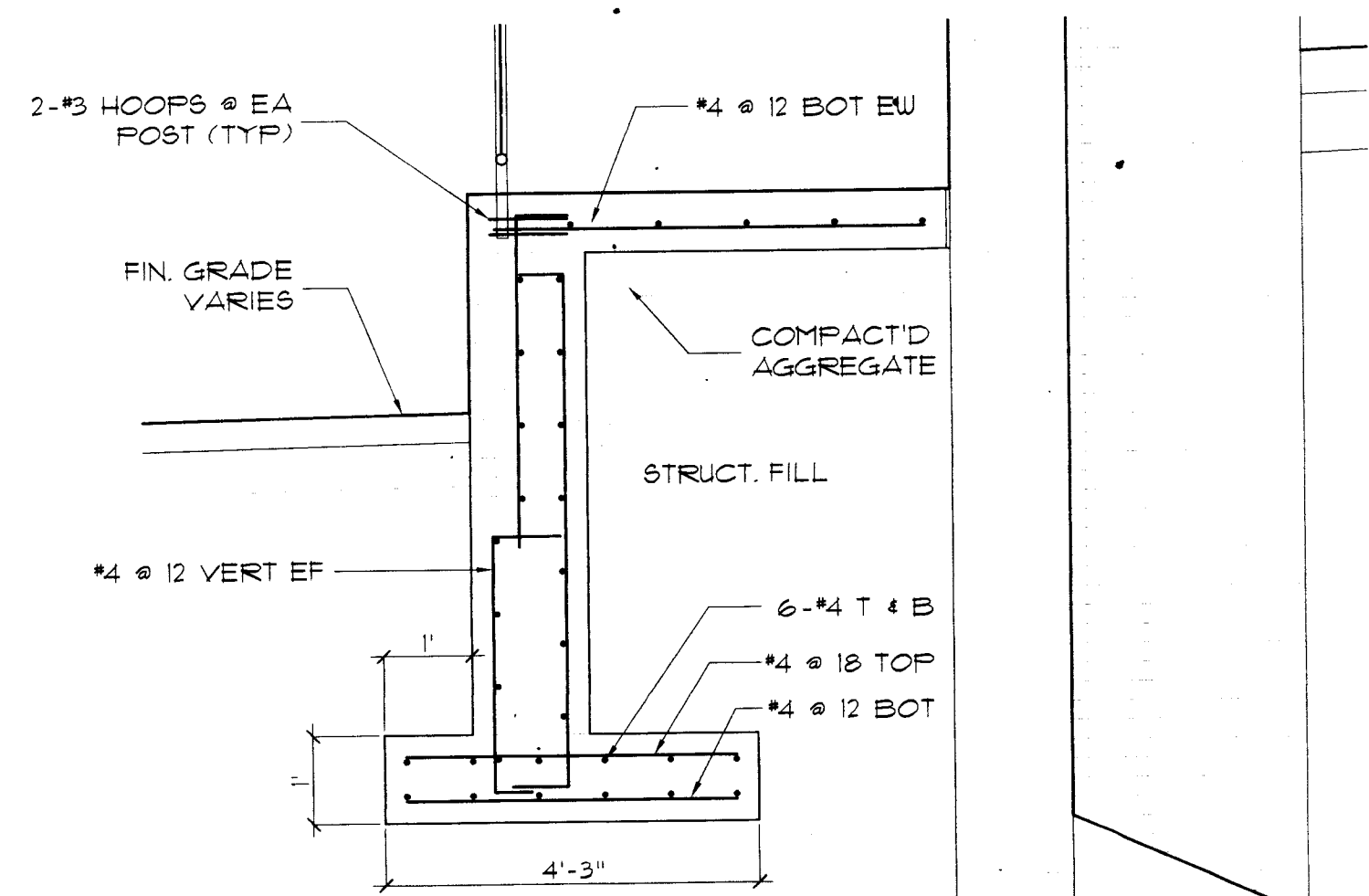
1  
4 LONGITUDINAL SECTION - LOOKING EAST  
SCALE 1/8" = 1'-0"



2  
4 LONGITUDINAL SECTION / ELEVATION - LOOKING EAST  
SCALE 1/8" = 1'-0"

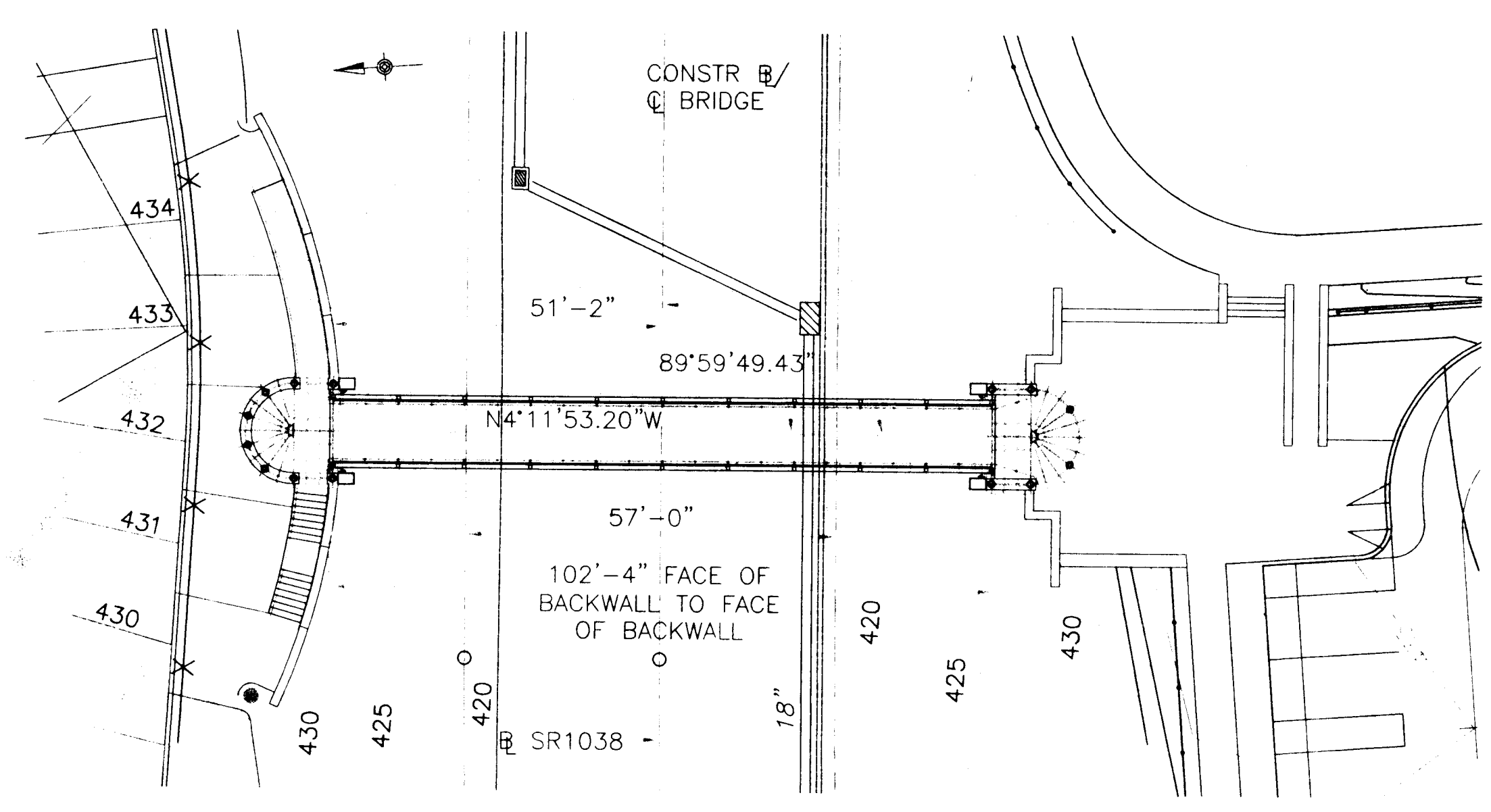


3  
4 SECTION DETAIL AT SIDEWALL OF BRIDGE  
SCALE: 1/2"=1'-0"



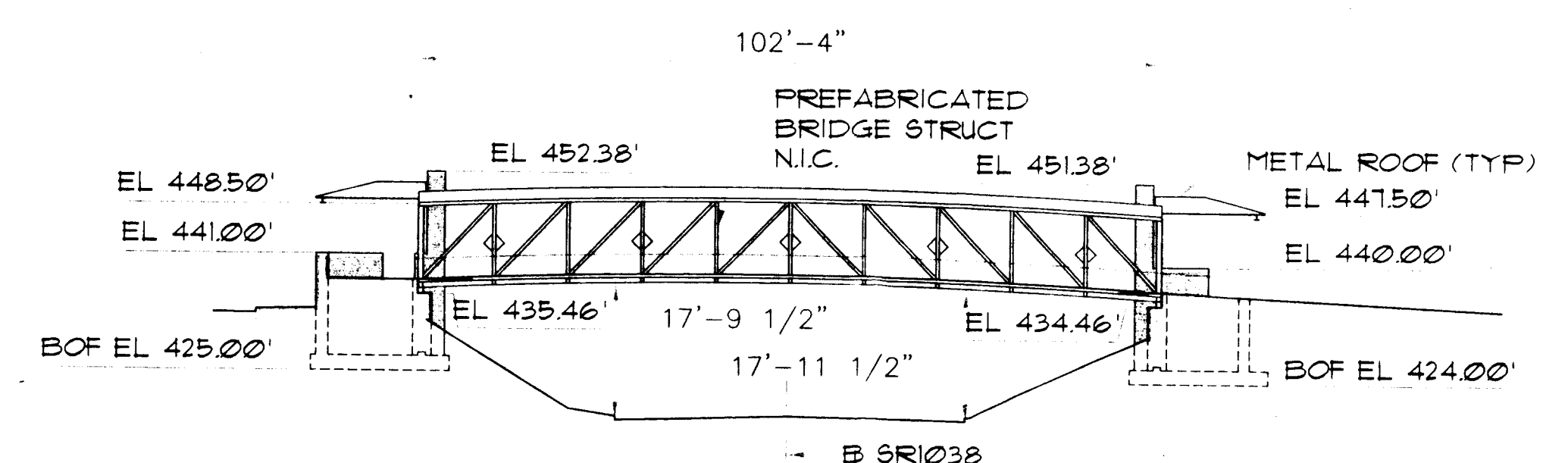
4  
4 SECTION AT STAIR NO. 2 - LOOKING EAST  
SCALE: 1/2" = 1'-0" NOTE: OPPOSITE RAMP SECTION SIMILAR  
NOTE: REINFG FOR STAIR / RAMP NOT IN SCHEDULE (TYP)





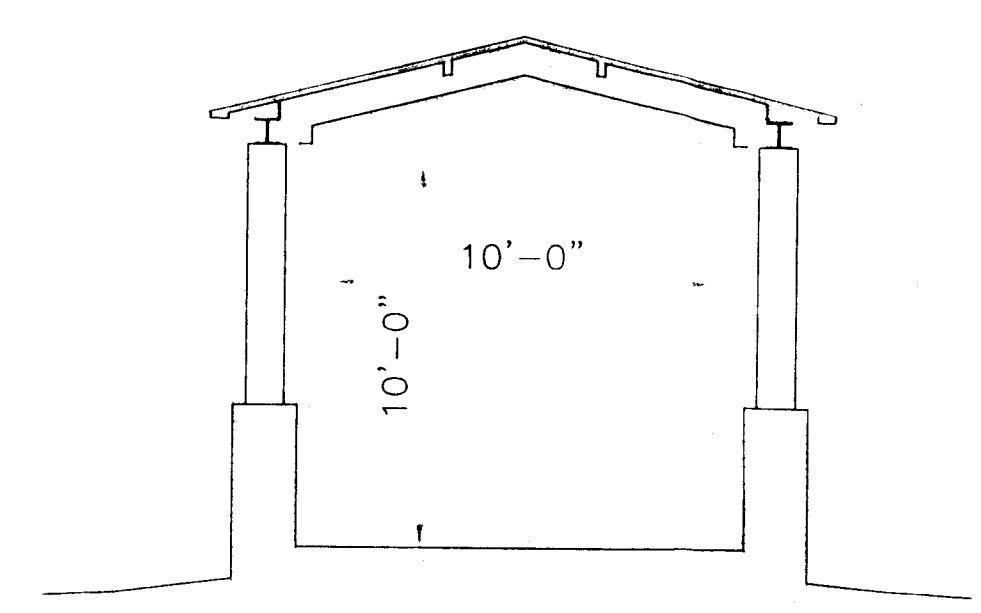
PLAN

SCALE IN FEET  
20 0 20 40



ELEVATION

SCALE IN FEET  
20 0 20 40



TYPICAL SECTION

SCALE IN FEET  
5 0 5 10

### GENERAL NOTES

- PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH SPECIFICATIONS, PUBLICATION 408, 2000, AND CONTRACT SPECIAL PROVISIONS.
- STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SIXTEENTH EDITION, 1996, ADOPTED BY THE AASHTO (INCLUDING INTERIM SPECIFICATIONS), AS SUPPLEMENTED BY DESIGN MANUAL, PART 4 AUGUST 1993 EDITION (INCLUDING DECEMBER, 1994 REVISIONS).
- DESIGN IS IN ACCORDANCE WITH THE STRENGTH DESIGN METHOD (LOAD FACTOR DESIGN).
- LIVE LOADS ON PEDESTRIAN BRIDGE:  
85 PSF LIVE LOAD OR 10,000 LB VEHICLE (AASHTO H5 TRUCK) LOAD, WHICHEVER PRODUCES GREATER STRESS.
- PROVIDE 2-INCH CONCRETE COVER ON REINFORCEMENT BARS EXCEPT AS NOTED.
- USE CLASS AA CEMENT CONCRETE IN PARAPETS AND ABUTMENT BACKWALLS.
- USE CLASS A CEMENT CONCRETE IN ABUTMENTS BELOW BRIDGE SEAT, WINGWALLS AND FOOTINGS.
- PROVIDE GRADE 60 REINFORCING STEEL BARS THAT MEET THE REQUIREMENTS OF DEFORMED BILLET STEEL BARS (ASTM-A615), OR PLAIN AXLE-STEEL BARS (ASTM-617). DO NOT WELD GRADE 60 REINFORCING STEEL BARS UNLESS SPECIFIED. GRADE 40 REINFORCING STEEL BARS MAY BE SUBSTITUTED WITH A PROPORTIONAL INCREASE IN CROSS SECTIONAL AREA. DO NOT USE RAIL STEEL (A616) IN ABUTMENTS, BEAMS, FOOTINGS OR WHERE BENDING OR WELDING OF REINFORCEMENT BARS IS INDICATED.
- EPOXY COAT ALL REINFORCING BARS, WITH EXCEPTION TO BARS ENTIRELY WITHIN THE FOOTING.
- RAKE FINISH ALL HORIZONTAL CONSTRUCTION JOINTS EXCEPT AS INDICATED.
- CHAMFER EXPOSED CONCRETE EDGES 1 INCH BY 1 INCH EXCEPT AS NOTED.
- ALL DIMENSIONS ARE HORIZONTAL EXCEPT AS NOTED OTHERWISE.
- SUPERSTRUCTURE DIMENSIONS SHOWN ARE FOR A NORMAL TEMPERATURE OF 68 DEGREES F.
- PROVIDE MINIMUM LAP AND EMBEDMENT LENGTH OF 30 DIAMETERS OR IN ACCORDANCE WITH AASHTO 1992, WHICHEVER IS GREATER.
- SPREAD FOOTINGS MAY BE ORDERED BY THE ENGINEER TO BE AT ANY ELEVATION OR OF ANY DIMENSIONS NECESSARY TO PROVIDE A PROPER FOUNDATION.
- SEE ARCHITECTURAL PLANS FOR BRICK & PRECAST WALL CAP DETAILS.
- SUBMIT SHOP DRAWINGS TO THE ENGINEER OR DESIGNEE FOR APPROVAL PRIOR TO FABRICATION OF NEW MATERIALS.
- COORDINATE THE REQUIREMENTS FOR PROTECTION AND/OR RELOCATION OF UTILITIES WITH THE UTILITY OWNER PRIOR TO STARTING WORK, OF NECESSARY.
- VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO STARTING WORK; CONDUCT OPERATIONS IN A MANNER WHICH ENSURES THAT THE UTILITIES WILL NOT BE DISTURBED OR ENDANGERED, AND ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION, RADNOR TOWNSHIP DOES NOT ASSUME ANY RESPONSIBILITY FOR REIMBURSEMENT, PARTICIPATION IN DESIGN AND/OR REVISIONS, OR LIABILITY FOR ACCURACY OF TYPE, SIZE AND LOCATION OF ANY UTILITY.

### INDEX OF DRAWINGS

DWG. NO.	TITLE
S1	GENERAL PLAN & ELEVATION
S2	STAKE-OUT PLAN
S3	SOUTH ABUTMENT PLAN
S4	SOUTH ABUTMENT ELEVATION & TYPICAL SECTION
S5	SOUTH ABUTMENT FOOTING PLAN
S6	WINGWALL A & B PLAN
S7	WINGWALL A & B ELEVATION
S8	WINGWALL A & B SECTIONS
S9	NORTH ABUTMENT PLAN & DETAILS
S10	NORTH ABUTMENT ELEVATION & TYPICAL SECTION
S11	NORTH ABUTMENT FOOTING PLAN
S12	WINGWALL C ELEVATION
S13	WINGWALL C SECTIONS
S14	WINGWALL D ELEVATION
S15	WINGWALL D SECTIONS
S16	REINFORCEMENT SCHEDULE
S17	SOIL BORING LOGS
S17A	SOIL BORING LOGS
S18	ROOF FRAMING PLAN

MARK	DESCRIPTION	BY	CHK'D	REC'D	DATE
REVISIONS					

RADNOR TOWNSHIP  
DELAWARE COUNTY  
PEDESTRIAN BRIDGE ABUTMENTS AND  
APPROACH PLAZAS AT MATSONFORD ROAD  
GENERAL PLAN & ELEVATION

RECOMMENDED \_\_\_\_\_ SHEET S1 OF S18  
& SUPPLEMENTAL  
DRAWINGS

REINFORCEMENT BAR FABRICATION DETAILS	BC-736M	12-24-99
WALL CONSTRUCTION AND EXPANSION JOINT DETAILS	BC-735	9-30-94
ANCHOR SYSTEM	BC-734M	12-24-99
PROTECTIVE FENCE	BC-701M	6-30-00
BACKFILL AT STRUCTURES	RC-12M	4-28-00
CLASSIFICATION OF EARTH WORK FOR STRUCTURES	RC-11M	4-28-00
DESCRIPTION	DWG. NO.	APP. DATE

### SUPPLEMENTAL DRAWINGS

*Wing Egan*

**ATTACHMENT B:**  
**FIELD NOTES**

Projects (continued)

CHK - VERT CAR 103 DM

PEAK

NOT VERT  
SOMES

9/12/17 BRIDGE TWP RD BRIDGE

OVER MATSON FORD RD

WX: 60-75° Sunny

TED ROETTER

GRANT FURTH MEETER

TRAFFIC CTL BY FLORIAN FROE

ANDRE - 1 FIREMAN 8 HR

Closure Starts 9 AM - 3 PM

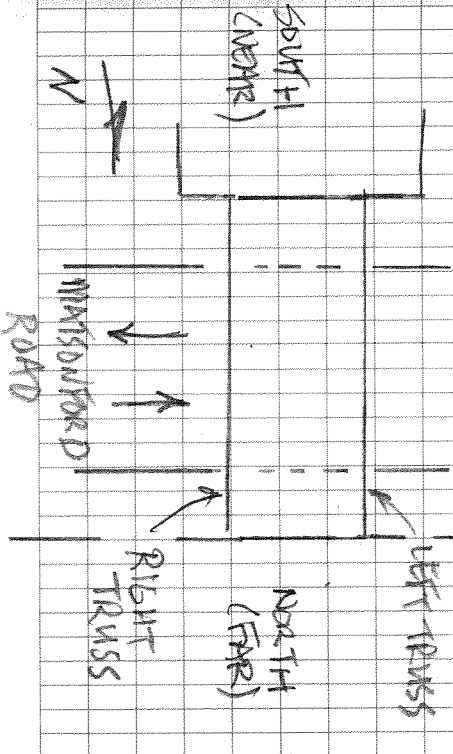
9/13/17

WX - 60-75° Mostly Cloudy AM

RAIN PM

Shore Road

Traffic - Center Closure 9-12 PM



9

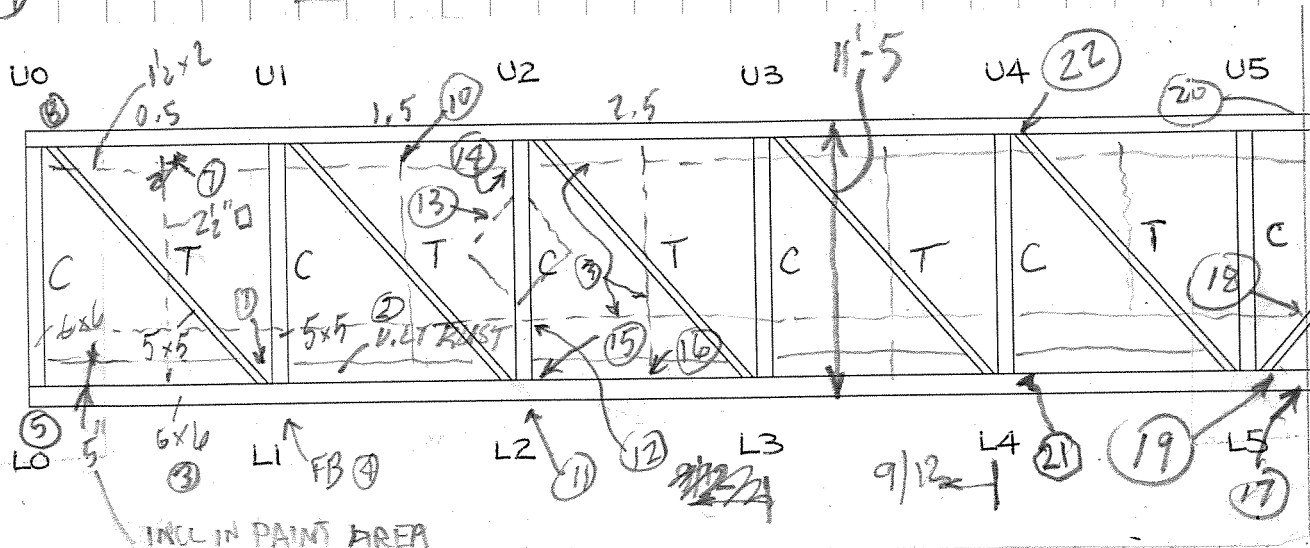
25  
27

RIGHT TRUSS

26  
29

N →

2/21



V.C. 5, CURB PLANE 17.9'

SUBTRACT  $1\frac{1}{2}''$  → V.C. 17.95'  
AT SPLICE FOR NUT/BOLK @ L5 (CROWN)

3/21

- ① TOP LT REPAIRS & SURF RUST [2]
- ② SIDE ANGLE (DECK) [3] 10% SURF RUST & STAINING
- ③ GLASS SPTS 1 BEHIND VERT C 2 PANEL PT  
TOP LT RUST BELOW BOTT HORIZ 10% 20% 15% BOTT GLASS SAT [4] [5]
- ④ SURF RUST 10%, MORE @ ENDS, SPOT RUST ON SIP ABOVE [6] 1/2 DECK L [7]
- ⑤ GUTTER & EAST OR SEAT 5. ABUT [8]
- ⑥ BOTT OF GLASS SPT PP 0.5 [9] [10]
- ⑦ MOD RUST TOP GLASS TUBE @ 0.5, ELSE 50% SURF [11] INCL VERTICALS  
NO LOSS
- ⑧ WD CONNECTION - CLEAN [12]
- ⑨ ROOF OS. ABUT - GUTTER CUGLED TO U1 [13] METAL ROOF EXCELLENT [15]
- END TIMBER SMALL ROTTED PORTIONS - PROTECT [14]
- TOP OF BRICK PARAPET - REPOINT TOP 2' [16] ALL AROUND 2.5' x 1.5'
- ⑩ TOP LT MOD RUST ON TOP GLASS SAT CONNECTION [17] [18]
- ⑪ PRIMER TOE OF WELD INSIDE FACE OF BOTT CH ~ 1/32" NO CRACK [19]
- ⑫ RECAULK WHERE TUBES FIT OVER DOWEL [20]
- ⑬ DECORATIVE SIGN CONNECTION - GOOD [21]
- ⑭ SPRING METAL SPRINGING OUT CORNER 2' x 2' [22]



4/21

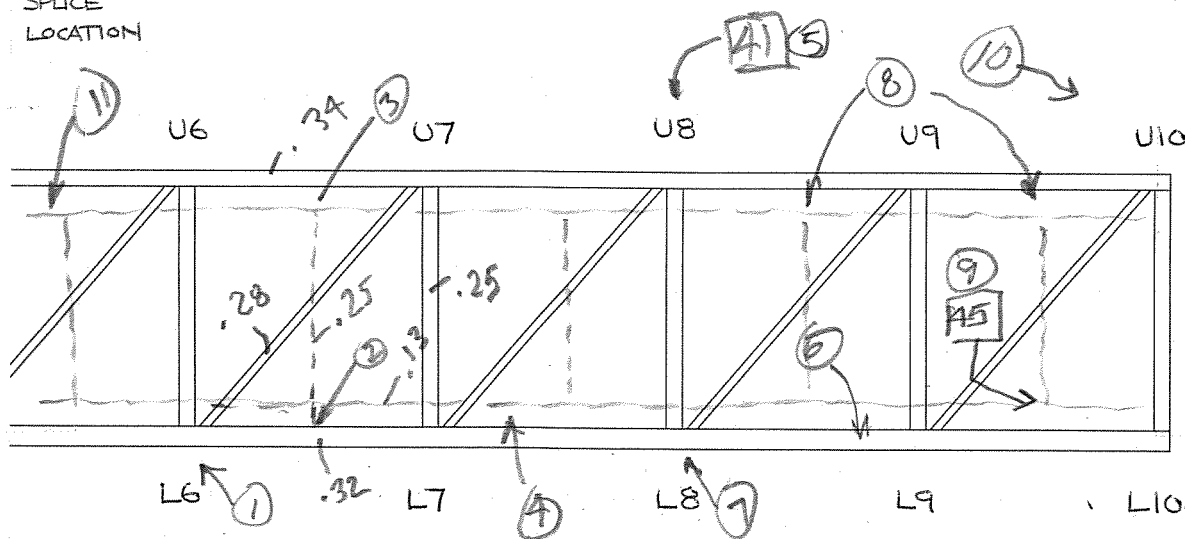
- (15) MINOR RUST BLISTER, NO LOSS TOP OF BC [23]
- (16) TOP BIT OF GLASS VERT - MOD RUST MINOR LOSS [24]
- (17) SPLICE SAME COND AS LT TRUSS BL 8, [87-89] NO LOSS BOLTS GOOD
- (18) DIAG SPLICE - GOOD [90]
- (19) INCOMPLETE WELD BOT LG 1/16 - NO CRACK [91]
- (20) TOP CH SPL GOOD - SURF RUST ON BOLTS [92]
- (21) FB4 CONN TO LAB - UNDERCUT ON VERT WELD ~ 1/16 + INCOMPLETE DYE PEN TEST - NO CR [93] TOP PP5
- [94]
- (22) TOP DIAG CONN - RUST LINE AROUND TOE DYE PEN - [95]



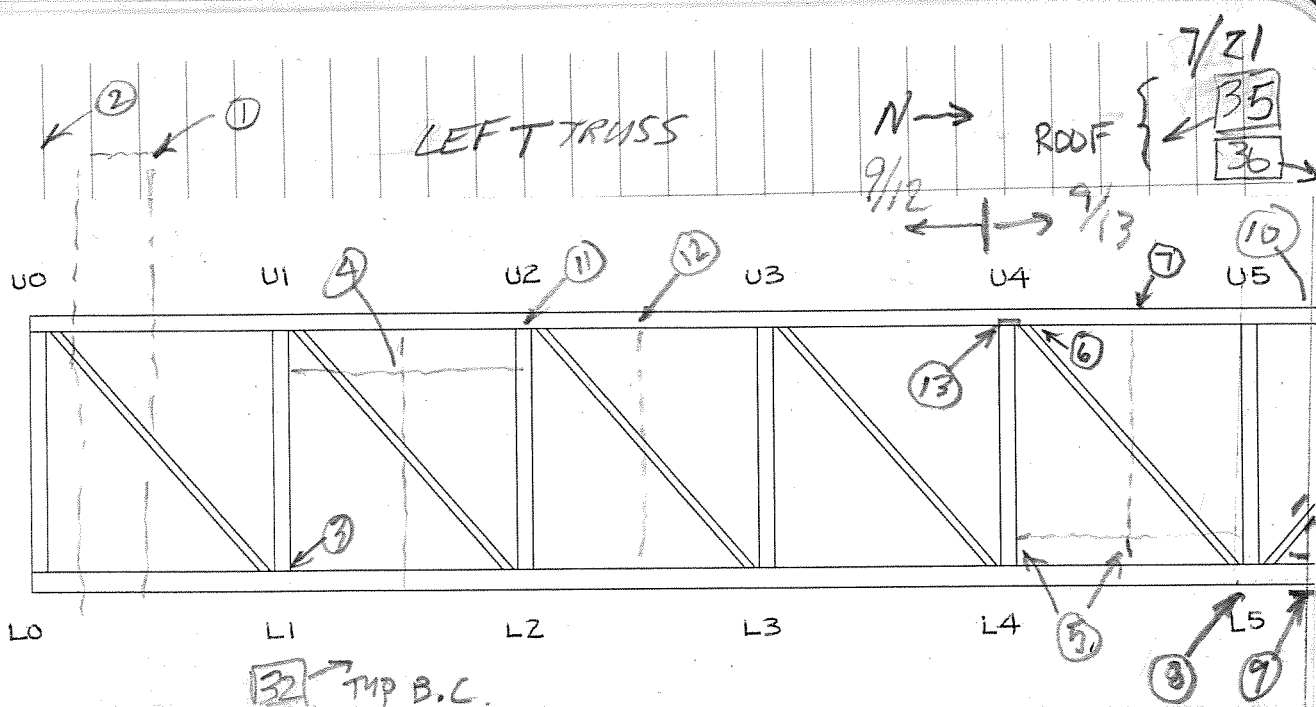
# LEFT TRUSS

5/21

SPLICE  
LOCATION



- ① TOP FB @ LT TRUSS - SURF RUST [37]
- ② TOP SURF RUST/BLIST PAINT NEAR DECK / TOP OF BUTT CH [38]
- ③ TOP GLASS SPT CONNECTIONS @ TOP 75% SURF RUST [39]  
WAS @ CONNECTION  
COULD PAINT JUST GLASS SPTS, SPOT PAINT TRUSS BC TOP
- ④ TOP BOTTS GLASS SPT [40]
- ⑤ ROOF CAP ABOVE PPB - SEAL [41]
- ⑥ TOP TOP OF BC PANELS 9x10 [42] SURF RUST / BLISTERS
- ⑦ FB @ SIPS SEVERE RUST OVER FB [43]  
FBs NEED FULL PAINT, SIM PP 9x10, SIMILAR 9.5
- ⑧ TOP GLASS & RAISED 1/2" CAP. HIGHER BUTT TOO, SHIMMED W/ PAD [44]
- ⑨ L9-L10 - + SIGNIF RUST BUTT OF 9.5 GLASS SPT [45] [47]
- ⑩ LEFT GUTTER - SMALL DEBRIS ACCUM [46]
- ⑪ ONE LOOSE FASTENER @ GLASS SPT TOP @ PANEL PT 5.5 [48]



GENERAL CONDITIONS TYPICAL OF RIGHT TRUSS

- ① TOP PARAPET GIRD EXC POINT COVER CAP ALL ARND 8/21
- ② GUTTERS CURED SAME AS R.T. [30]
- ③ FBI LT GIRD TO TRUSS W/INR RUST ON L & SIP ABOVE [31] AM
- ④ TYP CRUST SPT @ TOP - LT MOD SURF RUST [33] ↑
- [34] CLOSE-UP ↓ PM
- ⑤ TYP BASE GIRD PP 4 & PP 4.5 MOD RUST W/INR DECK, NO LOSS, 50% PP [74] [75]
- ⑥ WELD PINHOLE - TOP OF MAIN DIAG GIRD TO TOP CH [76]
- ⑦ TOP GIRD PP 4.5 TYP [77]
- ⑧ Z FLUTE OF SIP RUST OVER FB5 MID [79] REMOVE LOOSE
- ⑨ MOD/HVY SURF RUST & PP, NO LOSS @ SPLICE (INTERIOR BC, EXT DIAG)
- ⑩ TOP SIM [84] [79-83] BOLTS TIGHT 4 EA SIDE TOP & SIDES STAGGERED 3 EA SIDE T&B ONLY DIA, RECAULK GAP

9/21

- (11) TYP TOP CANN 2 PANEL PT 104
- (12) " " " 1/2 PANEL PT 105
- (13) U4 UNDERCUT & FIN R ATTACHMENT  
+ POOL WELD & CROSS BRACE 106

SPICE  
LOCATION

RIGHT TRUSS

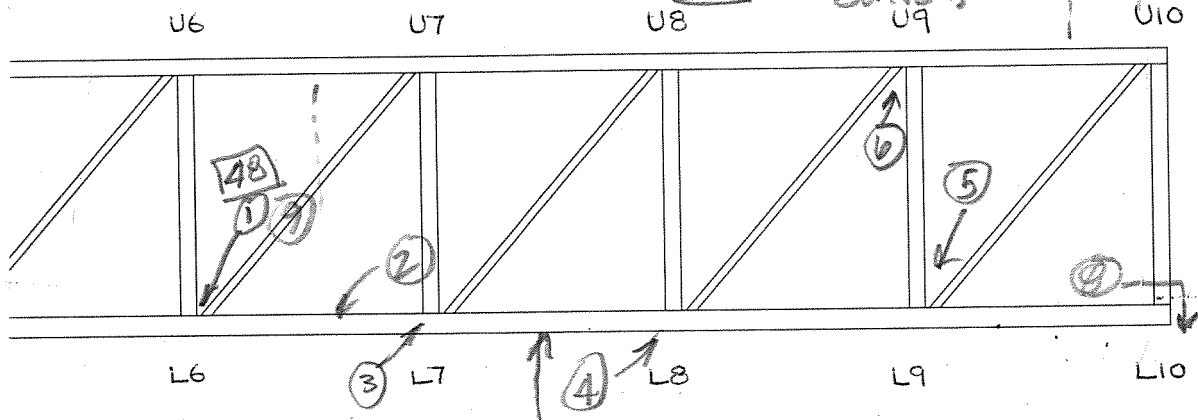
$$N \rightarrow \text{WNC}$$

53

→ CHARGED  
GUTTERS  
119



BRICK



17.8 CLR GUTTEN 7.5

11/21

- ① SIGNIF UNDERCUT BRIST STAINING NO VIS CR BOTT OF WG-LG TO TOP OF BC [48]
- ② SIMILAR BOTT CROSS AS PANEL B LEFT TR SURF RUST, BLISTERS, [49]
- ③ UNDERCUT ON BOTH SIDES OF VERT WELD FB7 TO BOTT CH, S, SIDE [50]  
 POROSITY @ BASE [51] NO APPARENT CRACK  
 SIMILAR POROSITY @ 7.5
- ④ S.I.P HOLED THEN OVER END FB8 [52]
- ⑤ WELDS TO B.C. RUSTED BUT NO CRACK EVIDENT [54]  
 TOP SURF RUST & BLISTERS B.C.
- ⑥ POOR WELDS BUT NO CRACKS [55]
- ⑦ TOP OF PARAPET - POINT ALL AROUND - 2 LINES [56]
- ⑧ RT BRIDGE SENT [57] - BRICK PULLED AWAY  
 JT MATERIAL GONE  
 GUTTER OK BUT SUGGEST 45° ANGLES

⑨ DYE PEN TEST PERFORMED - NO CRACK FOUND

58

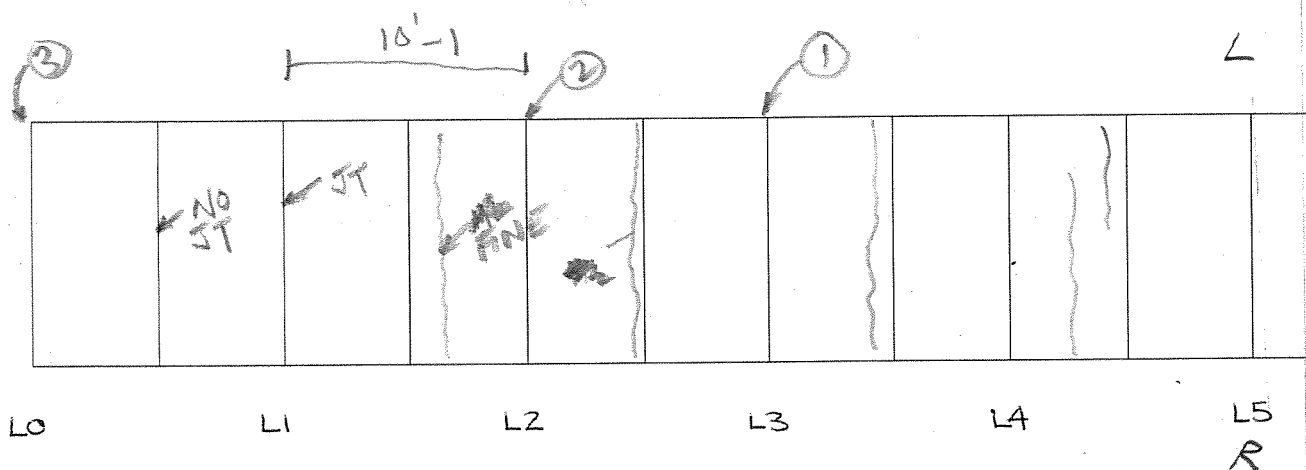
59

12/21

# DECK FLOOR SYSTEM

→ N

13/21



SIP - 2" FLUTE

DECK - 5" THICK

CRACKS FINE ( $\leq \frac{1}{32}$ ) U.N.O

14/21

- ① TOP RAILING CORNER @ EACH PP & 1/2 PP, LT SHRE RUST, NO STLY UNDER  

1101

2'-10" ABOVE DECK, 1 1/2" MIN CLR, 1 1/2" DIA
- ② TOP BOT GLASS SPT & DECK : JOINT IN DECK 

1102
- ③ TOP END RETURN 90° - RAILING 

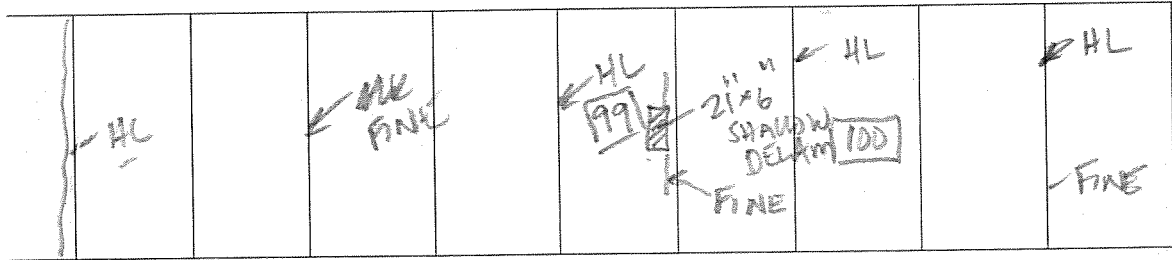
1103

15/21

SPLICE  
LOCATION

DECK FLOOR SYSTEM → N

L



L6

L7

L8

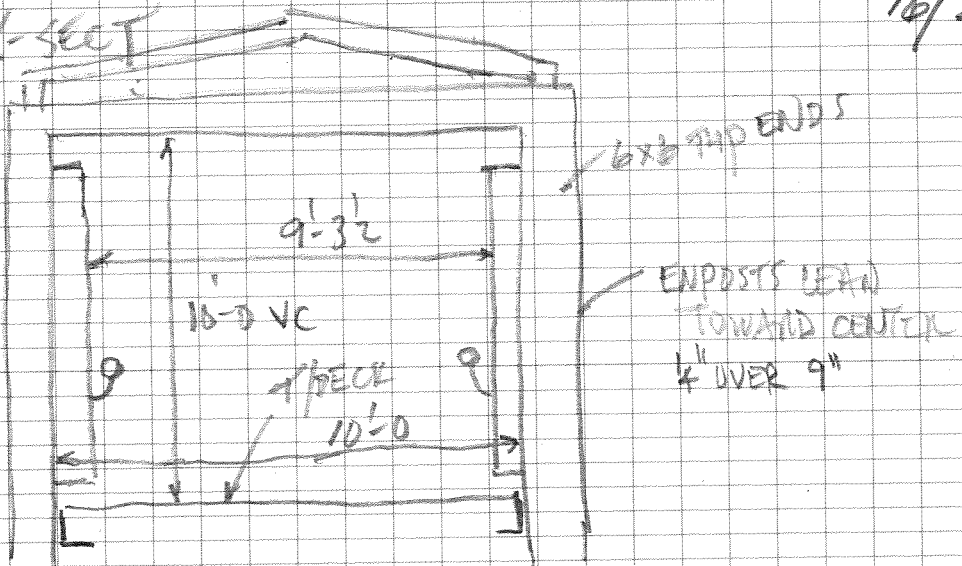
L9

L10

R

TRUSS X-SECT

16/21



CROSS BRACES & ROOF SPT MEAS  $\frac{1}{4}"$  THICK

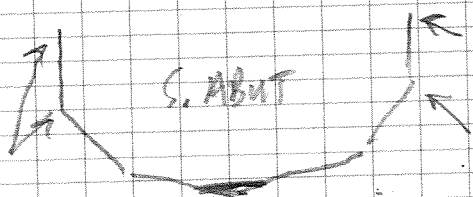
17/21

MISC NOTES:

S. ABUT PORTICO ROOF - GOOD COND [60-61]

ROOF SPT BEAM & ANCHORAGE - GOOD, LT SURF RUST [62]

ROOF RAFTERS & PANELS - GOOD COND [63]



[64] 2 END CAPS X 2  
FOR METAL ROOF NEED  
TO BE CURED  
(NESTING)

[65] SAME ON N. ABUT

[66] ALL LIGHTWIRES IN WORKING ORDER (NIGHT SENSOR)

[67] TOP LIGHT @ PORTICO - UNDERSIDE TIMBER GOOD COND

[68-69] TOP ROOF SPT FRAME & ANCHORAGE - 10% LT SURF RUST



18/21

107 TYP LIGHT FIXTURE - SPT VIA JB @ DIA BRACE

1108 TYP ROOF PEAK - BOARDS GOOD  
SUPPORTED @ MAIN PP ONLY

1109 TYP CINDY CLAMP AT MAIN PP TOP BRACE

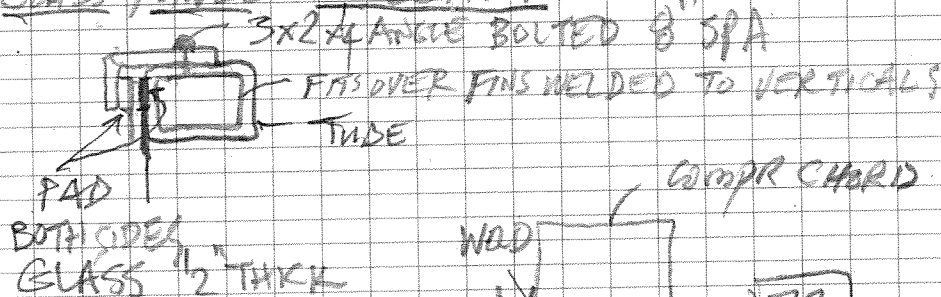
LIGHTING SYSTEM TESTED: OPERATIONAL  
AUTOMATIC SENSOR AT NR (SOUTH) ABUT, RT CORNER

19/21

# TYPICAL GLASS PANEL CONNECTIONS

TOP

70, 71



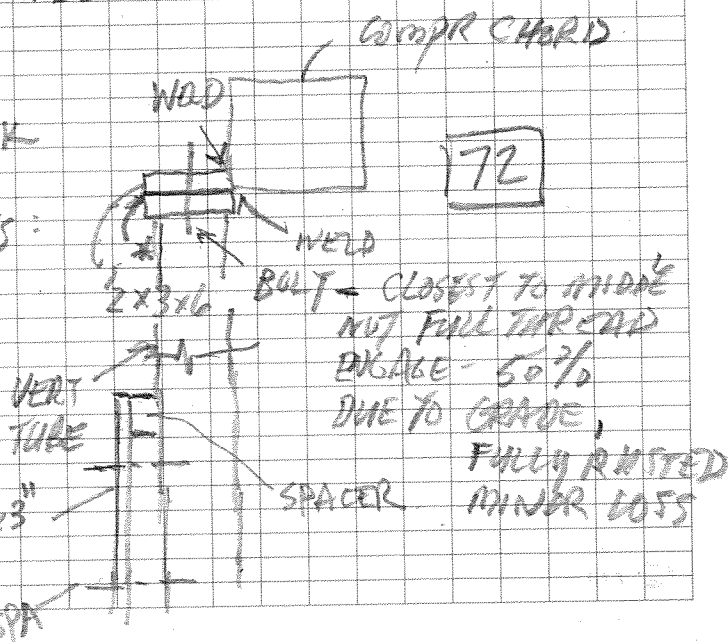
@ 1/2" FULL PANEL PTS:

\* GAP ON  
HIGH SIDE

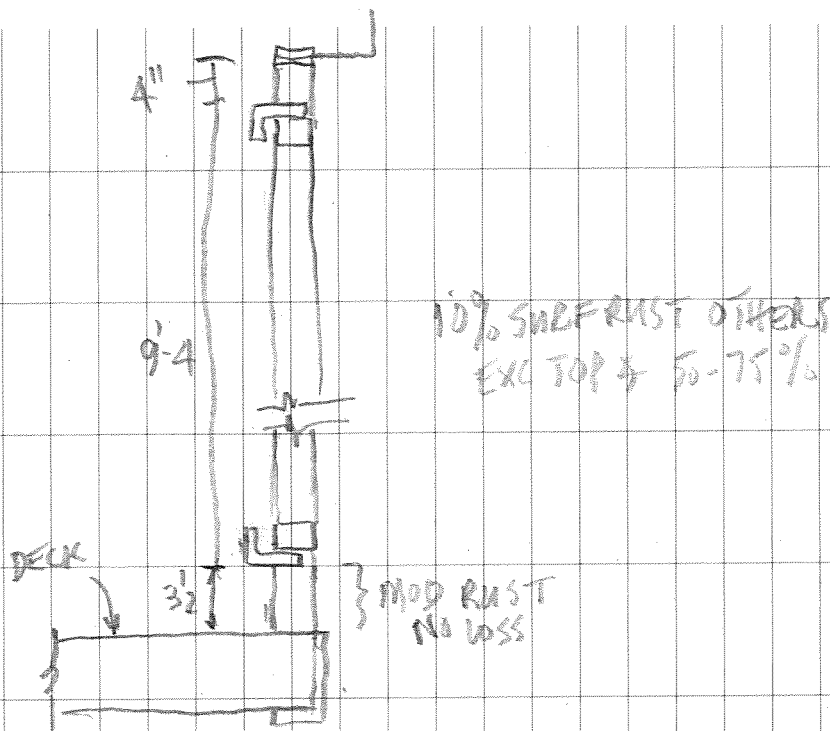
TYP 50% SURF RUST TOP  
10% PLATE

73 - BOTTOM - FULL  
SURF RUST (TYP)

BOLT  
12 SPA



20/21



21/21

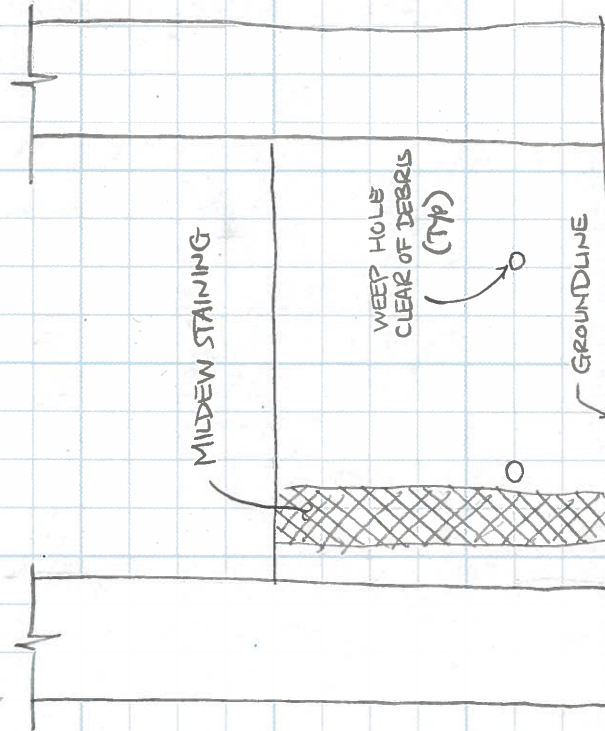
- GUTTERS - ALL 4 CORNERS CLOUED ~ 90° BEND & LEAKING (RECLASS)
- NRI & FAR AT LAST GUTTER SEAM LEAKING - RESEAL
  - DEBRIS ALL CORNERS - CLEAN
  - FAR LEAKS FROM SEAM JUST ABOVE BR SEAT  
(SEE GTF NOTES FOR PICS)



9/12/17

RADNOR: MATSONFORD RD PEDESTRIAN

SOUTH ABUTMENT



S. ABUT. ELEVATION





RADNOR: MATSONFORD RD. PEDESTRIAN BRIDGE

SOUTH ABUTMENT

LEFT (WEST) BEARING: FIXED

GROUT PAD: SOUND WITH NO DEFICIENCIES NOTED

SOLE & MASONRY P's: NO MAJOR DEFICIENCIES OF NOTE: RUST  
STAINING FROM CORROSION OF MEMBERS  
ABOVE

ANCHOR BOLTS: MINOR RUSTING W/ NO NOTED SECTION  
LOSS: BOLTS & NUTS ARE SOUND: HEAVIEST  
RUSTING TO WASHERS

RISER P: PAINT FAIL W/ MINOR RUSTING: WELDS RUSTED  
NO CRACKS OR SECTION LOSS NOTED TO WELDS

RIGHT (EAST) BEARING: FIXED

GROUT PAD: SOUND WITH NO DEFICIENCIES NOTED

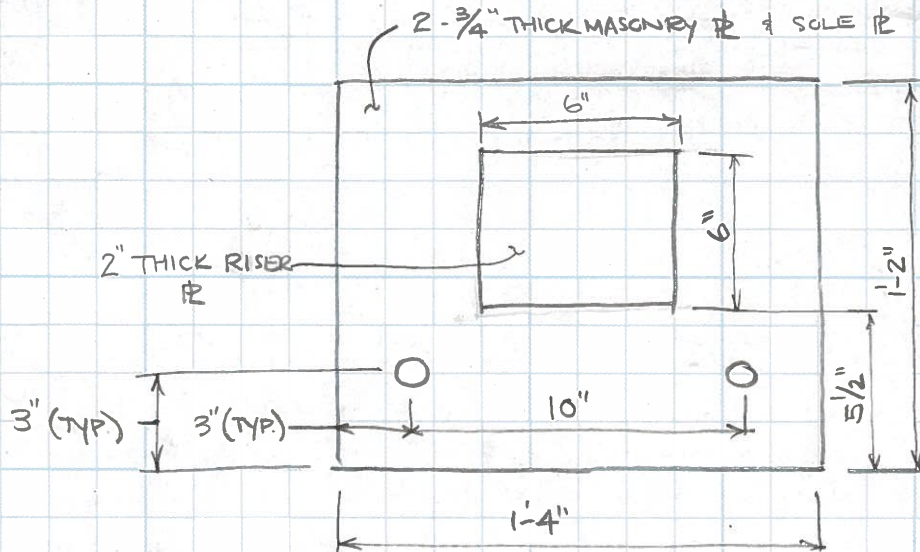
SOLE & MASONRY P's: NO DEFICIENCIES NOTED

ANCHOR BOLTS: MINOR RUSTING W/ NO NOTED SECTION LOSS:  
BOLTS & NUTS ARE SOUND

RISER P: PAINT FAIL ALONG BOTTOM HALF W/ MINOR  
RUSTING: WELDS RUSTED: NO CRACKS OR  
SECTION LOSS TO WELDS NOTED.

RADNOR TOWNSHIP: MATSONFORD RD PED BRIDGE

SOUTH ABUT: FIXED BRG'S



FIXED BRG. - PLAN

- BRIDGE SEAT @ SOUTH ABUT SOUND W/ NO DEFICIENCIES NOTED
- VISIBLE PORTION OF BACKWALL SOUND W/ NO DEFICIENCIES NOTED

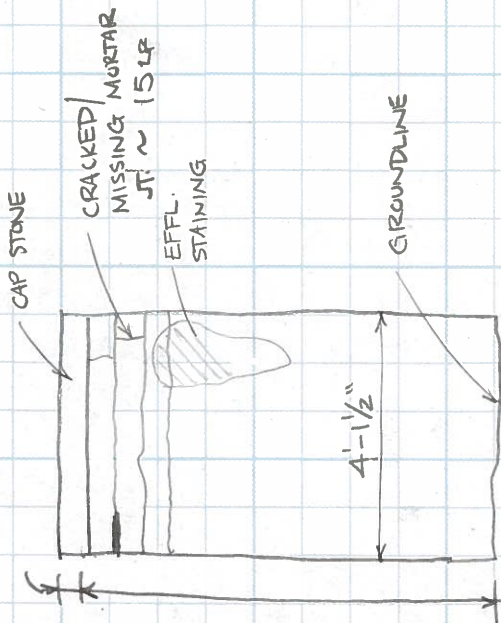
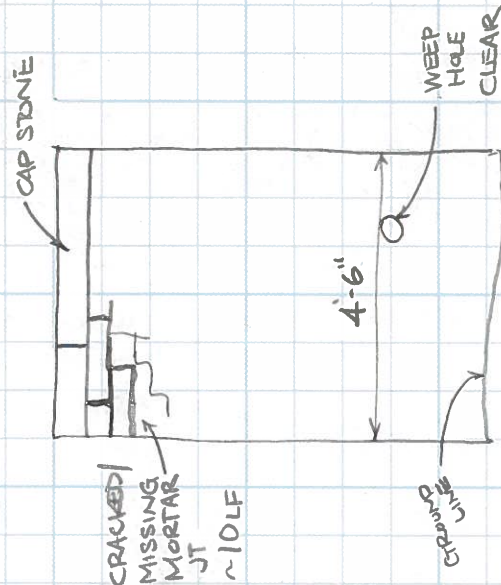




RADNOR. MATSONFORD PED BRIDGE

WING WALL A: FRONT FACE

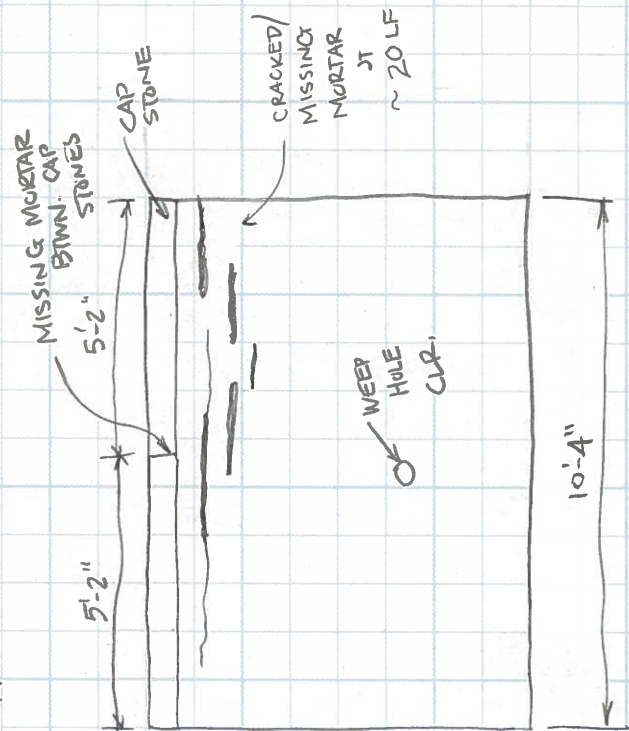
9/12/17



WING WALL A1  
NO DEFICIENCIES NOTED

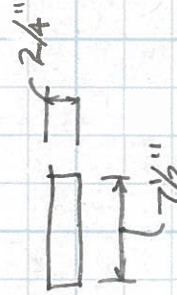
WING A2

WING A3



WING A4

BRICK SIZE



MORTAR JOINTS ~ 1/2" THICK

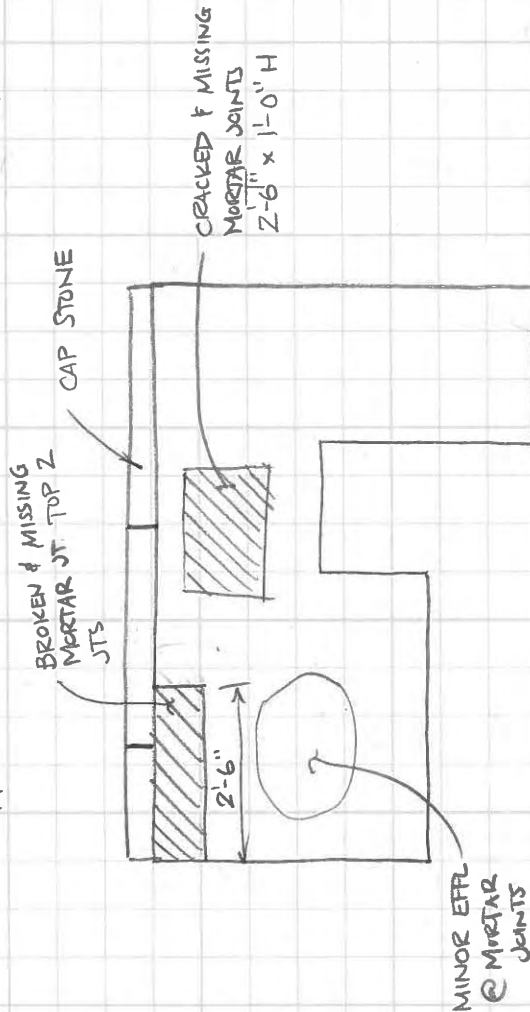


RADNOR: MATSONFORD RD. PEDESTRIAN BRIDGE: WING WALL A: REAR FACE



A3

A2



A4





WING WALL B: FRONT FACE

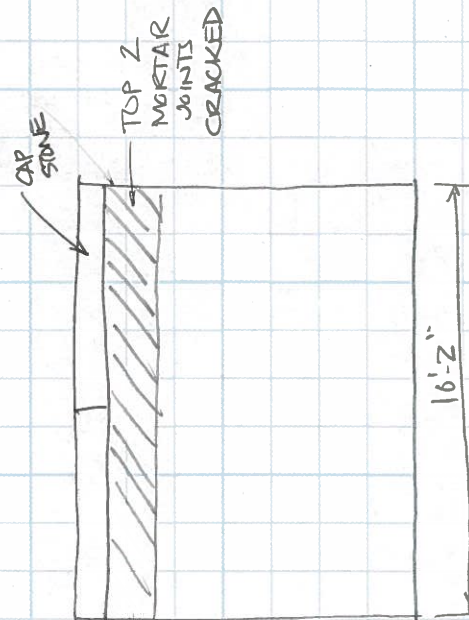
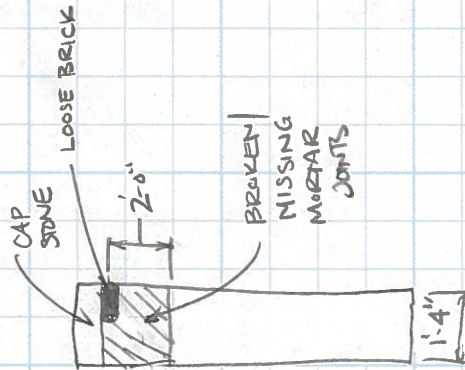
RADNOR TOWNSHIP: MATSONFORD RD PED. BRIDGE

WALL B1: NO DEFICIENCIES NOTED

WALL B2: BRICK VENEER SOLID W/  
MINOR STAINING OF THE BRICK  
WEEP HOLE CLEAR

WALL B3: NO DEFICIENCIES NOTED

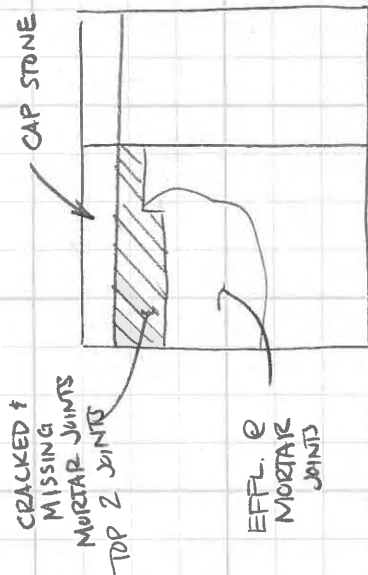
WALL B4:





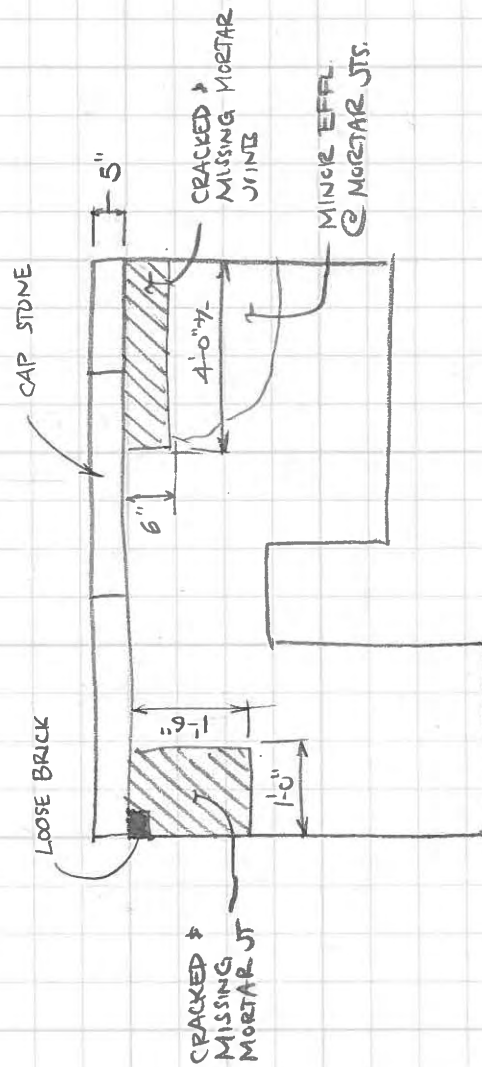


RADNOR: MATSONFORD RD PEDESTRIAN BRIDGE: WING WALL B: REAR FACE



WING WALL B3: MINOR EFFL. - NO MAJOR DEFICIENCIES OTHER THAN MINOR CRACK AND MORTAR LOSS AT UPPER SOUTH CORNER

B2

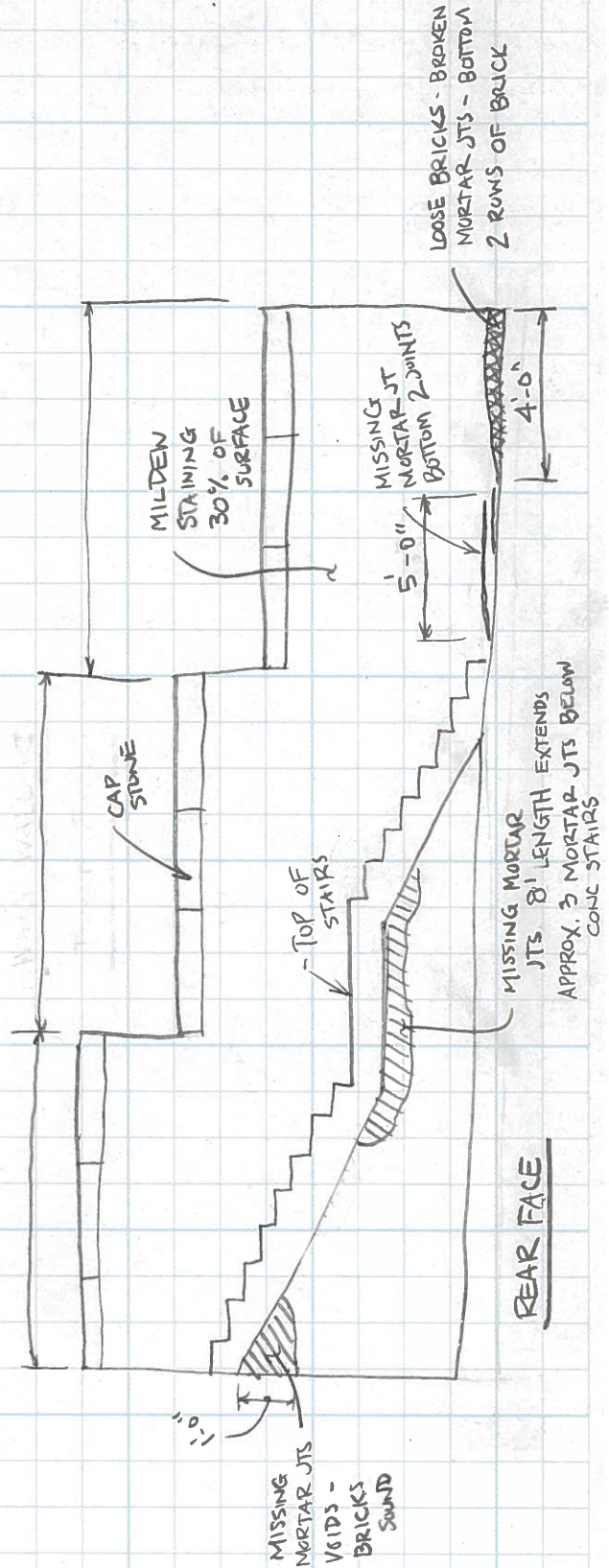
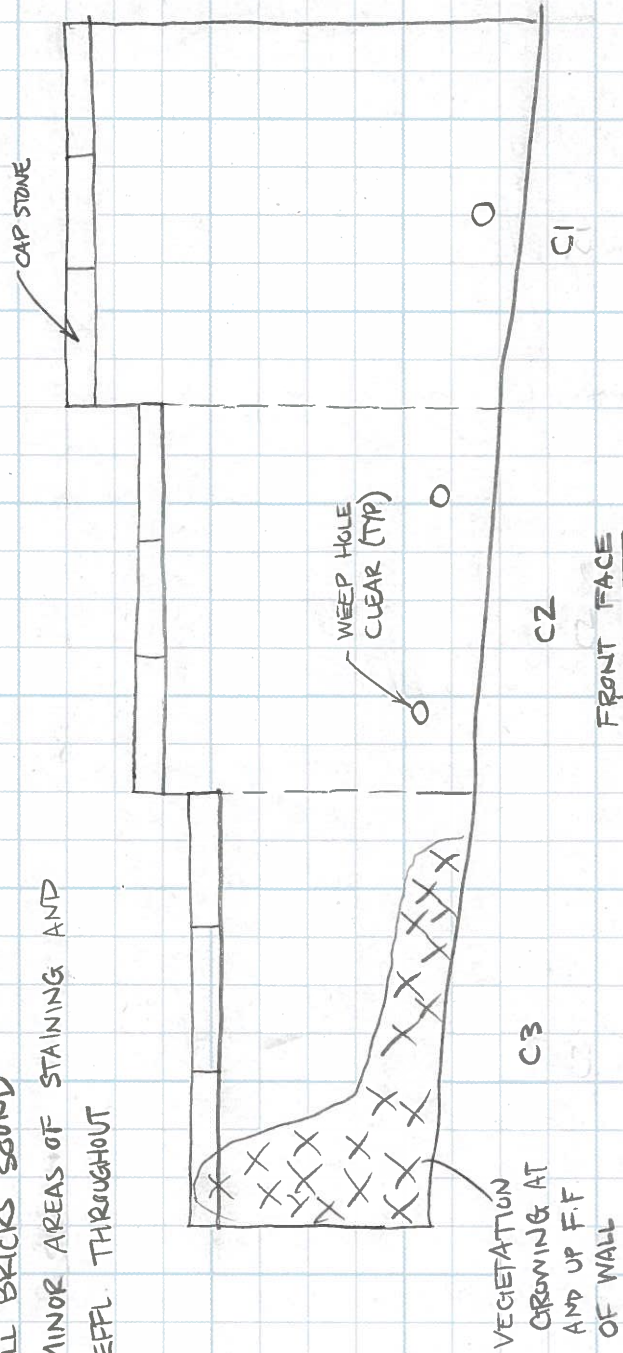


B4



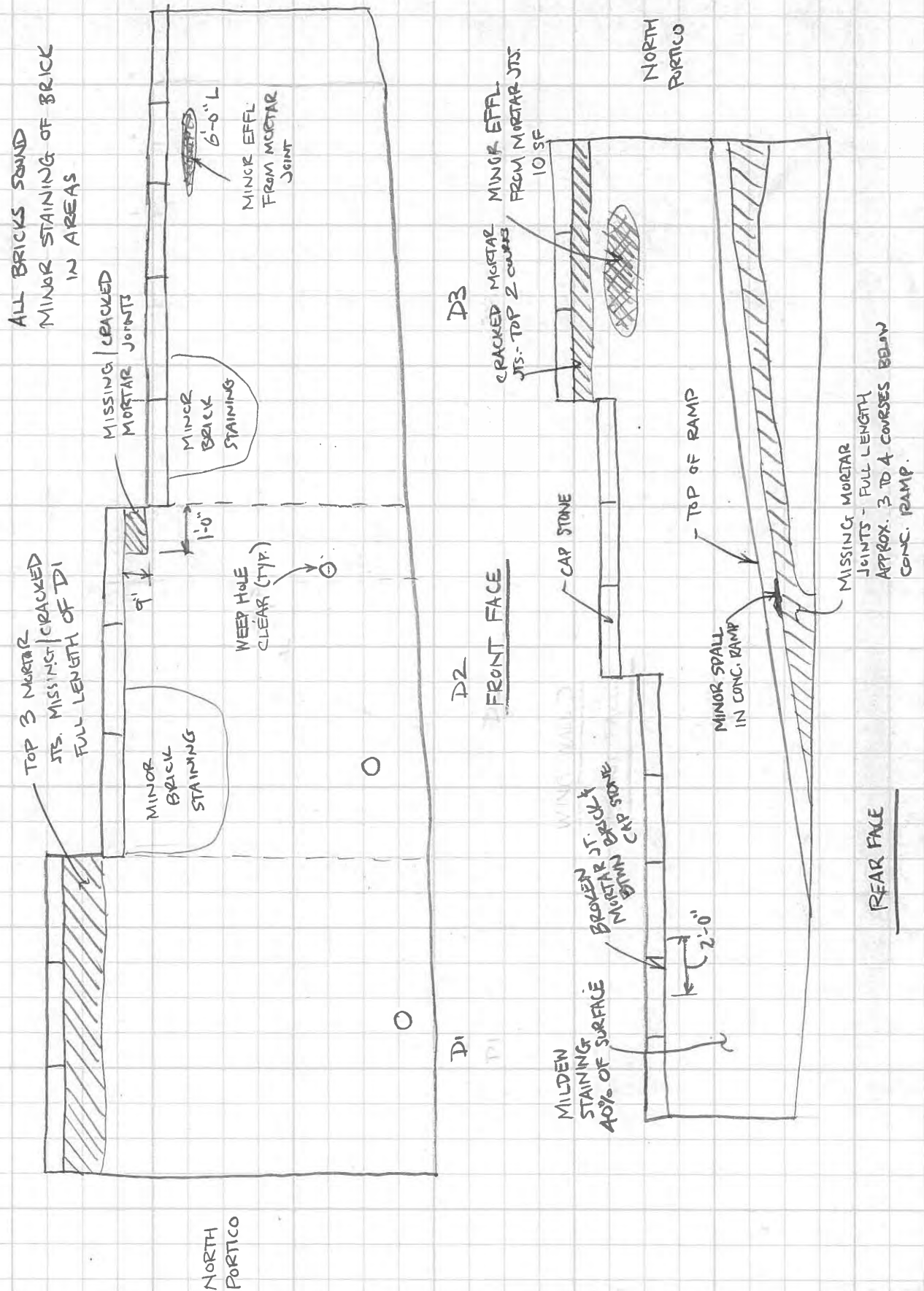
RADNOR MATSONFORD RD. PED. BRIDGE

- ALL BRICKS SOUND
- MINOR AREAS OF STAINING AND EFFL. THROUGHOUT





RADNOR. MATSONFORD RD. PED. BRIDGE

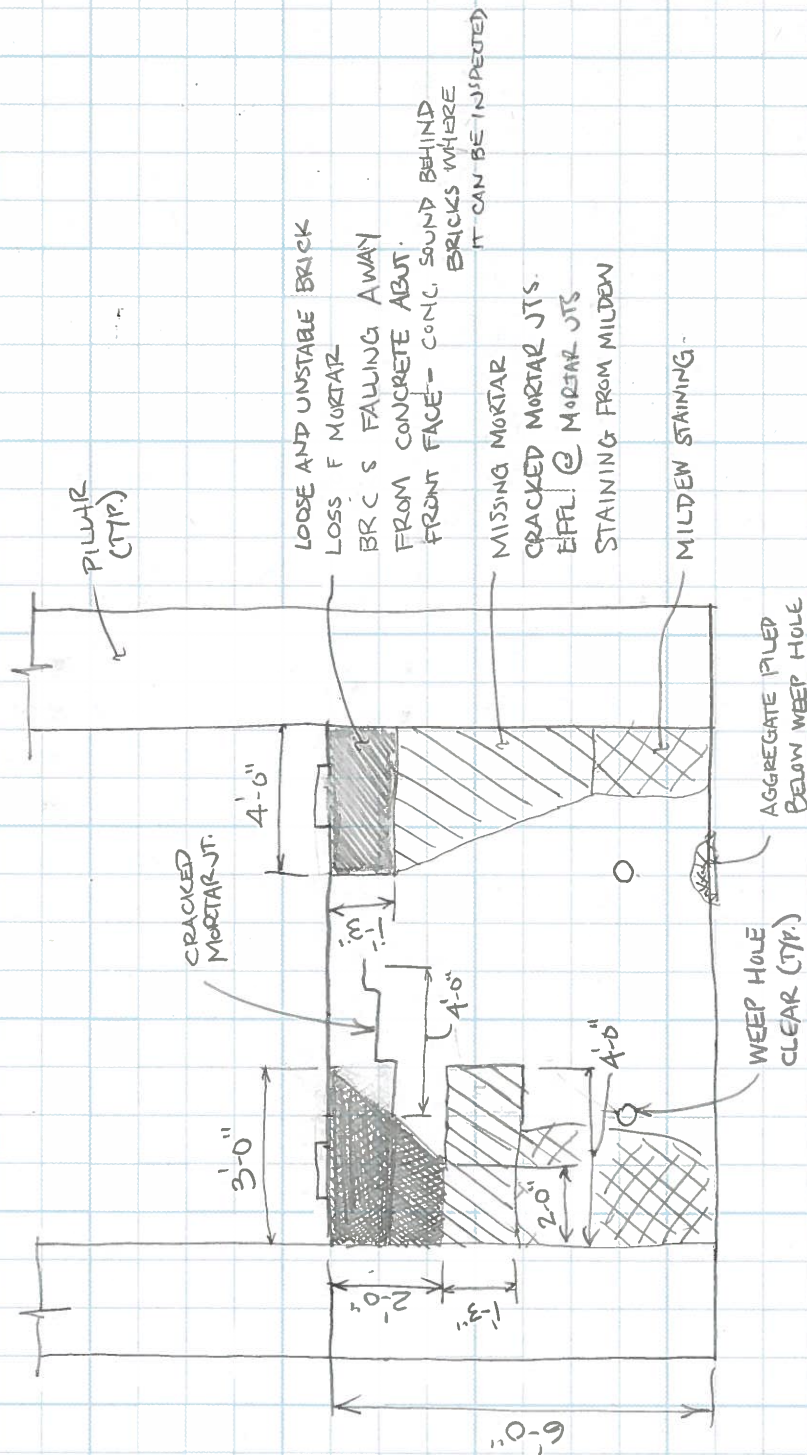






RADNOR: MATSONFORD RD PEDESTRIAN BRIDGE 9/13/17

NORTH ABUTMENT



N. ABUT. ELEVATION

RADNOR: MATSONFORD RD. PEDESTRIAN BRIDGE

NORTH ABUTMENT: EXPANSION BEARINGS

EAST (RIGHT) BEARING

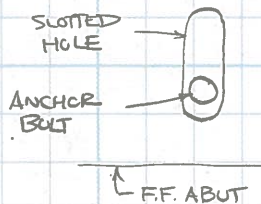
GROUT PAD: CONCRETE SOUND - 2 VERTICAL CRACKS  
ON F.F. OF PAD IN LINE WITH THE  
LOCATION OF THE ANCHOR BOLTS  
CRACK THICKNESS =  $\frac{1}{16}$ "

MASONRY  $\#$ : NOT ENTIRELY VISIBLE BECAUSE IT IS EMBEDDED  
IN GROUT PAD - MINOR RUSTING

TEFLON PADS: TEAR IN LINE WITH OUTSIDE (RIGHT)  
ANCHOR BOLT  $\#$  CRACK IN GROUT PAD  
NO OTHER DEFICIENCIES NOTED

SOLE  $\#$ : PAINT FAIL AND RUSTING THROUGHOUT  
NO SECTION LOSS NOTED: AT NORMAL ( $\approx 68^{\circ}\text{F}$ )  
TEMPERATURE THE SOLE  $\#$  APPEARS TO BE IN AN  
EXPANDED CONDITION

ANCHOR BOLTS: LEFT (INSIDE) ANCHOR BOLT BENT AND BROKEN  
HEAVY RUSTING WITH SECTION LOSS TO NUT  
AT NORMAL TEMP. THE BOLTS ARE LOCATED  
AT THE FRONT OF THE SLOTTED HOLE AS IF  
THE BRIDGE IS EXPANDED  
RIGHT (OUTSIDE) ANCHOR BOLT BENT: RUSTING  
WITH NO NOTED SECTION LOSS



RISER  $\#$ : PAINT FAIL WITH RUSTING - NO SECTION LOSS  
NOTED - WELD TO MASONRY  $\#$  AND  
BOTTOM CHORD RUSTED BUT HAVE NO SECTION  
LOSS OR CRACKS





RADNOR: MATSONFORD RD. PEDESTRIAN BR. 9/13/17

NORTH ABUTMENT: EXPANSION BEARINGS

WEST (LEFT) BEARINGS

GROUT PAD: SOUND - NO DEFICIENCIES NOTED

MASONRY PL: EMBEDDED IN GROUT PAD - MOST NOT VISIBLE  
MINOR SURFACE RUST WHERE VISIBLE

TEFLON PADS: CRACKED AND BROKEN ON FRONT EDGE

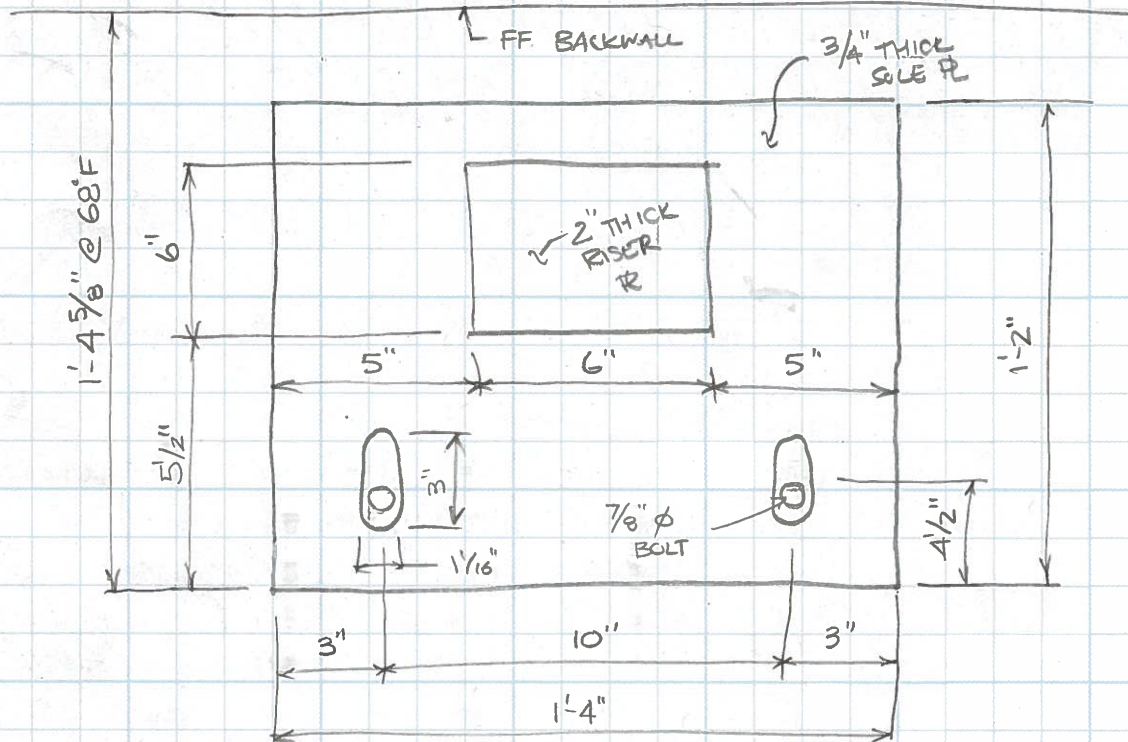
SOLE PL: PAINT FAIL AND RUSTING THROUGHOUT - NO  
SECTION LOSS NOTED: AT NORMAL (68°F)  
TEMPERATURE THE SOLE PL APPEARS TO BE  
IN A EXPANDED CONDITION.

ANCHOR BOLTS: BOLTS ARE SOUND - RIGHT ANCHOR BOLT  
HAS SECTION LOSS (30%) TO TOP NUT  
AND IS HEAVILY RUSTED. LEFT ANCHOR  
BOLT HAS SURFACE RUST BUT NO SECTION  
LOSS - THE BOLTS ARE LOCATED AT THE  
FRONT OF THE SLOTTED HOLE AS IF THE  
BRIDGE IS EXPANDED AT NORMAL TEMP (68°F)

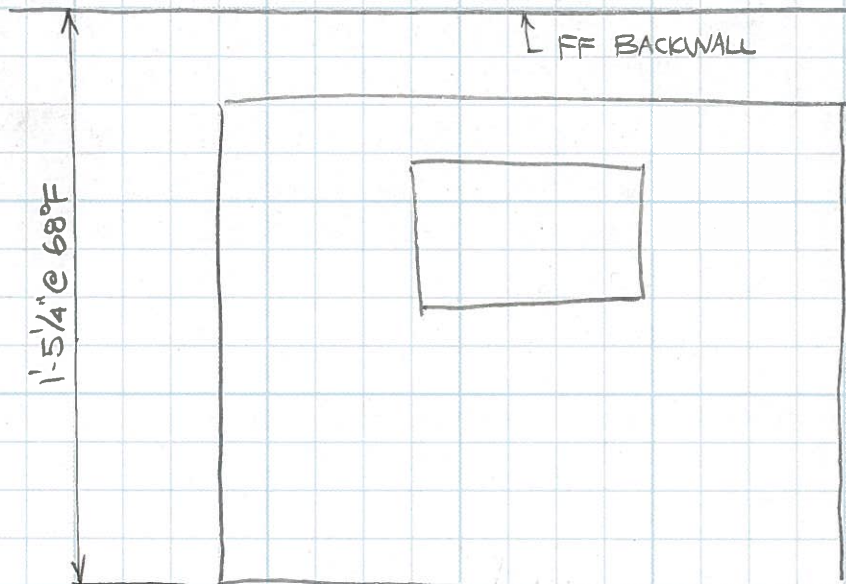
RISER PL: PAINT FAIL AND RUSTING - NO SECTION LOSS  
TO PL NOTED - WELDS ARE RUSTED BUT NO  
SECTION LOSS OR CRACKS NOTED

RADNOR: MATSONFORD RD. PEDESTRIAN BRIDGE

EAST (RIGHT) BEARING (EXPANSION)



WEST (LEFT) BEARING (EXPANSION)



DIMENSIONS  
THE SAME  
AS EAST BRG  
EXCEPT WHERE  
GIVEN

# ATTACHMENT C:

## QUANTITIES



## **PEDESTRIAN TRUSS OVER MATSONFORD ROAD - REPAIR QUANTITIES AND COSTS**

### **REPAIR/RETROFIT ITEMS**

- Clean and paint all or portion of the steel structure
- Clean the bearing areas and install supplemental transverse restraint at the expansion bearings where the anchor bolts are broken and/or bent
- Remove Delaminated deck forms (incidental to paint floorbeams)
- Recaulk the main truss splices and plexigrass framing support connections
- Reconfigure the downspouts at each corner to reduce clogging potential
- Clean the roof gutters at each corner
- Remove Encroaching Vegetation
- Repair the delamination on the walking surface
- Clean the plexigrass panels
- Make minor repairs to the metal roof
- Reset and repair the brick masonry veneer at the north abutment and Wing C
- Repoint the brick masonry veneer on the substructures, parapets, and pillars
- Repair/reseal joints in bridge seats

### **Paint Area**

Full paint area (optional): 3193 SF (truss)+ 170 SF (side angles) = 3363; say 3500 SF  
(incl bearings & portico beams).

Zone paint (truss portion):

Top of bottom chord – 102 SF  
 Floorbeams – 350 SF  
 Plexigrass Support Framing – 743 SF  
 Top Bracing – 420 SF  
 Deck side angles (side & bott) –  $10/12 * 102 * 2 = 170$  SF  
 Splice areas – say  $3' * (2 * (24/12 + 24/12 + 20/12) + (20/12 \text{ diag brace})) = 39$  SF  
 Total = 1824 SF; say 1900 SF incl bearings & portico beams

Prelim Cost including mobilization, containment, removal, disposal, repaint: \$25/SF (historical cost)  
 Assume removal of delaminated deck forms will be incidental to painting of floorbeams

### **Transverse Restraint**

Fabricate beam and anchor to concrete bridge seat:

Material = Assume 10'-0" long W6x15 = 150 lbs @ \$4/LB = \$600 + \$100 (anchor bolts) = \$700

Drill Anchor Holes = Core Drill = \$70/day rental x 1 day = \$70

Labor = 1 Struct. Steel Worker + 1 Laborer = \$1200/day x 2 days = \$2,400

Total = \$3,170 → SAY \$4,000

### **Jack, clean and re-lubricate expansion bearings (optional)**

Use 2 @ \$3000 ea from recent maintenance contracts, factored up by 1.67 = \$10000 LS



SUBJECT RADNOR TOWNSHIP

SHEET NO. OF

PEDESTRIAN TRUSS OVER MATSONFORD ROAD

JOB NO. 47860

BY TAR DATE 9/2017 CHKD. BY GTF DATE 9/2017

**PEDESTRIAN TRUSS OVER MATSONFORD ROAD - REPAIR QUANTITIES AND COSTS****Re-caulk**

7 main splice locations (top, mid, diagonal ea side plus cross brace)  
 Plexigrass supports – 21 panel points x 2 (top and bott) = 42 locations

Assume 3 days x 1 laborer @ \$465/day + lift truck @ \$400/day (2 days) = \$2195, say \$2500 LS

**Reconfigure Downspouts**

Remove existing + fabricate and install new:

Assume 4 locations x 1 day ea,

Use 2 Struct Steel worker @ \$1,470/day + lift truck @ \$400/day = \$7480, say \$7500 LS

**Vegetation Removal/Gutter Cleaning**

Assume 2 laborers @ \$465/day + lift truck @ \$400/day + chipper \$400/day + disposal \$250  
 = \$1980, say \$2000 LS

**Delamination Repair**

1 SF – Crew C-10 (means 2015) ~ ½ day \* \$1529/day = \$800, say \$1000 w/material

**Clean Plexigrass Panels**

Inside and out, assume 1 day x 2 laborer @ \$465/day + lift truck \$400/day = \$1330, say \$1400

**Roof Repairs**

Assume ½ day to seal roof + portico facing boards using 1 laborer + lift truck = \$440, say \$500

**Restore Brick Veneer**

North Abutment Face under bearings:

Assume 1 day to remove + 1 day to reconstruct:

Use Crew D-4 (means) @ \$2223/day x 2 days = \$4446, say \$5,000 LS

Wingwall C

Assume 1 day to remove and reconstruct = \$2,500

**Repoint Brick**

Total Wing/Abut Repoint = 438 LF (See field note delineation and quantifications)

Pillars say 10LF x 3 pillars = 30 LF

Add a 25% contingency = 468 LF x 1.25 = 585 LF

SAY 600 LF

**Repair/Reseal Joints between bridge seat and wingwall**

Say 10LF per corner = 40 LF @ \$25/LF

**ATTACHMENT D:**  
**SUPPLEMENTAL PHOTOS**

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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1) Typical rust and peeling paint at midspan splices—bottom chord shown



2) Typical welds to top chord

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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3) Discontinuous weld at L5-U6 at bottom chord



4) Loose connector at Panel Point 5.5



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



5) Typical connection of floorbeam to bottom chord

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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6) Rusted, delaminated deck forms over Floorbeam 8 (typical FB9)



7) Right expansion bearing at far (north) abutment—broken inside anchor bolt



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



8) Left expansion bearing at far (north) abutment –section loss to inside anchor bolt nuts



9) General view—South approach and portico



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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- 10) Misalignment of downspout and drainage pipe—left side of near (south) abutment. Broken and missing joint fill material between abutment and wing wall, typical all corners of bridge.

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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11) Wing Wall A, left side of near (south) abutment—General elevation view.



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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12) Wing Wall B, right side of near (south) abutment—General elevation view.

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



13) Left side of far (north) abutment—loose and unstable brick with missing pointing



14) Wing Wall C—General view of west end of wing wall with vegetation growth



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



15) Wing Wall D—General elevation view.



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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16) Detail of location with missing and cracked pointing—Wing Wall A



17) Loose bricks at end of Wing Wall C, near face



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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18) Loss of pointing below stairs at Wing Wall C, north approach



19) Loss of pointing below ramp at Wing Wall D, north approach



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



20) Wing Wall A, rear face parapet—Typical condition, areas of missing pointing and efflorescence



21) Wing Wall B, rear face parapet—Typical condition, areas of missing pointing and efflorescence



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



22) Wing Wall C rear face parapet, handrail and stairs.



23) Wing Wall D rear face parapet, handrail and ramp.

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



24) Cracked brick & pointing at Near (South) right pillar (looking South)



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



25) Loose/missing pointing at far (north) right pillar (looking north)

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



26) Fine transverse crack and small delamination in walking surface at Panel Point 8



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



27) Separation in roof ridge line cap near Panel Point 8



28) Fascia board at near portico (far portico similar)

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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29) Vegetation encroachment at far (north) right corner



RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

---



30) Typical light fixture attached to top diagonal brace

RADNOR TOWNSHIP  
PEDESTRIAN BRIDGE OVER MATSONFORD ROAD

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31) Typical railing condition and connection to glass framing support

**ATTACHMENT E:**  
**PAINT TESTING RESULTS**



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**Technical Memorandum**

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**TO:** Ted Roehrig, Project Manager

**FROM:** Peter J. Falnes  
Senior Environmental Scientist

**COPY:** 056756

**DATE:** October 20, 2017

**RE:** **Radnor Township—Matsonford Road Pedestrian Bridge  
Field Visit and Sampling of Suspect Hazardous Materials**

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### **Site Investigation**

On September 27, 2017, Gannett Fleming, Inc. (GF) conducted a limited hazardous materials assessment at the Matsonford Road Pedestrian Bridge in Radnor Township, Delaware County, Pennsylvania. The bridge carries pedestrian traffic over Matsonford Road between Radnor Elementary School and Radnor Memorial Park. The hazardous materials assessment was performed in response to the upcoming maintenance to be performed on the pedestrian bridge. A Site Location Map (Figure 1) and Sample Location Map (Figure 2) are presented in Attachment 1.

#### ***Matsonford Road Pedestrian Bridge***

A visual assessment identified coated surfaces as paint with the potential for containing heavy metals. Five representative paint chip samples were collected and submitted to a certified laboratory for analysis of the eight Resource Conservation and Recovery Act (RCRA) metals.

### **Analytical Results**

#### ***Paint Samples***

Paint chip samples collected were analyzed for the eight RCRA heavy metals: arsenic, barium, cadmium, chromium, lead, selenium, silver, and mercury. Analytical methods employed by the laboratory included EPA Method 6020 – Inductively Coupled Plasma-Mass Spectrometry, Method 6010 – Inductively Coupled Plasma/Atomic Emission Spectrometry, and Method 7471B – Mercury in Solid or Semisolid Waste (Manual Cold-Vapor Technique).

The current EPA standard (40 CFR Part 745) for classifying Lead-Based Paint (LBP) is equal to or greater than 1 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ) or 0.5% by weight. The Occupational Safety and Health Administration (OSHA) does not define lead paint based on lead content. In accordance with OSHA, any detectable lead in paint defines it as lead containing paint (LCP) for complying with OSHA regulations to determine worker exposure. Laboratory analyses for samples collected are listed in Table 1 below. Sample locations are described in Table 2 below.

**TABLE 1  
RCRA METALS RESULTS**

Sample ID #	RCRA Metal (all results in mg/kg)							
	Arsenic	Barium	Cadmium	Chromium	Lead	Selenium	Silver	Mercury
RPS-1	0.61	ND	ND	ND	ND	ND	ND	ND
RPS-2	3.2	42	ND	50	ND	ND	0.35	ND
RPS-3	0.78	58	ND	4,500	ND	ND	ND	ND
RPS-4	4.2	4,100	3.4	30	ND	ND	ND	ND
<b>RPS-5</b>	15	ND	ND	150	<b>10</b>	ND	0.25	ND

Bold samples denote LCP

ND – indicates that the analyte was not detected at the reporting limit

**TABLE 2  
SAMPLE LOCATIONS**

Sample ID #	Location Description
RPS-1	Gray green paint on hand rail
RPS-2	Gray paint on I-beam in portico
RPS-3	Green paint on downspout
RPS-4	Gray paint on support truss
RPS-5	Gray paint on support beam abutment

## Findings

Analytical results reported lead at a concentration of 10 mg/kg in sample RPS-5. The results equate to a percent by weight concentration of 0.0010%, indicating the paint sample is LCP. Laboratory analysis and the chain of custody are presented in Attachment 2.

Analytical results reported concentrations of five other RCRA metals: arsenic, barium, cadmium, chromium, and silver. Selenium and mercury were not detected in any of the paint samples collected. At least one RCRA metal was detected in each sample collected. Laboratory analysis and chain of custody are presented in Attachment 2.

## Recommendations

All renovation and demolition activities associated with LCP and RCRA metals must be conducted in accordance with federal, state and local rules and regulations. The contractor must provide appropriate health and safety protocols to address work associated with LCP as per OSHA 29 CFR 1926.62- Lead.

If you should have any questions or require additional information, please feel free to contact me at 856-396-2226, extension 8107.

Very truly yours,  
GANNETT FLEMING, INC.



PETER J. FALNES  
Senior Environmental Scientist

Enclosures:    Attachment 1:    Figure 1 – Site Location Map  
                         Attachment 2:    Figure 2 – Sample Location Map  
                                                    Laboratory Analysis

cc: File 056756

**ATTACHMENT 1**  
**FIGURES**









RPS-2

RPS-1

RPS-3

RPS-5

RPS-4

Matsonford Road

Matsonford Road  
Pedestrian Bridge



**Gannett Fleming**

SUITE 200, 5 EVES DRIVE  
MARLTON, NJ 08053 (856) 396-2226  
WWW.GFNET.COM

MATSONFORD ROAD  
PEDESTRIAN BRIDGE  
RADNOR TOWNSHIP, PA

SAMPLE LOCATION MAP

FIGURE 2

GRAPHIC SCALE:

10 5 0 10 20 30 40 50 Feet

Scale = 1:480

DRAWING SOURCE: Earth Explorer (USGS 2015)

**ATTACHMENT 2**  
**LABORATORY ANALYSIS**

# Hampton-Clarke Report Of Analysis

**Client:** Gannett Fleming

**HC Project #:** 7092803

**Project:** Radnor PED Bridge 56756

**Sample ID:** RPS-1

**Lab#:** AD00274-001

**Matrix:** Paint Chips

**Collection Date:** 9/27/2017

**Receipt Date:** 9/27/2017

## Mercury (Soil/Waste) 7471B

Analyte	DF	Units	RL	Result
Mercury	1	mg/kg	0.083	ND

## RCRA Metals 6010

Analyte	DF	Units	RL	Result
Barium	1	mg/kg	10	ND
Chromium	1	mg/kg	5.0	ND
Lead	1	mg/kg	5.0	ND

## RCRA Metals ICP-MS 6020

Analyte	DF	Units	RL	Result
Arsenic	1	mg/kg	0.20	0.61
Cadmium	1	mg/kg	0.40	ND
Selenium	1	mg/kg	2.0	ND
Silver	1	mg/kg	0.20	ND

Sample ID: RPS-2  
Lab#: AD00274-002  
Matrix: Paint Chips

Collection Date: 9/27/2017  
Receipt Date: 9/27/2017

**Mercury (Soil/Waste) 7471B**

Analyte	DF	Units	RL	Result
Mercury	1	mg/kg	0.083	ND

**RCRA Metals 6010**

Analyte	DF	Units	RL	Result
Barium	1	mg/kg	10	42
Chromium	1	mg/kg	5.0	50
Lead	1	mg/kg	5.0	ND

**RCRA Metals ICP-MS 6020**

Analyte	DF	Units	RL	Result
Arsenic	1	mg/kg	0.20	3.2
Cadmium	1	mg/kg	0.40	ND
Selenium	1	mg/kg	2.0	ND
Silver	1	mg/kg	0.20	0.35

Sample ID: RPS-3  
Lab#: AD00274-003  
Matrix: Paint Chips

Collection Date: 9/27/2017  
Receipt Date: 9/27/2017

**Mercury (Soil/Waste) 7471B**

Analyte	DF	Units	RL	Result
Mercury	1	mg/kg	0.083	ND

**RCRA Metals 6010**

Analyte	DF	Units	RL	Result
Barium	1	mg/kg	10	58
Chromium	2	mg/kg	10	4500
Lead	1	mg/kg	5.0	ND

**RCRA Metals ICP-MS 6020**

Analyte	DF	Units	RL	Result
Arsenic	1	mg/kg	0.20	0.78
Cadmium	1	mg/kg	0.40	ND
Selenium	1	mg/kg	2.0	ND
Silver	1	mg/kg	0.20	ND



Sample ID: RPS-4  
Lab#: AD00274-004  
Matrix: Paint Chips

Collection Date: 9/27/2017  
Receipt Date: 9/27/2017

**Mercury (Soil/Waste) 7471B**

Analyte	DF	Units	RL	Result
Mercury	1	mg/kg	0.083	ND

**RCRA Metals 6010**

Analyte	DF	Units	RL	Result
Barium	2	mg/kg	20	4100
Chromium	1	mg/kg	5.0	30
Lead	1	mg/kg	5.0	ND

**RCRA Metals ICP-MS 6020**

Analyte	DF	Units	RL	Result
Arsenic	1	mg/kg	0.20	4.2
Cadmium	1	mg/kg	0.40	3.4
Selenium	1	mg/kg	2.0	ND
Silver	1	mg/kg	0.20	ND

Sample ID: RPS-5  
Lab#: AD00274-005  
Matrix: Paint Chips

Collection Date: 9/27/2017  
Receipt Date: 9/27/2017

**Mercury (Soil/Waste) 7471B**

Analyte	DF	Units	RL	Result
Mercury	1	mg/kg	0.083	ND

**RCRA Metals 6010**

Analyte	DF	Units	RL	Result
Barium	1	mg/kg	10	ND
Chromium	1	mg/kg	5.0	150
Lead	1	mg/kg	5.0	10

**RCRA Metals ICP-MS 6020**

Analyte	DF	Units	RL	Result
Arsenic	2	mg/kg	0.40	15
Cadmium	1	mg/kg	0.40	ND
Selenium	1	mg/kg	2.0	ND
Silver	1	mg/kg	0.20	0.25

**Hampton-Clarke, Inc. (WBE/DBE/SBE)**  
175 Route 46 West and 2 Madison Road, Fairfield, New Jersey 07004  
Ph: 800-426-9992 | 973-244-9770 Fax: 973-244-9787 | 973-439-1458  
Service Center: 137-D Gather Drive, Mount Laurel, New Jersey 08054  
Ph (Service Center): 856-780-6057 Fax: 856-780-6056



**CHAIN OF CUSTODY  
RECORD**

A Woman-Owned, Disadvantaged, Small Business Enterprise  
NELACNJ #07071 | PA #68-00463 | NY #11408 | CT #PH-0671 | KY #90124 | DE HSCA Approved

Project # (Lab Use Only)

Page

of

**Customer Information**

1a) Customer: SPANNETT FLEMING  
Address: 5 EVANS DRIVE, SUITE 200  
MARLTON, NJ 08053  
1b) Email/Cell/Fax/Ph: pflahner@gfnet.com  
1c) Send Invoice to: above  
1d) Send Report to: above

**Project Information**

2a) Project: RADWOL PEO BRIDGE  
2b) Project Mgr: SC756  
PETER FLEMING  
2c) Project Location (City/State): RADWOL TOWNSHIP  
PA  
2d) Quote/PO # (If Applicable): 5705

Turnaround  
When Available:  
1 Business Day (100%)\*  
2 Business Days (75%)\*  
3 Business Days (50%)\*  
4 Business Days (35%)\*  
5 Business Days (25%)\*  
10 Business Days (Stand.)  
Other: \_\_\_\_\_

Report Type  
Data Summary  
Results + QC (Waste)  
NJ Reduced  
NY Reduced  
PA Reduced  
Full / Category B  
Category A  
Electronic (PDF)  
Other: \_\_\_\_\_

Electronic Deliv.  
Hazsite/CSV  
EnviroData  
Excel - NJ Regulatory  
Excel - NY Regulatory  
Excel - PA Regulatory  
EQulS (specify below):  
4-File/EZINYS/Reg. 2 or 5  
Other: \_\_\_\_\_

\* Expedited TAT Not Always Available. Please Check with Lab.

**7) Analysis (specify methods & parameter lists)**

====> Check If Contingent =====

Sample Type

Composite (C)

Grab (G)

**Matrix Codes**

DW - Drinking Water S - Soil A - Air  
GW - Ground Water SL - Sludge  
WW - Waste Water OL - Oil  
OT - Other (please specify under item 9, Comments)

Lab Sample #	4) Customer Sample ID	5)		6) Sample	
		Matrix	Date	Time	
001	RPS-1	OT	9-27-17	0750	X
002	RPS-2	OT	9-27-17	0815	X
003	RPS-3	OT	9-27-17	0838	X
004	RPS-4	OT	9-27-17	0915	X
005	RPS-5	OT	9-27-17	0915	X

<==== Check If Contingent <====

8)

# of Bottles

None MeOH En Core NaOH HCl H2SO4 HNO3

9) Comments

PAINT CHIPS

**10) Relinquished by:**

Accepted by:

Date

Time

Indicate if low-level methods required to meet current groundwater standards (SPLP for soil):  
BN or BNA (8270D SIM)  
VOC (8260C SIM or 8011)  
SPLP (BN, BNA, Metals)  
Check if applicable:  
Project-Specific Reporting Limits  
High Contaminant Concentrations  
NJ LSRP Project (also check boxes above/right)  
11) Sampler (print name): Peter Fleming  
Date: 9-27-17  
Cooler Temperature: 37.2

**Additional Notes**

Please note NUMBERED items. If not completed your analytical work may be delayed.  
A fee of \$5/sample will be assessed for storage should sample not be activated for any analysis.

**RESOLUTION NO. 2017-124**  
**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE**  
**COUNTY, PENNSYLVANIA, AWARDED THE DESIGN,**  
**ENGINEERING, AND BIDDING DOCUMENTS**  
**CONTRACT FOR THE PAINTING AND REPAIR OF THE**  
**RADNOR CHESTER AND KING OF PRUSSIA ROADS**  
**WALL, TO GANNETT FLEMING, INCORPORATED**

*WHEREAS*, The Board of Commissioners authorized Gannett Fleming, Incorporated to perform and evaluation of the above referenced wall

*WHEREAS*, said evaluation noted required repairs, cleaning and painting

*WHEREAS*, a cost proposal for design and engineering has been submitted by Gannett Fleming

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby award the design, engineering, and bidding documents contract for the painting and repair of the Matsonford Road pedestrian bridge, to Gannett Fleming, Incorporated, in the amount of \$24,040.

*SO RESOLVED* this 27th day of November, A.D., 2017

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Elaine P. Schaefer  
Title: Vice President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski  
Manager/Secretary



**Gannett Fleming**

*Excellence Delivered **As Promised***

October 25, 2017

Stephen Norcini, P.E.  
Township Engineer  
Radnor Township  
301 Iven Avenue  
Radnor, PA 19087

Dear Steve:

RE: Radnor-Chester Road Wall Rehabilitation

Gannett Fleming, Inc. is pleased to submit the following cost proposal for providing engineering and construction services for the rehabilitation of the wall at Radnor-Chester Road and King of Prussia Road.

## **I. SCOPE OF WORK**

Gannett Fleming, Inc. will perform the following services:

1. Design Documents
  - a. Preparation of General Plan & Notes (2 Sheets).
2. Preparation of specifications and bidding documents for the proposed work.
  - a. Attendance of Pre-bid meeting
  - b. Review of RFIs and contractor Submittals
  - c. Site Visit
3. Preparation of cost estimate for the proposed work.

The project is based on the following scope of work items and assumptions:

- Masonry Repointing – repointing of deteriorated and missing mortar
- Masonry Restoration – reconsolidation of loose stone
- Masonry Reconstruction – reconstruction of wall where stones are missing and south end wall
- Replacement of Timber Cap
- Removal of Vegetation
- Shotcrete – apply shotcrete to areas with missing pargeted surface on east face of wall and apply architectural stain to entire wall surface

Radnor Township will provide the following to assist Gannett Fleming, Inc. in the prosecution of the work:





- Provide access to the site and provide any plans, documents, and reports associated the project.
- The Township will supply Gannett Fleming with typical "Front End" contractor documents.

## II. COST

**Based on the above scope of work, we will perform the services for the following estimated costs.** Costs are estimates only due to the nature of the work. **Total billings will not be exceeded without written notification:**

**Bid Package & Plan Preparation**

Plans, Specifications, and Cost Estimate	\$15,770.00
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**Bid Services**

RFIs, Pre-bid Meeting, Submittal Review	\$8,270.00
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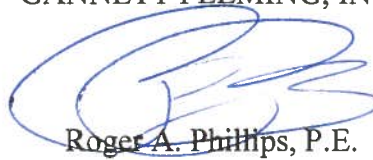
<b>TOTAL</b>	<b>COSTS</b>	<b>\$24,040.00</b>
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We are prepared to begin this assignment upon your authorization to proceed.

We appreciate this opportunity to offer our services. If you have any questions concerning our proposal please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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

# Radnor Township

## PROPOSED LEGISLATION

DATE: November 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  
Roger Phillips, PE, Gannett Fleming, Incorporated

LEGISLATION: **Resolution #2017- 124** -Award of the Design, Engineering, and Bidding Documents Contract for the Painting and Repair of the Radnor Chester and King of Prussia Roads Wall, to Gannett Fleming, Incorporated

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**LEGISLATIVE HISTORY:** At the regularly scheduled August 14<sup>th</sup>, 2017 Board of Commissioners meeting, the Board authorized Gannett Fleming, Incorporated to perform and evaluation of the Radnor Chester Road and King of Prussia Road wall (please see attached). This evaluation would be the basis for design of the project.

**PURPOSE AND EXPLANATION:** The resolution before the Board of Commissioners is to authorize Gannett Fleming to perform the engineering, and provide bidding documents for the painting and repair of the Radnor Chester and King of Prussia Roads Wall. Enclosed is the proposal outlining the services provided: design, plan set, responses to RFIs, and material submittal review.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, a requisition will be processed, and once a purchase order number is received, Gannett Fleming will be given the Notice to Proceed. It is anticipated that the design process will be completed by January of next year. If subsequently approved by the Commissioners, the contract would be bid, with a spring start of construction. The estimated cost for painting and repair of the wall (if all items are done) is \$90,675.

**FISCAL IMPACT:** The cost proposal (please see attached) from Gannett Fleming to perform these services is \$24,040. The design costs will be funded by the capital plan fund.

**Recommendation:** *Staff respectfully recommends that the Board of Commissioners Award the Design, Engineering, and Bidding Documents Contract for the Painting and Repair of the Matsonford Road Pedestrian Bridge, to Gannett Fleming, Incorporated, in the amount of \$24,040.*

Enclosure: Gannett Fleming, Incorporated Cost Proposal  
Gannett Fleming, Incorporated Final Report



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## **GANNETT FLEMING MEMORANDUM**

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**Date:** November 3, 2017

**To:** Radnor Township

**From:** Gannett Fleming

**Re:** Stone Masonry Wall at Radnor-Chester Road & King of Prussia Road

An inspection was performed on September 11, 2017 on the above-referenced wall located southwest of the intersection between King of Prussia Road and North Radnor-Chester Road in Radnor Township, Delaware County. The inspection was performed to approximate the extent of deterioration of the accessible elements towards a recommendation to repair/rehabilitate the wall and its budgetary/planning estimate. The inspection was limited to observation of the above-ground, visible portions of the wall. Portions below the ground line were not assessed and assessment of areas covered heavily by vegetation was limited. The stone masonry wall was examined for missing, loose, or cracked stones, bulging, rotation, and settlement, as well as deteriorated or missing mortar/pointing. The pargeted surface on the east face of the wall was inspected for cracking and delamination from the stone masonry.

### **Wall Description**

The stone masonry wall is oriented roughly north to south and is approximately 208 feet long with a pilaster wall measuring approximately 161 feet in length and a short wall extending approximately 47 feet from the north end of the pilaster wall. The pilaster wall and short wall measure approximately 14 feet and 6 feet in height from the ground line, respectively. The pilaster wall has 2-foot-wide pilasters spaced 11'-4" on center along the length of its west face. End walls, measuring 8'-8" in length, project perpendicularly from the east face of the pilaster wall at each end. The end walls vary in height from 3'-0" to 4'-9" measured from the ground line.

A timber cap extends along the top of the pilaster wall for its entire length. The timber cap is covered on its top surface with metal sheathing. The east face of the pilaster wall has a pargeted surface of mortar with architectural timbers attached vertically to the wall face with brackets. The short wall is capped with stones pitched from its center to each face of the wall.



*General View of West Face of Stone Masonry Wall*



*General View of East Face of Stone Masonry Wall*



## Structure Findings

The condition of the stone masonry wall, pargeted surface on the east face, timber cap, and other wall elements was assessed to determine their need for repair, replacement or rehabilitation. Findings of the wall inspection are summarized as follows:

### *Pilaster Wall*

The pilaster stone masonry wall is in generally fair condition. The wall is stable but leans slight to the east ( $\approx 1^\circ$ ) based on plumb bob measurements. The lean is not considered excessive and does not affect the stability of the wall. There are extensive areas with deteriorated and missing mortar, including large areas with mortar that is loose and sandy. Approximately 40% of the mortar joints on the west face of the pilaster wall are deteriorated. The stones in these areas are generally stable. There are areas with loose stone generally located within the bottom 3 feet of the wall.



*Detail of Deteriorated and Sandy Mortar*



*Typical Missing Mortar & Loose Base Stones*

There is an approximately 2-foot-high by 18-foot-long area with missing stones along the top face of the wall starting approximately 50 feet from the north end of the pilaster wall. The timber cap is broken and deteriorated at numerous locations with significant portions of its length missing. The metal sheathing covering the timber cap has minor surface rust. There are numerous locations with vegetation protruding from the mortar joints and the joints in the timber cap sheathing, some of which are actively growing.



*Area of Missing Stone Along Top Face of Pilaster Wall*



*Deteriorated, Broken and Missing Roof Cap*



The pargeted surface on the east face of the pilaster wall has extensive areas of missing, delaminated, stained and scaled surface mortar with the stone masonry exposed at numerous locations. Approximately 40% of the pargeted surface is delaminated or spalled. The vertical timbers are in generally good condition with loose connection brackets at a few locations. Heavy vegetation is actively growing on the east face of the wall at its the north and south ends. It appears several voids in the wall were filled with brick. For detailed field notes delineating areas of deterioration see Appendix B.



*Typical Condition of Pargeted Surface and Vertical Timbers on East Face*



*Area Filled with Brick*

### ***Short Wall and End Walls***

The short wall is stable and in generally fair condition. Approximately 40% of the joints on the short wall have deteriorated and missing mortar, including areas with loose and sandy mortar. The stones in these areas are generally stable. There are several missing stones on the west face of the short wall. Approximately half the east face of the short wall is covered with vegetation. The cap stones on the short wall are stable and in generally good condition. The north end wall has an approximately 2'-0" by 1'-6" area of missing stone creating a hole in the wall. The mortar joints are deteriorated throughout the end wall. The south end wall has failed and its remnants form a pile of rubble at the south end of the pilaster wall.



*Short Wall, West Face, General Condition*



*North End Wall, South Face*



*Heavy Vegetation Growth and Failed South End Wall, South End of Pilaster Wall*



*General View of Intact Roof Cap Showing Minor Surface Rust and Vegetation Growing from the Joints in the Metal Sheathing*

## **Conclusions**

The stone masonry wall is stable and in generally fair condition. There are extensive areas with missing, deteriorated and sandy mortar. Numerous stones are loose, primarily along the bottom 3 feet of the pilaster wall. There are missing stones in several locations with a 2-foot-high by 18-foot-long section of stone missing along the top of the pilaster wall. The pargeted surface on the east face of the pilaster wall has extensive areas of delamination and spalling. The timber cap on the pilaster wall is in poor condition. Vegetation protrudes from many mortar joints with active vegetation growth covering portions of the wall. Based on the field assessment and findings, the existing stone masonry wall requires rehabilitation.

## **Recommendations**

Recommendations for rehabilitation of the wall include the following items:

- Masonry Repointing – repointing of deteriorated and missing mortar
- Masonry Restoration – reconsolidation of loose stone
- Masonry Reconstruction – reconstruction of wall where stones are missing
- Replacement of Timber Cap
- Removal of Vegetation
- Shotcrete – apply shotcrete to areas with missing pargeted surface on east face of wall

A few options are available as additional items of work not required for the basic rehabilitation of the wall. The removal of a large stump and debris at the southeast corner of the wall and reconstruction of the south end wall is an optional item which is not required for the rehabilitation. For aesthetic reasons, an architectural concrete stain can be applied to the pargeted surface on the east face to provide a consistent color between the new and existing material.

In lieu of replacing the timber cap in-kind, a stone cap may be constructed along the length of the pilaster wall.

A conceptual construction cost estimate is provided for the recommended work. The cost of the optional items has been separated from the main rehabilitation cost.

**Preliminary Rehabilitation Cost Estimate - Stone Masonry Wall at Radnor Chester Road**

**Preliminary Construction Item Estimate:**

	Structure:	Unit	Qty	Unit \$	Item Cost
1	Masonry Repointing	LF	2650	\$5	\$13,250
2	Masonry Restoration	SF	420	\$45	\$18,900
3	Masonry Reconstruction	SF	50	\$100	\$5,000
4	Replacement of Timber Cap (1)	LF	160	\$70	\$11,200
5	Removal of Vegetation	LS	LS	LS	\$1,600
6	Shotcrete	SF	875	\$10	\$8,750

---

Total Wall Rehabilitation Cost: **\$58,700**

+ 5% Mobilization

+ 18% City Cost Index (2)

+ 6% Future Cost Adjustment (3)

Total Construction Cost: **\$75,800**

**Optional Item Estimate:**

		Unit	Qty	Unit \$	Item Cost
1	Architectural Concrete Stain	SF	2250	\$3.50	\$7,875
2	Debris Removal and Reconstruction of End Wall	LS	1	LS	\$7,000

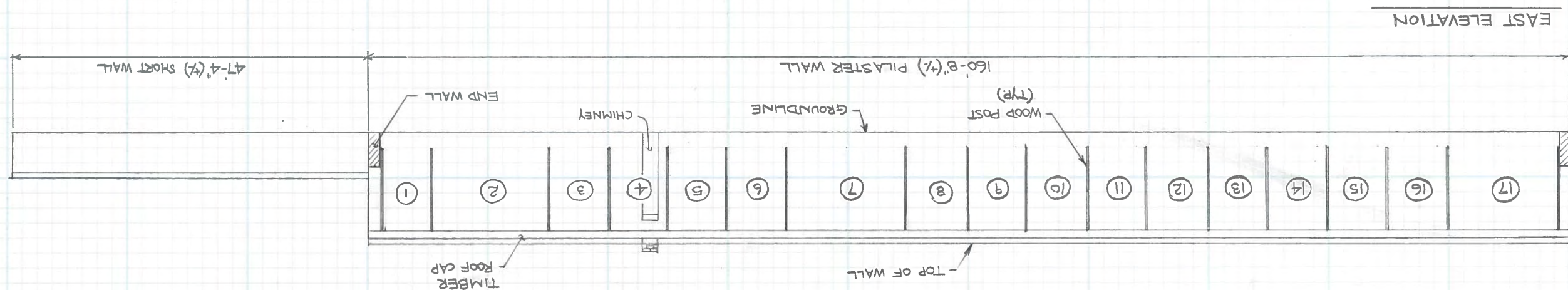
Notes:

1. Cost is for the replacement of the cap with a similar cap constructed of timber.
2. Per RSMeans Heavy Construction Cost Data, 29th Ed., 2015, masonry construction in the Philadelphia area.
3. Determined based on US Bureau of Labor and Statistics inflation rate data ( $\approx 2\%$  per year) and a projection from 2015 to 2018.

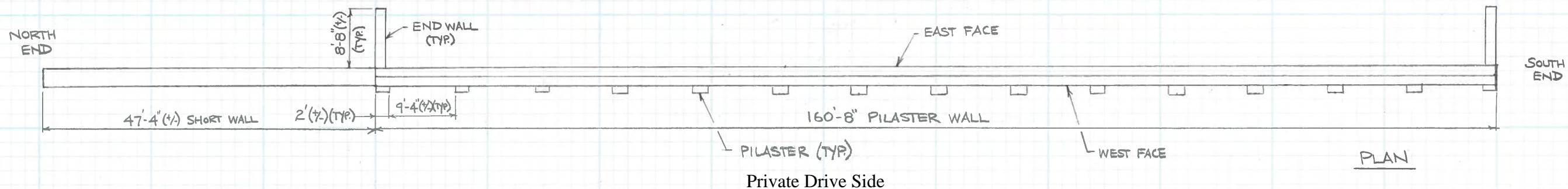
# APPENDIX A:

## WALL LAYOUT SKETCH

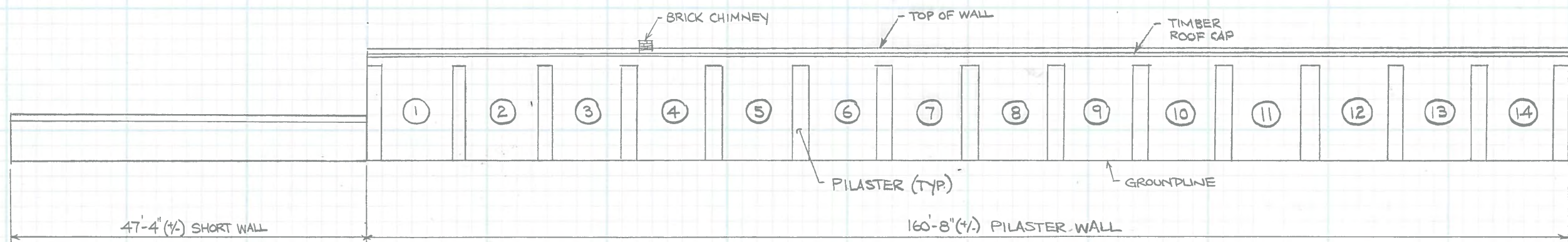




Radnor-Chester Road Side



Private Drive Side



WEST ELEVATION

LEGEND: (3) - PANEL NUMBER



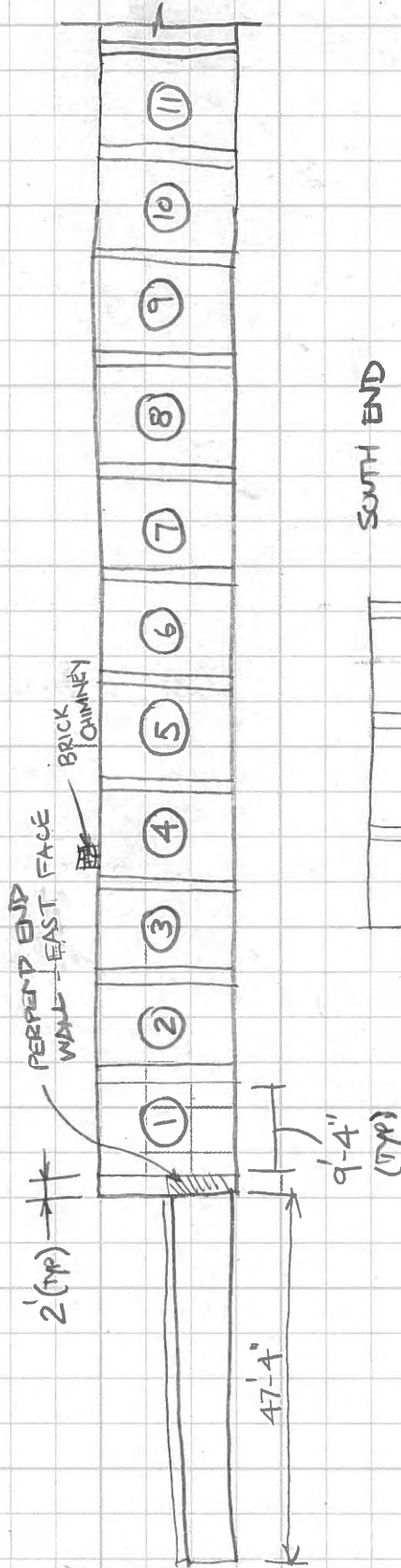
# APPENDIX B:

# FIELD NOTES

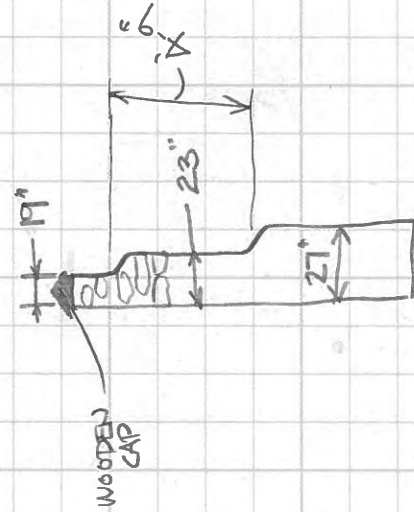
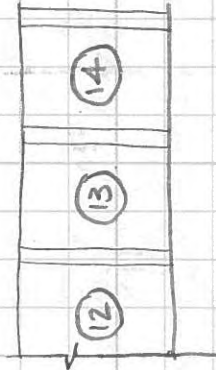


WALL LAYOUT : WEST FACE AND PICTURE ELEVATIONS

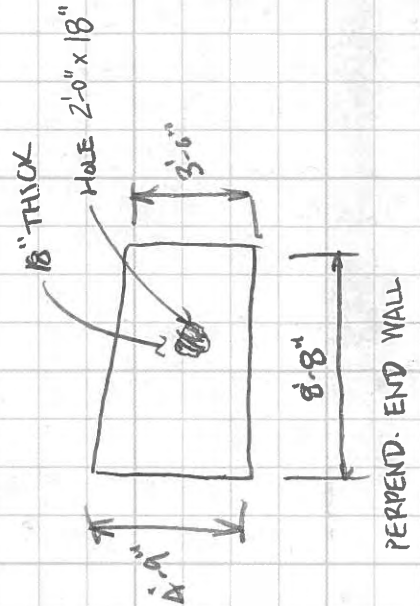
NORTH END

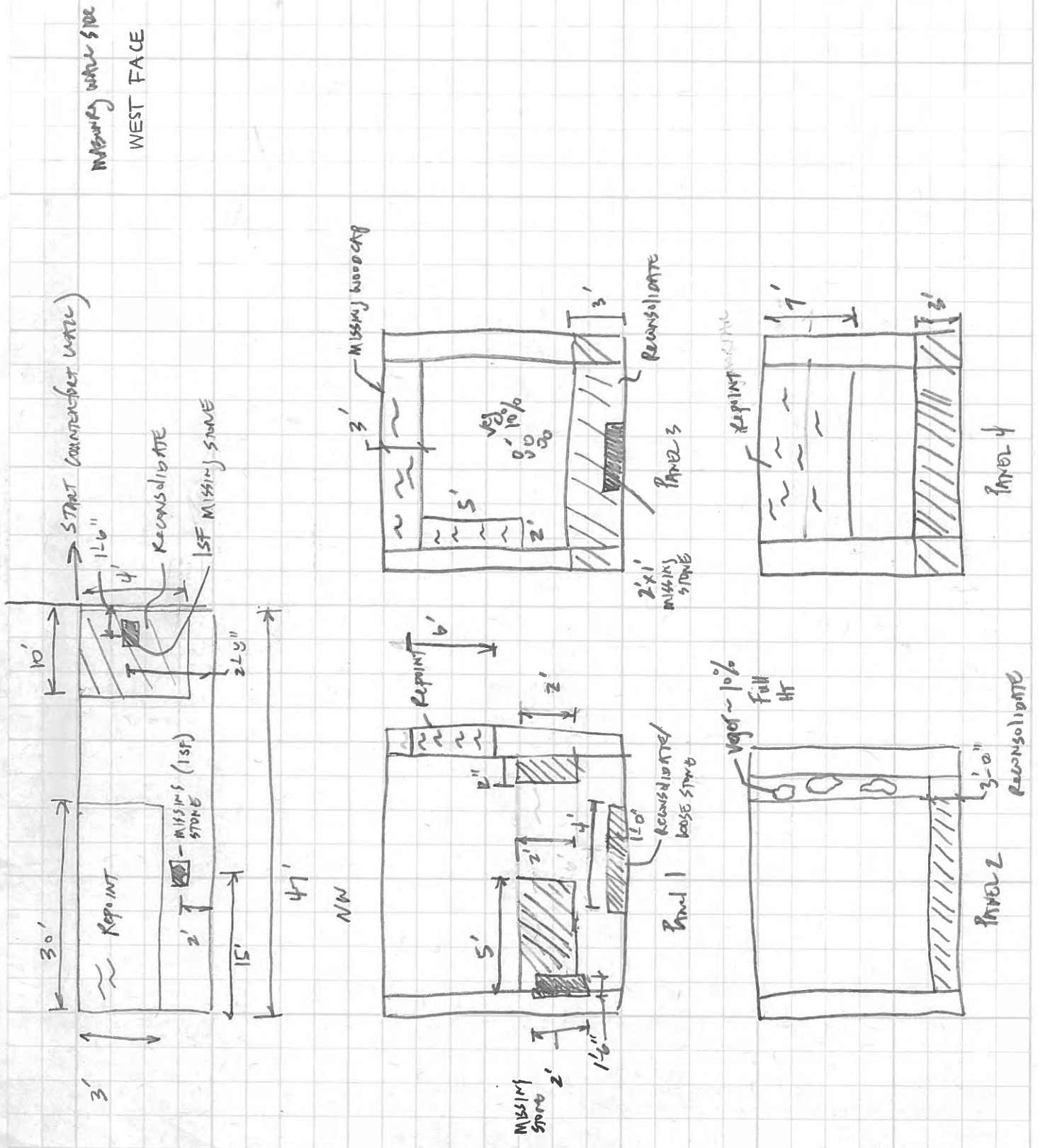


SOUTH END



CROSS SECTION @  
COUNTERFORT

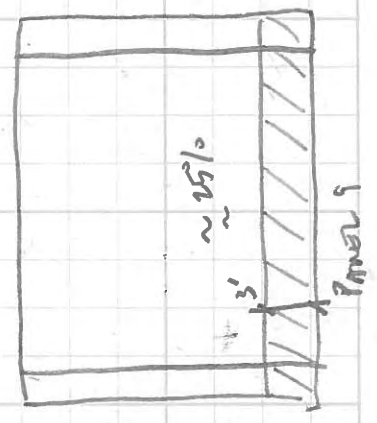
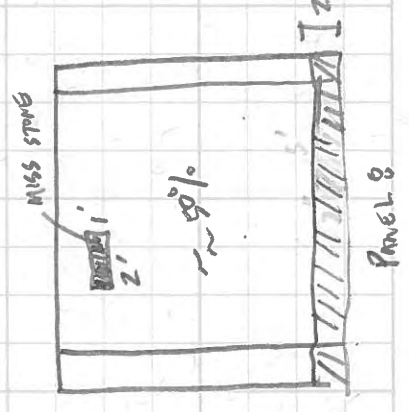
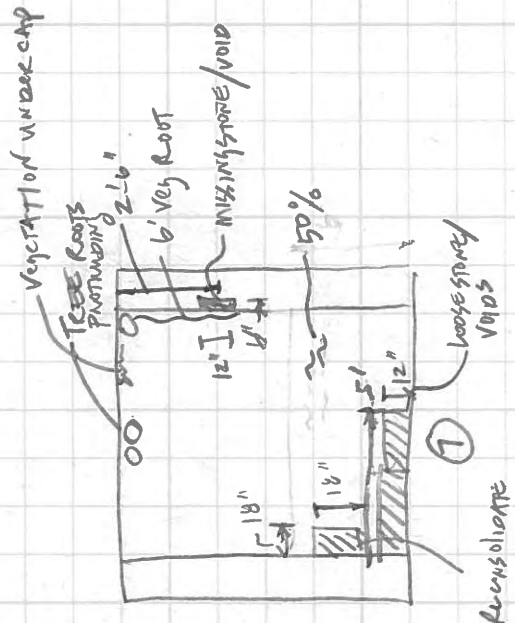
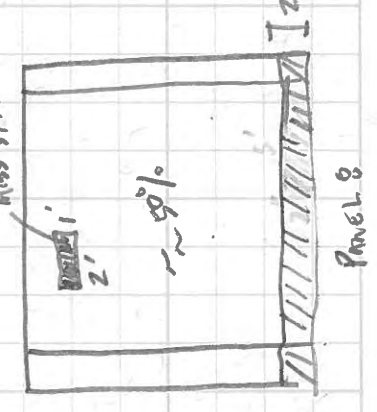
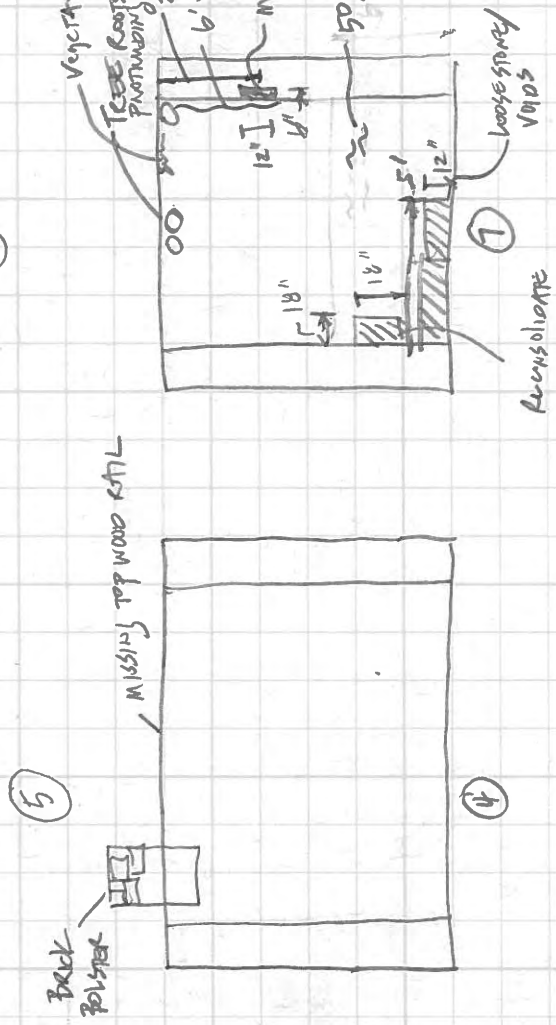
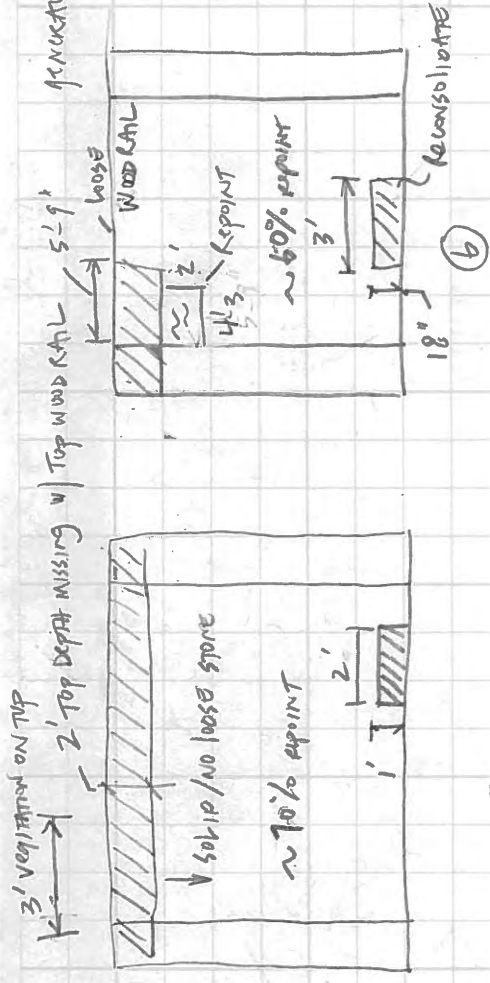






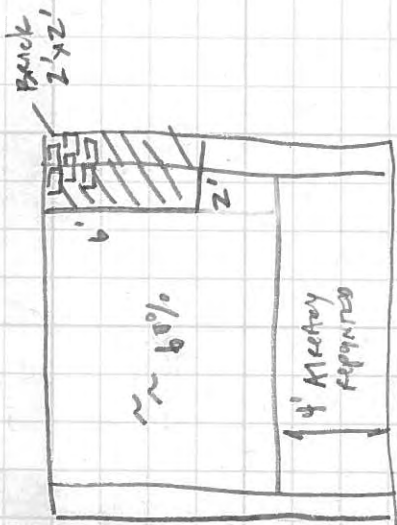
GENERAL INFO - WALL STABLE, WEST SIDE MORTAR CAN BE REMOVED EASILY w/ FINGER. HOWEVER, STONES DO NOT APPEAR LOOSE

WEST FACE

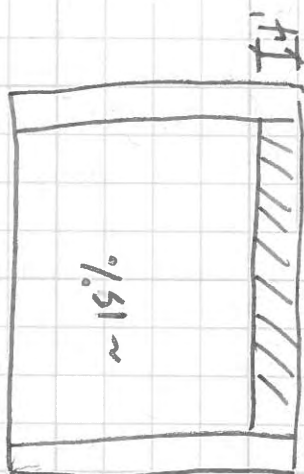




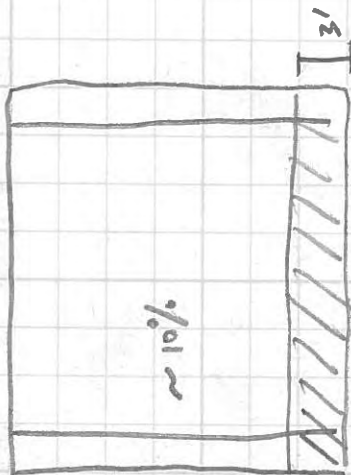
WARRANTY NOTE: SIDES  
WEST FACE



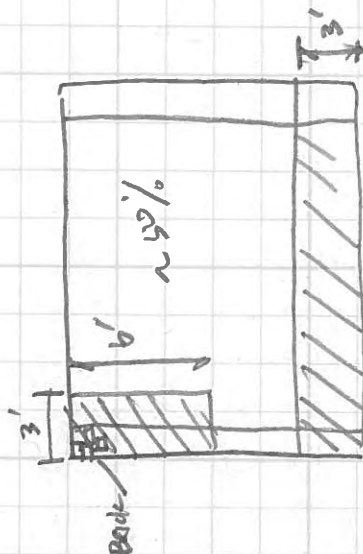
Panel 11



Panel 13/14



Panel 10



Panel 12







Gannett Fleming

SUBJECT

SHEET NO.

OF

BY

DATE

CHKD. BY

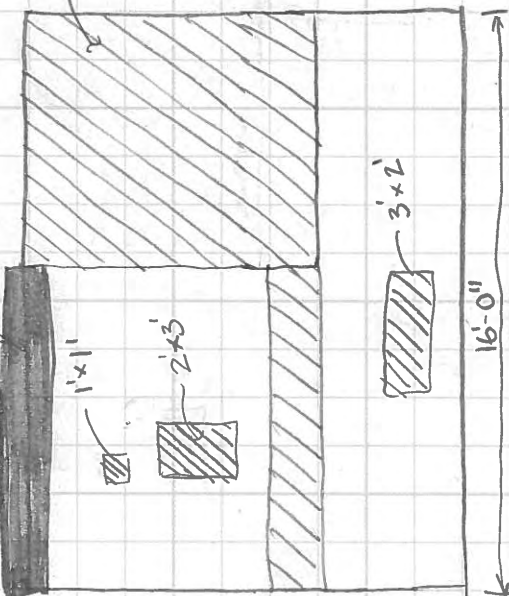
DATE

JOB NO.

NOTE: PANELS ARE BETWEEN  
WOODEN POSTS AND NOT  
BETWEEN COUNTERFOOTS  
AS USED ON THE WEST FACE  
AND FOR PICTURE ELEV.

RADIATOR WALL EAST FACE 9/11/17

WOODEN & METAL  
ROOF CAP

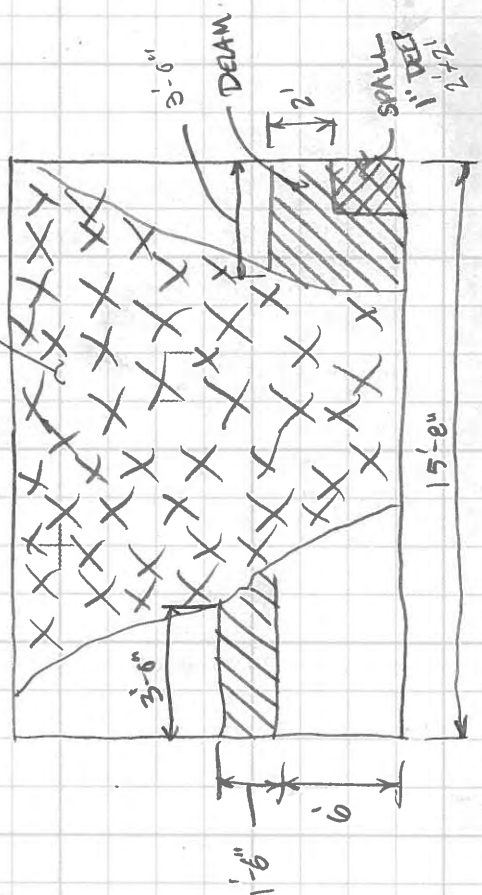


PANEL 7



PANEL 1

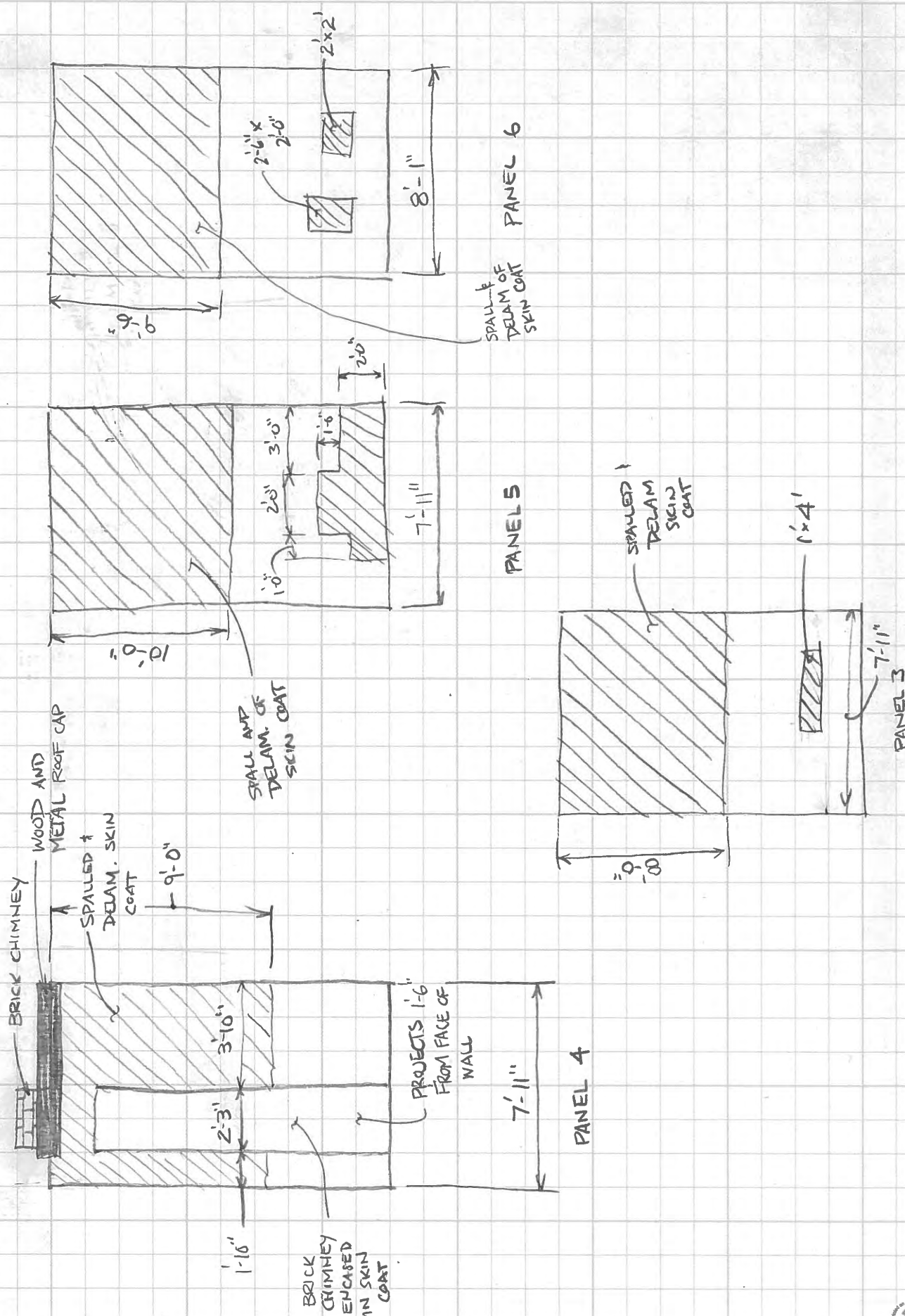
VEGETATION  
COVER

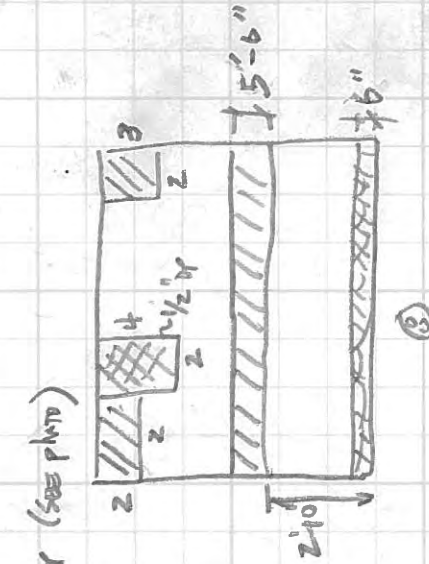


PANEL 2



RADNOR WALL : EAST FACE : PANELS DELINEATED BETWEEN VERTICAL WOODEN POSTS





# APPENDIX C: QUANTITIES

QUANTITIESITEMS FOR REHABILITATION

- MASONRY REPOINTING (LF)
- MASONRY RESTORATION (SF)
- MASONRY RECONSTRUCTION (SF)
- REPLACEMENT OF TIMBER CAP (LF)
- REMOVAL OF VEGETATION (SF)
- SHOTCRETE (SF)

SHOTCRETE (SF)

- COVER AREA OF DELAMINATED AND SPALLED EXISTING MORTAR WITH SHOTCRETE. EAST FACE OF WALL.

<u>PANEL</u>	<u>AREA (SF)</u>
①	20
②	17
③	68
④	57
⑤	93
⑥	86
⑦	108
⑧	66
⑨	65
⑩	33
⑪	28
⑫	34
⑬	21
⑭	48
⑮	30
⑯	9
⑰	9

 $\Sigma = 792 \text{ SF}$ 

- ADD 10% TO ACCOUNT  
FOR AREAS NOT VISIBLE  
FOR INSPECTION

 $\text{TOTAL} = 792 \text{ SF} \times 1.10 = 871.2 \text{ SF}$ SAY 875 SF



## QUANTITIES

### MASONRY REPOINTING (LF)

- MORTAR REQUIRING REPOINTING DELINIATED IN SQUARE FOOTAGE AND PERCENT OF AREA IN THE INSPECTION NOTES. ASSUME 3 LF OF MORTAR JT PER SQ. FT. OF AREA (BASED OF OF FIELD VIEW).

PANEL	AREA (SF)
①	12
②	—
③	38
④	65
⑤	94
⑥	85
⑦	76
⑧	68
⑨	31
⑩	13
⑪	61
⑫	54
⑬	17
⑭	17
	<u>Σ = 631 SF</u>

REPOINT LF:

$$= 631 \text{ SF} \times 3 \frac{\text{LF}}{\text{SF}} = 1893 \text{ SF}$$

$$\text{SHORT WALL} = 90 \text{ SF} \times 3 \frac{\text{LF}}{\text{SF}} = 270 \text{ LF} \times 2 = 540 \text{ LF}$$

$$\text{END WALL} = (4') \times (8.667') \times (3 \frac{\text{LF}}{\text{SF}}) \times (2) = 208$$

$$\text{TOTAL} = 1893 + 540 \text{ LF} + 208 \text{ LF} = 2641 \text{ LF}$$

SAY 2650 LF



QUANTITIES

MASONRY RESTORATION

<u>PANEL</u>	<u>AREA (SF)</u>
①	16
②	34
③	34
④	34
⑤	2
⑥	5
⑦	7
⑧	23
⑨	34
⑩	34
⑪	12
⑫	52
⑬	45
⑭	45
<u><math>\Sigma = 377</math></u>	

SHORT WALL = 40sf

TOTAL = 377sf + 40sf = 417sf

SAY 420sf



## QUANTITIES

### MASONRY RECONSTRUCTION (SF)

<u>PANEL</u>	<u>AREA (SF)</u>
①	3
②	-
③	2
④	-
⑤	23
⑥	12
⑦	1
⑧	2
⑨	-
⑩	-
⑪	-
⑫	-
⑬	-
⑭	-
<u><math>\Sigma = 43 \text{ SF}</math></u>	

SHORT WALL = 2 SF

END WALL = 3 SF

TOTAL =  $43 + 2 + 3 = 48 \text{ SF}$

SAY 50 SF

### REMOVAL OF VEGETATION (SF) - SEE LUMP SUM QUANTITY FOR COST

- SAY 10% OF THE TOTAL PILASTER WALL AREA AND 25% OF THE TOTAL SHORT WALL AREA ARE COVERED IN VEGETATION

$$\text{COUNTERFORT} = 0.10 (2 \times 160' \times 14') = 448 \text{ SF}$$

$$\text{SHORT} = 0.25 (2 \times 47' \times 6') = 141 \text{ SF}$$

$$\text{TOTAL} = 448 \text{ SF} + 141 \text{ SF} = 589 \text{ SF}$$

## QUANTITIES

### REPLACEMENT OF TIMBER CAP

- THE TIMBER ROOF CAP EXTENDS THE FULL LENGTH OF THE PILASTER WALL.

LENGTH = 160 LF

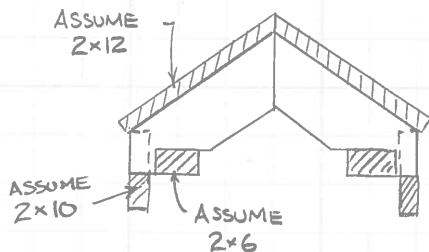
COST: DETERMINE COST USING RSMEANS 2015

CREW: 1 CARPENTER FOREMAN :	\$ 602.80/DAY	}	= \$1758.80/DAY
2 CARPENTERS :	\$ 1156.00/DAY		

- ACCESS/SCAFFOLDING INCLUDED IN OVERALL MOBILIZATION COST
- SAY IT TAKES THE CREW 5 DAYS TO MOBILIZE AND CONSTRUCT THE TIMBER ROOF CAP

LABOR COST = 5(\$1758.80) = \$8794

• MATERIAL COST:	2x12 PRESSURE TREAT LUMBER =	\$23/12 FT
	2x10 " " " =	\$18/12 FT
	2x6 " " " =	\$10/12 FT
	2x4 " " " =	\$4/8 FT



SAY: 2-2x12 = 2(\$23/12) = \$3.83/LF  
 2-2x10 = 2(\$18/12) = \$3.00/LF  
 2-2x6 = 2(\$10/12) = \$1.67/LF  
 2-2x4 = 2(\$4/8) = \$1.00/LF  
Σ = \$9.5/LF

TO ACCOUNT FOR MISC. MATERIAL/TAX: USE \$12/LF FOR MATERIAL

TOTAL COST/LF = \$8794/160 + \$12/LF = \$67/LF

SAY \$70/LF



Crew No.	Bare Costs		Incl. Subs O&P		Cost Per Labor-Hour	
	Hr.	Daily	Hr.	Daily	Bare Costs	Incl. O&P
<b>Crew E-16</b>						
1 Welder Foreman (outside)	\$54.65	\$437.20	\$94.95	\$759.60	\$53.65	\$93.20
1 Welder	52.65	421.20	91.45	731.60		
1 Welder, Gas Engine, 300 amp		145.85		160.44	9.12	10.03
16 L.H., Daily Totals		\$1004.25		\$1651.64	\$62.77	\$103.23
<b>Crew E-17</b>						
1 Struc. Steel Foreman (outside)	\$54.65	\$437.20	\$94.95	\$759.60	\$53.65	\$93.20
1 Structural Steel Worker	52.65	421.20	91.45	731.60		
16 L.H., Daily Totals		\$858.40		\$1491.20	\$53.65	\$93.20
<b>Crew E-18</b>						
1 Struc. Steel Foreman (outside)	\$54.65	\$437.20	\$94.95	\$759.60	\$52.64	\$89.21
3 Structural Steel Workers	52.65	1263.60	91.45	2194.80		
1 Equipment Operator (med.)	50.60	404.80	76.75	614.00		
1 Lattice Boom Crane, 20 Ton		948.90		1043.79	23.72	26.09
40 L.H., Daily Totals		\$3054.50		\$4612.19	\$76.36	\$115.30
<b>Crew E-19</b>						
1 Struc. Steel Foreman (outside)	\$54.65	\$437.20	\$94.95	\$759.60	\$51.97	\$86.72
1 Structural Steel Worker	52.65	421.20	91.45	731.60		
1 Equip. Oper. (light)	48.60	388.80	73.75	590.00		
1 Lattice Boom Crane, 20 Ton		948.90		1043.79	39.54	43.49
24 L.H., Daily Totals		\$2196.10		\$3124.99	\$91.50	\$130.21
<b>Crew E-20</b>						
1 Struc. Steel Foreman (outside)	\$54.65	\$437.20	\$94.95	\$759.60	\$51.85	\$87.40
5 Structural Steel Workers	52.65	2106.00	91.45	3658.00		
1 Equip. Oper. (crane)	51.70	413.60	78.45	627.60		
1 Equip. Oper. (oilier)	45.20	361.60	68.55	548.40		
1 Lattice Boom Crane, 40 Ton		1164.00		1280.40	18.19	20.01
64 L.H., Daily Totals		\$4482.40		\$6874.00	\$70.04	\$107.41
<b>Crew E-22</b>						
1 Skilled Worker Foreman (out)	\$50.65	\$405.20	\$78.25	\$626.00	\$49.32	\$76.18
2 Skilled Workers	48.65	778.40	75.15	1202.40		
24 L.H., Daily Totals		\$1183.60		\$1828.40	\$49.32	\$76.18
<b>Crew E-24</b>						
3 Structural Steel Workers	\$52.65	\$1263.60	\$91.45	\$2194.80	\$52.14	\$87.78
1 Equipment Operator (med.)	50.60	404.80	76.75	614.00		
1 Hyd. Crane, 25 Ton		736.60		810.26	23.02	25.32
32 L.H., Daily Totals		\$2405.00		\$3619.06	\$75.16	\$113.10
<b>Crew E-25</b>						
1 Welder Foreman (outside)	\$54.65	\$437.20	\$94.95	\$759.60	\$54.65	\$94.95
1 Cutting Torch		11.40		12.54	1.43	1.57
8 L.H., Daily Totals		\$448.60		\$772.14	\$56.08	\$96.52
<b>Crew F-3</b>						
4 Carpenters	\$46.95	\$1502.40	\$72.25	\$2312.00	\$47.90	\$73.49
1 Equip. Oper. (crane)	51.70	413.60	78.45	627.60		
1 Hyd. Crane, 12 Ton		653.80		719.18	16.34	17.98
40 L.H., Daily Totals		\$2569.80		\$3658.78	\$64.25	\$91.47
<b>Crew F-4</b>						
4 Carpenters	\$46.95	\$1502.40	\$72.25	\$2312.00	\$47.45	\$72.67
1 Equip. Oper. (crane)	51.70	413.60	78.45	627.60		
1 Equip. Oper. (oilier)	45.20	361.60	68.55	548.40		
1 Hyd. Crane, 55 Ton		1128.00		1240.80	23.50	25.85
48 L.H., Daily Totals		\$3405.60		\$4728.80	\$70.95	\$98.52

Crew No.	Bare Costs		Incl. Subs O&P		Cost Per Labor-Hour	
	Hr.	Daily	Hr.	Daily	Bare Costs	Incl. O&P
<b>Crew F-5</b>						
1 Carpenter Foreman (outside)	\$48.95	\$391.60	\$75.35	\$602.80	\$47.45	\$73.03
3 Carpenters	46.95	1126.80	72.25	1734.00		
32 L.H., Daily Totals		\$1518.40		\$2336.80	\$47.45	\$73.03
<b>Crew F-6</b>						
2 Carpenters	\$46.95	\$751.20	\$72.25	\$1156.00	\$44.16	\$67.73
2 Building Laborers	37.60	601.60	57.85	925.60		
1 Equip. Oper. (crane)	51.70	413.60	78.45	627.60		
1 Hyd. Crane, 12 Ton		653.80		719.18	16.34	17.98
40 L.H., Daily Totals		\$2420.20		\$3428.38	\$60.51	\$85.71
<b>Crew F-7</b>						
2 Carpenters	\$46.95	\$751.20	\$72.25	\$1156.00	\$42.27	\$65.05
2 Building Laborers	37.60	601.60	57.85	925.60		
32 L.H., Daily Totals		\$1352.80		\$2081.60	\$42.27	\$65.05
<b>Crew G-1</b>						
1 Roofer Foreman (outside)	\$42.10	\$336.80	\$71.85	\$574.80	\$37.51	\$64.04
4 Roofers Composition	40.10	1283.20	68.45	2190.40		
2 Roofer Helpers	30.05	480.80	51.30	820.80		
1 Application Equipment		193.00		212.30		
1 Tar Kettle/Pot		169.80		186.78		
1 Crew Truck		206.40		227.04	10.16	11.18
56 L.H., Daily Totals		\$2670.00		\$4212.12	\$47.68	\$75.22
<b>Crew G-2</b>						
1 Plasterer	\$42.95	\$343.60	\$64.40	\$515.20	\$39.55	\$59.78
1 Plasterer Helper	38.10	304.80	57.10	456.80		
1 Building Laborer	37.60	300.80	57.85	462.80		
1 Grout Pump, 50 C.F./hr.		133.40		146.74	5.56	6.11
24 L.H., Daily Totals		\$1082.60		\$1581.54	\$45.11	\$65.90
<b>Crew G-2A</b>						
1 Roofer Composition	\$40.10	\$320.80	\$68.45	\$547.60	\$35.92	\$59.20
1 Roofer Helper	30.05	240.40	51.30	410.40		
1 Building Laborer	37.60	300.80	57.85	462.80		
1 Foam Spray Rig, Trailer-Mtd.		573.25		630.58		
1 Pickup Truck, 3/4 Ton		144.20		158.62	29.89	32.88
24 L.H., Daily Totals		\$1579.45		\$2209.99	\$65.81	\$92.08
<b>Crew G-3</b>						
2 Sheet Metal Workers	\$55.95	\$895.20	\$85.50	\$1368.00	\$46.77	\$71.67
2 Building Laborers	37.60	601.60	57.85	925.60		
32 L.H., Daily Totals		\$1496.80		\$2293.60	\$46.77	\$71.67
<b>Crew G-4</b>						
1 Labor Foreman (outside)	\$39.60	\$316.80	\$60.95	\$487.60	\$38.27	\$58.88
2 Building Laborers	37.60	601.60	57.85	925.60		
1 Flatbed Truck, Gas, 1.5 Ton		245.40		269.94		
1 Air Compressor, 160 cfm		156.40		172.04	16.74	18.42
24 L.H., Daily Totals		\$1320.20		\$1855.18	\$55.01	\$77.30
<b>Crew G-5</b>						
1 Roofer Foreman (outside)	\$42.10	\$336.80	\$71.85	\$574.80	\$36.48	\$62.27
2 Roofers Composition	40.10	641.60	68.45	1095.20		
2 Roofer Helpers	30.05	480.80	51.30	820.80		
1 Application Equipment		193.00		212.30	4.83	5.31
40 L.H., Daily Totals		\$1652.20		\$2703.10	\$41.31	\$67.58



UNIT COST BACKUPVEGETATION REMOVAL (LS)

- SAY IT TAKES 2 LABORERS 1 DAY TO COMPLETE THE VEGETATION

$$\text{LABORER} = \$57.85/\text{HR} \quad \text{W/ O\&P}$$

$$2(\$57.85/\text{HR})(8\text{HR}) = \$925.60/\text{DAY}$$

$$\text{CHAIN SAW RENTAL} = \$31.20 \quad (\text{RSMEANS PAGE 522: 18" L GAS ENGINE})$$

$$\text{BRUSH CHIPPER} = \$391.40 \quad (\text{RSMEANS P. 517: 12" CUTTING HEAD, DIESEL})$$

$$\text{DISPOSAL: SAY } \$250$$

$$\text{TOTAL COST} = \$925.60 + \$31.20 + \$391.40 + \$250 = \$1598.20$$

$$\underline{\underline{\text{SAY } \$1600}}$$

DEBRIS REMOVAL & RECONSTRUCTION OF END WALL (LS)

- TREE STUMP & DEBRIS REMOVAL: SAY \$3500
- RECONSTRUCTION OF END WALL:

$$\text{AREA} = \left(\frac{4.75' + 3'}{2}\right)(8.667') = 33.6 \text{ SF} \quad \text{SAY } 35 \text{ SF}$$

$$\text{COST} = (35 \text{ SF})(\$100/\text{SF}) = \$3500$$

$$\underline{\underline{\text{TOTAL} = \$7000}}$$

QUANTITIESOPTIONAL ITEMS:ARCHITECTURAL CONCRETE STAIN: (SF)

- PROVIDE QUANTITY AND COST FOR AN OPTIONAL STAINING TO BE APPLIED TO THE TARGETED SURFACE TO PROVIDE A CONSISTENT COLOR THROUGHOUT.
- FULL AREA OF EAST FACE OF PILASTER WALL.

$$= (160')(14'(\frac{1}{2})) = 2240 \text{ SF}$$

SAY 2250 SF

**RESOLUTION NO. 2017-  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE MINOR/FINAL LOT  
CONSOLIDATION AND SUBDIVISION PLAN FOR 585 COUNTY LINE  
ROAD, PROPERTY OF JAMES AND ALLISON McGUCKIN**

*WHEREAS*, James F. McGuckin, Jr. and Allison T. McGuckin ("Applicant") filed a Minor/Final Lot Consolidation Subdivision Plan with Radnor Township; and

*WHEREAS*, the Delaware County Planning Commission and Radnor Township Planning Commission has reviewed the proposed Plan in accordance with the Pennsylvania Municipalities Planning Code; and

*WHEREAS*, the Board of Commissioners of Radnor Township now intends to approve the Minor/Final Lot Consolidation Subdivision Plan for 585 County Line Road, prepared by Site Engineering Concepts, LLC.

*NOW, THEREFORE*, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Minor/Final Subdivision Plan of Site Engineering Concepts, LLC consisting of three (3) sheets, dated September 1, 2017, subject to the following Final Plan approval conditions:

1. Compliance with correspondence of Gannett Fleming, dated October 11, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit "A"**.

2. The Applicant shall comply with all other applicable township, county, state, and federal rules and regulations and statutes.

3. The Applicant shall execute and record consolidated deeds for each of the new lots and provide copies of same to the Township within 30 days after recordation.

4. In addition to the Final plan approval conditions, the following Subdivision and Land Development Ordinance (SALDO) modifications are approved:

a. Section 255-22 of the SALDO requiring a Minor Plan to show existing features/improvements.

\_\_\_\_\_X\_\_\_\_\_Approved \_\_\_\_\_ Denied

b. Section 255-27.B(3)(c) and 255-27.C (1) with respect to right-of-way requirements.

\_\_\_\_\_X\_\_\_\_\_Approved \_\_\_\_\_ Denied

***SO RESOLVED***, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 27<sup>th</sup> day of November, 2017.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name:  
Title:

ATTEST: \_\_\_\_\_



**Gannett Fleming**

*Excellence Delivered As Promised*

**Date:** October 11, 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.  
Patricia Sherwin – Radnor Township Engineering Department  
Ray Daly – Radnor Township Codes Official  
Steve Gabriel - Rettew

**RE:** 585 County Line Road – Minor Final Plan  
James and Allison McGuckin – Applicant

**Date Accepted:** September 5, 2017

**90 Day Review:** December 4, 2017

Gannett Fleming, Inc. has completed a review of the Lot Consolidation Plans for compliance with the Radnor Township Code. These Plans was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to consolidate the three existing parcels to form two parcels. This project does not meet the criteria for an administration review exemption. No improvements are proposed at this time.

Proposed Lot Line Change

**Plans Prepared By:** Site Engineering Concepts, LLC

**Dated:** 09/01/2017

The applicant is requesting a waiver, to the extent necessary, from certain provisions of §255-22 requiring a minor subdivision plan to contain; existing improvements on and within 500' of the site; wetland delineations; contours; datum; large trees; and planning modules. The applicant has indicated that these items are unnecessary for this lot line change plan as there is not existing development on the existing parcel and no future development is proposed with this application.

**Zoning**

1. The zoning table summary must be revised to reflect the existing and proposed lot conditions.

**EXHIBIT**

tabbies

A



**Gannett Fleming**

Steve Norcini, Township Engineer  
585 County Line Road  
October 11, 2017

**Subdivision and Land Development**

1. §255.22.B(1)(k) – Features within 500 feet of the site must be shown on the plan. The applicant has requested a waiver from this requirement.
2. §255.22.B(1)(p) – Contour Lines must be shown on the plan. The applicant has requested a waiver from this requirement.
3. §255.22.B(1)(q) – Datum of contour lines must be shown on the plan. The applicant has requested a waiver from this requirement.
4. §255.22.B(1)(r) – Large trees over 6" in caliper must be shown on the plan. The applicant has requested a waiver from this requirement.
5. §255.22.B(3) – Planning modules for land development as required must be submitted. The applicant has requested a waiver from this requirement.

**General**

1. New deeds that reflect the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds.

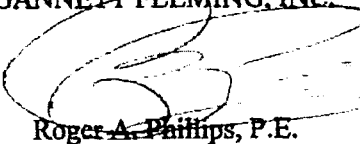
The applicant appeared before the Planning Commission on October 2, 2017. The Planning Commission recommended approval conditioned on the applicant complying with all staff comments along with the recommended approval of the following waiver:

- §255-22 - To the extent necessary, from certain provisions of §255-22 requiring a minor subdivision plan to contain; existing improvements on and within 500' of the site; wetland delineations; contours; datum; large trees; and planning modules.

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

Very truly yours,

GANNETT FLEMING, INC.



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





# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** October 11, 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.  
Patricia Sherwin – Radnor Township Engineering Department  
Ray Daly – Radnor Township Codes Official  
Steve Gabriel - Rettew

**RE:** 585 County Line Road – Minor Final Plan  
James and Allison McGuckin – Applicant

Date Accepted: September 5, 2017  
90 Day Review: December 4, 2017

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Gannett Fleming, Inc. has completed a review of the Lot Consolidation Plans for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to consolidate the three existing parcels to form two parcels. This project does not meet the criteria for an administration review exemption. No improvements are proposed at this time.

Proposed Lot Line Change

Plans Prepared By: Site Engineering Concepts, LLC  
Dated: 09/01/2017

The applicant is requesting a waiver, to the extent necessary, from certain provisions of §255-22 requiring a minor subdivision plan to contain; existing improvements on and within 500' of the site; wetland delineations; contours; datum; large trees; and planning modules. The applicant has indicated that these items are unnecessary for this lot line change plan as there is no existing development on the existing parcel and no future development is proposed with this application.

**Zoning**

1. The zoning table summary must be revised to reflect the existing and proposed lot conditions.



**Subdivision and Land Development**

1. §255.22.B(1)(k) – Features within 500 feet of the site must be shown on the plan. The applicant has requested a waiver from this requirement.
2. §255.22.B(1)(p) – Contour Lines must be shown on the plan. The applicant has requested a waiver from this requirement.
3. §255.22.B(1)(q) – Datum of contour lines must be shown on the plan. The applicant has requested a waiver from this requirement.
4. §255.22.B(1)(r) – Large trees over 6” in caliper must be shown on the plan. The applicant has requested a waiver from this requirement.
5. §255.22.B(3) – Planning modules for land development as required must be submitted. The applicant has requested a waiver from this requirement.

**General**

1. New deeds that reflect the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds.

The applicant appeared before the Planning Commission on October 2, 2017. The Planning Commission recommended approval conditioned on the applicant complying with all staff comments along with the recommended approval of the following waiver:

- §255-22 - To the extent necessary, from certain provisions of §255-22 requiring a minor subdivision plan to contain; existing improvements on and within 500’ of the site; wetland delineations; contours; datum; large trees; and planning modules.

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

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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT

---

### Memorandum

To: Radnor Township Planning Commission

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

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

Date: September 27, 2017

Re: 585 County Line Road, Lot Line Changes, James and Allison McGuckin

---

The application before the Planning Commission is being submitted by James and Allison McGuckin. Essentially, the lot line changes will eliminate the flag lot on County Line Road, leaving four lots, and enlarging the lot with access on Gulph Creek Road. The applicants are requesting waivers for requirements regarding contour lines and the datum, tree location, and the Sewage Facilities Planning Module (SFPM).

Enclosed are the detailed Gannett Fleming, Incorporated and Gilmore & Associates review letters, as well as a memorandum from the Township's Senior Building & Fire Code Official.



# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** September 25, 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.  
Patricia Sherwin – Radnor Township Engineering Department  
Ray Daly – Radnor Township Codes Official  
Steve Gabriel - Rettew

**RE:** 585 County Line Road – Minor Final Plan  
James and Allison McGuckin – Applicant

Date Accepted: September 5, 2017

90 Day Review: December 4, 2017

---

Gannett Fleming, Inc. has completed a review of the Lot Consolidation Plans for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to consolidate the three existing parcels to form two parcels. This project does not meet the criteria for an administration review exemption. No improvements are proposed at this time.

Proposed Lot Line Change

Plans Prepared By: Site Engineering Concepts, LLC

Dated: 09/01/2017

The applicant is requesting a waiver, to the extent necessary, from certain provisions of §255-22 requiring a minor subdivision plan to contain; existing improvements on and within 500' of the site; wetland delineations; contours; datum; large trees; and planning modules. The applicant has indicated that these items are unnecessary for this lot line change plan as there is not existing development on the existing parcel and no future development is proposed with this application.

**Zoning**

1. The zoning table summary must be revised to reflect the existing and proposed lot conditions.





**Subdivision and Land Development**

1. §255.22.B(1)(k) – Features within 500 feet of the site must be shown on the plan. The applicant has requested a waiver from this requirement.
2. §255.22.B(1)(p) – Contour Lines must be shown on the plan. The applicant has requested a waiver from this requirement.
3. §255.22.B(1)(q) – Datum of contour lines must be shown on the plan. The applicant has requested a waiver from this requirement.
4. §255.22.B(1)(r) – Large trees over 6” in caliper must be shown on the plan. The applicant has requested a waiver from this requirement.
5. §255.22.B(3) – Planning modules for land development as required must be submitted. The applicant has requested a waiver from this requirement.

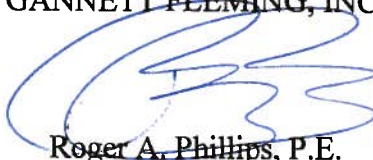
**General**

1. New deeds that reflect the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds.

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**

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**Date:** September 20, 2017

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

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

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** 585 County Line Road  
Lot Subdivision and Consolidation  
Minor/Final Land Development Review 1  
Radnor Township, Delaware County, PA  
G&A 17-09027

---

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Lot Subdivision and Consolidation Plan for 585 County Line Road. The Application is to subdivide 20,296 SF (Premise A) from Folio Number 36-02-00932-00 (owned by James & Nancy Schwartzman) and to convey and consolidate with Folio Number 36-02-00931-00 (owned by James and Allison McGuckin). No additional improvements are under consideration on this Application.

**A. DOCUMENTS REVIEWED**

1. Lot Consolidation and Minor/Final Subdivision Plans for 585 County Line Road, prepared by Site Engineering Concepts, LLC, prepared for James and Allison McGuckin, consisting of 3 sheets, dated September 1, 2017.
2. Radnor Township Subdivision and Land Development Application
3. Waiver Request letter dated September 1, 2017 prepared by Site Engineering Concepts, LLC.

**B. REVIEW COMMENTS**

1. §255-27.B(3)(c) and §255-27.C(1) County Line Road is identified as a major collector; as such, major collectors require a basic dimension of an 80' Right-of-Way and 48' cartway width. The plan identifies an existing 33' Right-of-Way on County Line Road along the site frontage. Although the project proposes no improvements the applicant may be required to provide the 80' Right-of-Way or request a waiver from this section of the ordinance. We defer to the Township Solicitor regarding this requirement.

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](http://www.gilmore-assoc.com)



**RADNOR TOWNSHIP**  
**MEMORANDUM**

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**TO:** MR. STEVE NORCINI  
**FROM:** RAY DALY  
**SUBJECT:** 585 COUNTY LINE ROAD  
**DATE:** SEPTEMBER 13, 2017  
**CC:** MR. PHILLIPS

---

Mr. Norcini

I have no comments on the sub-division.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official

**PHILIP M. AHR**  
*President*

**ELAINE P. SCHAEFER**  
*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*

September 7, 2017

James McGuckin, Jr.  
585 County Line Road  
Radnor, PA 19087

**RE: Minor Final Subdivision Application #2017-S-06**  
**585 County Line Road**

Dear Mr. McGuckin:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your minor final subdivision application to change a lot line to divide an existing parcel and merge with existing lots to create 2 large lots. Therefore, I have accepted the application for minor final subdivision 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 October 2, 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", is written over a horizontal line.

Stephen F. Norcini, PE  
Township Engineer

# SITE ENGINEERING CONCEPTS, LLC

## CIVIL ENGINEERING AND CONSULTING SERVICES

### TRANSMITTAL

TO:	FROM:
Stephen Norcini, P.E., Township Engineer	Patrick Spellman
COMPANY:	DATE:
Radnor Township	9/1/2017
STREET ADDRESS:	PHONE:
301 Iven Avenue	
CITY, ZIP:	SENDER'S REFERENCE NUMBER:
Wayne, PA 19087	36-08-020:001 McGuckin County Line Rd
RE:	CC:
Lot Line Change Application	Jame McGuckin, Owner William Brennan, Attorney James Schwartzmann, Owner Nick Caniglia, Attorney

COPIES	SHEETS	DATE	ITEM
1	2	9/1/17	MINOR SUBDIVISION APPLICATION
1	1	9/1/17	ACT 247 REVIEW APPLICATION
1	CHK	8/28/17	\$350 LOT LINE CHANGE APPLICATION FEE
1	CHK	8/28/17	\$1,300 PROFESSIONAL SERVICES ESCROW FEE
1	CHK	8/28/17	\$170 ACT 247 FEE
26	3	9/1/17	LOT LINE CHANGE PLAN SET
7	3	9/1/17	LOT LINE CHANGE PLAN SET, 11X17
2	1	9/1/17	WAIVER REQUEST LETTER
2	6	3/29/96	DEED - 585 COUNTY LINE ROAD
2	43	11/14/16	TITLE REPORT AND DEED - 36-02-01047-00
10	-	9/1/17	USB DRIVE WITH PDF FILES

#### NOTES/COMMENTS:

Enclosed please find the above-referenced applications for the proposed Lot Line Change between 585 County Line Road and 401 Gulph Creek Road. If you have any questions or comments, please contact me at [pspellman@site-engineers.com](mailto:pspellman@site-engineers.com) or 610.523.9002.



# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

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September 1, 2017

Mr. Robert Zienkowski  
Township Manager  
Radnor Township  
301 Iven Ave  
Wayne, PA 19087

**Re: Waiver Requests  
Lot Line Change/Minor Subdivision Plan  
585 County Line Road**

The Owners adjoining parcel 36-08-024:001 propose to move the lot lines and consolidate the parcel with the adjoining properties, thereby eliminating the undeveloped lot. The following waiver is requested for Minor Subdivision Application.

The Applicant is requesting a waiver, to the extent necessary, from certain provisions of Chapter 255-22 requiring a minor subdivision plan to contain: existing improvements on and within 500' of the site; wetlands delineation; contours; datum; large trees; and planning modules. These items are unnecessary for this lot line change plan as there is no existing development on the existing parcel (lawn and landscaping only) and no future development is proposed with this application. A parcel will be eliminated by consolidating it with the adjoining properties.

We appreciate your consideration of this request. Should you have any questions and/or additional comments, please contact me at [pspellman@site-engineers.com](mailto:pspellman@site-engineers.com) or 610.523.9002.

Sincerely,



Patrick Spellman, P.E.

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

**SUBDIVISION ~ LAND DEVELOPMENT**      **Lot Line Adjustments**

Location of Property 585 County Line Road

Zoning District R-1      Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_      Ward No. \_\_\_\_\_      Is property in HARB District No

Applicant: (Choose one)      Owner X      Equitable Owner \_\_\_\_\_

Name James F. McGuckin, Jr. and Allison T. McGuckin

Address 585 County Line Road, Radnor, PA 19087

Telephone \_\_\_\_\_      Fax \_\_\_\_\_      Cell \_\_\_\_\_

Email jamesmcguckin03@gmail.com

Designer: (Choose one)      Engineer X      Surveyor \_\_\_\_\_

Name Rob Lambert, Site Engineering Concepts LLC

Address PO Box 1992, Southeastern, PA 19399

Telephone 610-240-0450 ext. 11      Fax 610-240-0451

Email rlambert@site-engineers.com

Area of property 50' x 400'      Area of disturbance none

Number of proposed buildings none      Proposed use of property residential

Number of proposed lots no additional lots

Plan Status:      Sketch Plan \_\_\_\_\_      Preliminary \_\_\_\_\_      Final \_\_\_\_\_      Revised \_\_\_\_\_  
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

No

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

Yes. See attached waiver request

Are there any infringements of Chapter 280 (Zoning), and if so what and why?  
No

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 DocuSigned by: James F. McGuckin, Jr.

1E8E51E088824F3...

Print Name James F. McGuckin, Jr.

DocuSigned by: Allison T. McGuckin

420F488884304FC...

Allison T. McGuckin

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 James McGuckin, Jr E-mail jamesmcguckin03@gmail.com

Address 585 County Line Road Phone

Name of Development

Municipality Radnor

**ARCHITECT, ENGINEER, OR SURVEYOR**

Name of Firm SITE Engineering Concepts, LLC Phone 610-240-0450 x11

Address P.O. Box 1992; Southeastern, PA 19399

Contact Rob Lambert E-mail rlambert@site-engineers.com

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

Zoning District R-1

Tax Map # 36/ 08/ 020-001

Tax Folio # 36/ 02/ 00931 \_ / 00

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Single Family Residential. The owners propose a lot line change to divide an existing parcel and merge into their respective lots.(net effect is 3 existing lots become 2 larger lots)

Total Site Area 16 Acres

Size of All Existing Buildings n/a Square Feet

Size of All Proposed Buildings n/a Square Feet

Size of Buildings to be Demolished n/a Square Feet

James F. McGuckin, Jr.

Print Developer's Name

Allison T. McGuckin

DocuSigned by:

James F. McGuckin, Jr.

Developer's Signature

DocuSigned by:

Allison T. McGuckin

420F468884304FC...

**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.**



Fee Simple Deed No. 752-3

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

**This Indenture** Made the 29<sup>th</sup> day of  
March in the year of our Lord one thousand nine hundred and ninety-six (1996)

**Between** THOMAS E. McDYER

(hereinafter called the Grantor ), of the one part, and

JAMES F. McGUCKIN<sup>Jr.</sup> and ALLISON T. McGUCKIN, HUSBAND and WIFE

(hereinafter called the Grantee ), of the other part,

**Witnesseth** That the said Grantor

for and in consideration of the sum of  
**SIX HUNDRED FIFTY THOUSAND DOLLARS** — **(\$650,000.00)** — lawful  
money of the United States of America, unto them well and truly paid by the said Grantees,  
at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and  
sell, release and confirm unto the said Grantee s, their heirs and assigns, as tenants by the entireties,  
in fee.

**ALL THAT CERTAIN** messuage or tenement and tract of land or piece of ground and being more  
accurately described on Exhibit "A", attached hereto and made a part hereof.

**UNDER and SUBJECT**, to conditions and restrictions as of record.

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**EXHIBIT "A"**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, **SITUATE** in Radnor Township, Delaware County, Pennsylvania, and described according to a subdivision Plan of John G. Bickell and Edna M. Bickell, made by Yerkes Engineering Co., Consulting Engineers and Surveyors dated March 6th, 1968 and last revised June 17th, 1976 as follows, to wit:

**BEGINNING** at a point on the title line in the bed of County Line Road (33 feet wide) said point being at the distance of 452.73 feet measured Northwardly along the line through the bed of County Line Road from its point of intersection with the title line of Gulph Creek Road; thence extending from said point of beginning South 62 degrees 37 minutes West crossing the Southwesterly side of County Line Road and extending along lands now or late of Charles G. Berwind 407.82 feet to a point; thence extending North 20 degrees 15 minutes 30 seconds West along the last mentioned lands 198.49 feet to a point in line of lands now or late of Catherine Des. F. Smith thence extending along the last mentioned lands the four following courses and distances (1) North 55 degrees 21 minutes East 15.99 feet to a point; (2) North 20 degrees 03 minutes West 120.17 feet to a point (3) North 41 degrees 46 minutes East 93.67 feet to a point and (4) 59 degrees 29 minutes East 52.44 feet to a point, a corner of Lot No. 1 on said plan; thence extending along Lot No. 1 the five following courses and distances (1) South 29 degrees 58 minutes East 175.08 feet to a point (2) North 60 degrees 58 minutes East 32.00 feet to a point (3) South 66 degrees 11 minutes East 97.51 feet to a point (4) South 29 degrees 58 minutes East 69.46 feet to a point and (5) North 62 degrees 37 minutes East recrossing the Southwesterly side of County Line Road aforesaid 106.41 feet to a point on the title line in the bed of same; thence extending South 29 degrees 58 minutes East along the title line through the bed of County Line Road 35.00 feet to the first mentioned point and place of beginning.

**CONTAINING** in Area 1.787 Acres.

**BEING LOT NO. 2** as shown on above mentioned plan.

**BEING FOLIO NO. 36-02-00931-00.**

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WHEREAS EXHIBIT "A" - CONT.  
AND Grantor hereby grants to Grantees, owner of the Dominant Tenement, their Heirs,  
Successors, and Assigns the following Easements Appurtenant with the attendant legal  
liabilities as follows:

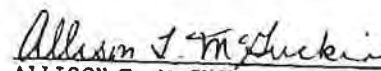
TOGETHER with the easements appurtenant to existing <sup>utilities</sup> servicing lot #2 of aforementioned  
Subdivision Plan at 583 County Line Road, viz., the water service lines and electric lines  
and poles and cables presently crossing just South of the existing driveway on the adjacent  
lot #1 and together with the right to establish easements for future natural gas lines and  
public sewage lines within six feet either side of existing water service <sup>line</sup> provided no injury  
occurs to the property of Grantor including but not limited to present or future septic tank  
systems' parts or components located on lot # 1 of said Subdivision Plan and provided the owner  
of <sup>the</sup> dominant tenement shall assume full and sole responsibility <sup>to any person or property arising out of the use</sup> for any and all liability  
or damage accruing to any and all structures and components of said utilities, for the  
reseeding of grass, and restoring to the original condition of ground, for the construction,  
maintenance, repair, replacement of said utilities systems, the usage of which engenders  
the creation of these easements running with the land. Both the servient and dominant  
tenement owners shall respect the mutual rights, liberties and privileges of one another  
with regard to these easements.

BEING the same premises interalla which Catherine T. Harrington,  
by deed dated 1/7/1980 and recorded 1/14/1980 in the County of Delaware,  
Commonwealth of Pennsylvania in Volume 2727 page 511, granted  
and conveyed unto Thomas E. McDyer, in fee.

BEING the same premises interalla which Thomas E. McDyer by deed  
dated 3/25/1996 and recorded 3/25/1996 in the County of Delaware,  
Commonwealth of Pennsylvania in Volume \_\_\_\_\_ Page \_\_\_\_\_  
granted and conveyed unto Thomas E. McDyer, in fee.

Agreed to and accepted this 29th day of March, 1996 by the within Grantees:

  
JAMES F. MCGUCKIN

  
ALLISON T. MCGUCKIN

VOL 1463 PG 1694

9750.00 Radnor 6500.00 State

RADNOR TWP RTT 9750.00  
PA TRANS TAX 6500.00  
TOTAL 16250.00  
CHECK 6500.00

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX  
W2 CHECK 6500.00  
22CL 2711 04-22-96 12:54TH

CHECK 9750.00  
ITEM 2  
04-22-96 MON W2 BERRY 2711 12:54TH

VOL 1463 PG 1695

**Together** with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantor , as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee s their heirs and assigns, to and for the only proper use and behoof of the said Grantee s their heirs and assigns forever.  
**UNDER and SUBJECT**, as aforesaid.

**And** the said Grantor , their heirs,





executors and administrators do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that he the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him , the said Grantor and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him or any of them, shall and will **SUBJECT**, as aforesaid.

**WARRANT and forever DEFEND.**

**In Witness Whereof**, the party of the first part has hereunto set his hand and seal . Dated the day and year first above written.

**Scaled and Delivered**  
**IN THE PRESENCE OF US:**



  
**THOMAS E. MCDYER**  
  
  


VOL 1463 PG 1696



Commonwealth of Pennsylvania  
County of *Delaware*

ss:

On this, the *29th* day of *March*, 19*96*, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Delaware

the undersigned Officer,

personally appeared Thomas E. McDyer, James F. McGuckin and Allison T. McGuckin

known to me (satisfactorily proven) to be the persons whose names ~~are~~ <sup>are</sup> subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Notarial Seal  
Michael S. Baurer, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires Jan. 18, 2000  
Member, Pennsylvania Association of Notaries

Notary Public

96 KEYSTONE AGENCY, INC.

96-7708-D

9750.00  
6500.00

H.F. 20.00  
J.F. 13.00

**DEED**

THOMAS E. MCDYER

and

JAMES F. MCGUCKIN, JR. and  
ALLISON T. MCGUCKIN,  
HUSBAND and WIFE

PREMISES: 585 COUNTY LINE ROAD  
RADNOR TOWNSHIP  
DELAWARE COUNTY, PA

John C. Clark Co., Phila.

7525

Keystone Agency, Inc.  
1500 Walnut St.  
Suite 301  
Phila, PA 19102

RECORDER OF DEEDS  
DELAWARE CO. PA

96 APR 22 PHIL 57

RECORDER OF DEEDS  
DELAWARE CO. PA

122520

**MAIL TAX BILL TO**

The address of the above-named Grantee

is 583 County Line Rd.

Radnor, PA 19017

On behalf of the Grantee

VOL 1463 PD 1697



**COMMITMENT FOR TITLE INSURANCE**  
ISSUED THROUGH AND PLEASE DIRECT INQUIRES TO:  
**CENTRAL MONTGOMERY ABSTRACT CO., INC.**

1904-1906 Swede Road  
East Norriton, Pennsylvania 19401  
Phone: (610) 279-2975 Fax: (610) 279-5783 E-Mail: closings@cmatitle.com

FILE No. 41750

Effective Date: November 14, 2016

**Schedule A**

1. Policy or Policies to be issued:

A. Policy to be Issued:  
ALTA Owners 2006 (as modified by TIRBOP)  
**Proposed Insured:**  
**Amount of Insurance:**  
**Effective Date:**

B. Policy to be Issued:  
ALTA Loan 2006 (as modified by TIRBOP)  
**Proposed Insured:**  
**Amount of Insurance:**  
**Effective Date:**

2. Title to the estate or interest in the land described or referred to in this Commitment is a Fee Simple and is at the effective date hereof vested in:

James Charles Schwartzman and Nancy Hankin Schwartzman, husband and wife

3. The land referred to in this Commitment is described in Schedule C attached hereto and made part hereof.

For Information Purposes Only:

401 Gulph Creek Road  
County Line Road  
Radnor Township  
Delaware County, PA

Folio No. 36-02-01047-00 and  
Folio No. 36-02-00932-00



## Schedule B Section 1 Requirements

THIS TITLE INSURANCE COMMITMENT (THE "COMMITMENT") IS ISSUED PURSUANT TO THE AGREEMENT TO ISSUE POLICY CONTAINED ON THE AMERICAN LAND TITLE INSURANCE COMMITMENT (2006) FRONT COVER FORM (THE "FORM") AND IS SUBJECT TO THE CONDITIONS STATED THEREIN. ANY TITLE SEARCH AND EXAMINATION CONDUCTED BY OR FOR THE COMPANY IN CONNECTION WITH THE ISSUANCE OF THIS COMMITMENT IS SOLELY FOR THE BENEFIT OF THE COMPANY. THE SOLE LIABILITY OF COMPANY AND ITS AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE COMMITMENT AND/OR POLICY SUBSEQUENTLY ISSUED. IF THIS COPY OF THE COMMITMENT IS NOT ACCOMPANIED BY THE FORM, A COPY OF THE FORM MAY BE OBTAINED FROM THIS COMPANY UPON REQUEST.

PLEASE BE ADVISED THAT A CONTINUATION SEARCH WILL BE MADE AT THE TIME OF CLOSING TO UPDATE THE EFFECTIVE DATE OF THE COMMITMENT AND THAT THE EARLIER EFFECTIVE DATE SHOWN AT THE BEGINNING OF THIS COMMITMENT WILL NOT AFFECT THE DATE OF COVERAGE OF THE POLICY. THE DATE OF THE POLICY WILL BE THE DATE OF RECORDING OF THE INSURED INSTRUMENT AND WILL COVER THE GAP BETWEEN THE LAST DATE COVERED BY THE OFFICIAL RECORD AT THE TIME OF CLOSING AND THE DATE OF RECORDING.

### THE FOLLOWING REQUIREMENTS MUST BE MET:

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.

A. **DEED FROM:** James Charles Schwartzman and Nancy Hankin Schwartzman,  
husband and wife

**TO:**

**DATED:**

**RECORDED:**

B. **MORTGAGE FROM:**

**TO:**

**DATED:**

**RECORDED:**

2. Payment of full consideration to or for the account of the grantors or mortgagors.
3. Payment of the premiums, fees and charges for the policy.
4. Possible unfiled mechanics liens and municipal claims.
5. Terms of any unrecorded lease or rights of parties in possession.
6. Proof that all natural persons in this transaction are of full age and legally competent.
7. Proof of identity of parties as set forth in Recital.
8. **POWERS OF ATTORNEY:** If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
9. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this report/commitment. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
10. Information must be furnished concerning the Social Security Number(s) and/or the Tax Identification Number(s) and future addresses of grantors for the completion of Substitute Form 1099 at the Closing of Transaction.
11. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.
12. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.

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ALTA Commitment (6-17-06)



## Schedule B Section 1 Requirements continued

13. TAXES: Folio No. 36-02-01047-00 – 2017 Tax Assessment \$1,133,360.00  
Folio No. 36-02-00932-00 – 2017 Tax Assessment \$ 50,000.00  
Produce receipts for Township, County and School Taxes for the current and three prior years
14. WATER AND SEWER RENTS:  
Produce receipts for Water and Sewer Rents for the current and three prior years.
15. MECHANICS AND MUNICIPAL CLAIMS: NONE
16. MORTGAGES:
- A. \$12,000.00 (Closed End), George H. Earle, III and Jacqueline S. Earle, his wife to Jackson K. Heilner and Louise T. Heilner, his wife, dated 9/20/1954, recorded 9/22/1954 in Mortgage Book 2068 Page 616.
  - B. \$600,000.00 (Open End), James Charles Schwartzman and Nancy Hankin Schwartzman to First Penn Bank, dated 12/14/2001, recorded 1/17/2002 in Volume 2345 Page 1896; with Subordination of Mortgage recorded 7/5/2007 in Volume 4143 page 938, postponing lien of Mortgage to that as in Volume 4143 page 942.
  - C. \$350,000.00 (Open End), James Charles Schwartzman and Nancy Hankin Schwartzman to First Penn Bank, dated 6/29/2004, recorded 7/22/2004 in Volume 3244 Page 786; with Modification of Mortgage dated 10/01/2004, recorded 11/01/2004 in Volume 3331 page 1527 and Modification of Mortgage dated 01/12/2005, recorded 01/28/2005 in Volume 3403 page 457; with Subordination of Mortgage recorded 07/05/2007 in Volume 4143 page 930, postponing lien of Mortgage to that as in Volume 4143 page 942.
  - D. \$1,300,000.00 (Closed End), James Charles Schwartzman and Nancy Hankin Schwartzman to Arlington Capital Mortgage Corp., dated 4/14/2007, recorded 7/5/2007 in Volume 4143 Page 942; with Modification of Mortgage recorded 07/29/2008 in Volume 4407 page 1095; said Mortgage last Assigned to the use of First Priority Bank, by Assignment of Mortgage recorded 05/13/2010 in Volume 4740 page 2069.
17. FINANCING STATEMENTS:
- A. SECURED PARTY: First Penn Bank DEBTOR: James Charles Schwartzman and Nancy Hankin Schwartzman, FILED: 1/17/2002 in the Office of the Recorder of Deeds of Delaware County, PA, in Volume 2345 page 1905. Last Continuation recorded 04/23/2014 in Volume 5486 page 132.
18. JUDGMENTS: NONE
19. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
20. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
21. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
22. Last Insurer: NONE AVAILABLE.
23. The following note is for Informational Purposes Only  
The following deed(s) affecting said land were recorded within six (6) months of the date of this report:  
Grantor: James Charles Schwartzman and Nancy Hankin Schwartzman, husband and wife  
Grantee: James Charles Schwartzman and Nancy Hankin Schwartzman, husband and wife  
Recorded: 06/29/2016 in Instrument Number: Volume 5832 page 1794
24. Names of Purchasers to be furnished and searched, and any additional objections by reason thereof to be certified prior to settlement.

## Schedule B Section 2 Exceptions

IN THE EVENT THAT ONE OR MORE OF THE EXCEPTIONS LISTED BELOW REFERENCES COVENANTS, CONDITIONS AND/OR RESTRICTIONS, PLEASE NOTE THAT THE EXCEPTION(S) SPECIFICALLY EXCLUDE ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real Estate Taxes and/or Municipal or Authority charges which constitute a lien;

Water Rents due from \_\_\_\_\_ Not yet payable.

Sewer Rents due from \_\_\_\_\_ Not yet payable.

County and Township/Borough Tax due for the current year. Not yet payable.

School Tax due for the current year. Not yet payable.

Possible additional tax assessment for new construction and/or major improvements. None currently due or payable.

6. Provisions of Acts of Assembly authorizing the State Highway Department to extend boundaries of state roads.
7. Restrictions as in Volumes 655 page 1765 and 5832 page 1797.
8. Easement Agreement as in Deed Book 2627 page 638.
9. Reservations as in Deed Book 1102 page 210.
10. Rights granted to Philadelphia Suburban Water Company as in Deed Book 1676 page 552.
11. Easement and rights as in Deed Book 2421 page 714.
12. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Gulph Creek Road and County Line Road.
13. Stormwater Controls and Best Management Practices Operation and Maintenance Agreement as in Volume 4055 page 530.
14. Notes, conditions, easements and building set back lines as shown on Plan of John Mott and James Schwartzman in Plan Volume 16 page 405.
15. Rights granted to Philadelphia Electric Company as in Deed Book 1476 page 341.
16. Rights granted to Philadelphia Suburban Water Co. as in Deed Book 1447 page 336.
17. Stream of water flows through premises hereon, subject to rights of other riparian owners abutting stream.
18. Use of waters of lake for riparian purposes excepted.
19. Title to bed of lake not vested in insured.

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ALTA Commitment (6-17-06)





**Schedule C**  
**Description and Recital**

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, **SITUATE** in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Lot Line Change Plan, for John Mott and James Schwartzman, made by Yerkes Associates, Inc., West Chester, Pennsylvania, dated January 17, 1990, recorded in the Office of the Recorder of Deeds of Delaware County, PA, in Plan Volume 16 page 405, as follows, to wit:

**BEGINNING** at a point on the title line in the bed of County Line Road (33 feet wide) a corner of lands now or formerly of John H. Leady and Jane Ruddle, as shown on said plan; thence extending along same, the two following courses and distances: (1) South 62 degrees 37 minutes West, (crossing the Southwesterly side of County Line Road), 416.87 feet to a point, and (2) South 19 degrees 38 minutes East 149.31 feet to a point, a corner of lands now or formerly of James D. Block, as shown on said plan; thence extending along same, the three following courses and distances: (1) South 65 degrees 51 minutes West 224.64 feet to a point, (2) South 9 degrees 31 minutes East 81.31 feet to a point, and (3) South 30 degrees 26 minutes 30 seconds West (crossing the Northwestern side of Gulph Creek Road), 142.47 feet to a point on the title line in the bed of Gulph Creek Road (33 feet wide); thence extending along same, South 73 degrees 38 minutes West 638.48 feet to a point, a corner of lands now or formerly of John Mott, as shown on said plan; thence extending along same, the four following courses and distances: (1) North 04 degrees 01 minute 30 seconds West, (crossing the Northwestern side of Gulph Creek Road) 379 feet to a point, (2) North 16 degrees 18 minutes 18 seconds East 176.89 feet to a point, (3) North 3 degrees 52 minutes 23 seconds West 65 feet to a point, and (4) North 45 degrees 11 minutes 47 seconds West 275.27 feet to a point, in line of lands now formerly of Richard Sylk, as shown on said plan; thence extending along same, the four following courses and distances: (1) North 62 degrees 35 minutes East 486.98 feet to a point, (2) North 27 degrees 25 minutes West 23.57 feet to a point, (3) North 65 degrees 59 minutes East 31.85 feet to a point, and (4) South 81 degrees 9 minutes 30 seconds East 36.66 feet to a point, a corner of lands now or formerly of John Devereaux as shown on said plan; thence extending along same, the two following courses and distances: (1) South 29 degrees 58 minutes East 224.80 feet to a point, and (2) North 59 degrees 29 minutes East 184.83 feet to a point, a corner of land now or formerly of Perry and Jean McRobert, as shown on said plan; thence extending along same, the three following courses and distances: (1) South 32 degrees 01 minute East 150 feet to a point, (2) South 19 degrees 26 minutes East 42.06 feet to a point, and (3) North 55 degrees 21 minutes East 144.01 feet to a point, a corner of lands now or formerly of Thomas E. McDyer, as shown on said plan; thence extending along same, the two following courses and distances: (1) South 20 degrees 15 minutes 30 seconds East 198.49 feet to a point, and (2) North 62 degrees 37 minutes East (crossing the Southwesterly side of County Line Road), 407.82 feet to a point on the title line in the bed of County Line Road (33 feet wide), aforesaid; thence extending along same South 29 degrees 58 minutes East 50 feet to the first mentioned point and place of beginning.

**BEING** Delaware County Folio Nos. 36-02-01047-00 and 36-02-00932-00.

**BEING**, in part, part of the same premises which C.G. Berwind, Jr., Thomas B. Morris, Jr. and Francis X. Morrissey, Jr., Trustees under

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ALTA Commitment (6-17-06)



**Deed of Trust of Charles G. Berwind dated February 28, 1963 for C.G. Berwind, Jr., et al by Deed dated February 15, 1989, recorded March 23, 1989, in the Office of the Recorder of Deeds of Delaware County, PA, in Volume 655 page 1765, conveyed unto James Charles Schwartzman and Nancy Hankin Schwartzman, husband and wife, in fee.**

**ALSO BEING, in part, the same premises which John C. Mott and Mary Lou Mott, his wife by Deed dated November 27, 1998, recorded December 14, 1998 in the Office of the Recorder of Deeds of Delaware County, PA, in Volume 1809 page 995, conveyed unto James Charles Schwartzman and Nancy Hankin Schwartzman, his wife, in fee.**

**AND BEING the same premises which James Charles Schwartzman and Nancy Hankin Schwartzman, husband and wife by Deed dated May 23, 2016, recorded June 29, 2016, in the Office of the Recorder of Deeds of Delaware County, PA, in Volume 5832 page 1794 conveyed unto James Charles Schwartzman and Nancy Hankin Schwartzman, husband and wife, in fee.**

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ALTA Commitment (6-17-06)



**NOTICES**

1. PLEASE BE ADVISED THAT Fidelity National Title Insurance Company ("COMPANY") AND Central Montgomery Abstract Co., Inc. ("AGENT") HAVE NO KNOWLEDGE, TRAINING OR EXPERIENCE IN MATTERS THAT ARE UNRELATED TO TITLE INSURANCE, INCLUDING, BUT NOT LIMITED TO, SUCH MATTERS AS BULK SALE TRANSFERS, BULK SALE CLEARANCE CERTIFICATE REQUIREMENTS (IF APPLICABLE), ZONING/SUBDIVISION, STRUCTURAL REPAIRS, ENVIRONMENTAL, WATER INFILTRATION, WETLANDS, TERMITES OR ONSITE SEWAGE SYSTEMS, AND WE DO NOT INTEND TO, AND CANNOT, PROVIDE SERVICES OR ADVICE TO YOU ON SUCH MATTERS. IF YOU ARE FACED WITH ISSUES REGARDING SUCH MATTERS, YOU SHOULD CONSULT A LAWYER, ENGINEER, ARCHITECT OR OTHER APPROPRIATE CONSULTANT OR PROFESSIONAL OF YOUR CHOICE.
2. ALSO BE ADVISED THAT YOU MAY PURCHASE AT ADDITIONAL COST ENHANCED COVERAGES FROM THE BASIC POLICY OF TITLE INSURANCE. IF YOU WISH AN EXPLANATION OF THE ENHANCED COVERAGES AND THE COST FOR THESE ADDITIONAL COVERAGES, PLEASE CONTACT THE PARTY LISTED BELOW.
3. THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF INSURANCE REQUIRES THAT WE SEND THE FOLLOWING NOTICE TO YOU, OUR APPLICANT, PRIOR TO CLOSING. IF APPLICABLE, THE DEPARTMENT FURTHER REQUIRE THAT YOU, THE APPLICANT, FORWARD THIS NOTICE TO THE ULTIMATE CONSUMER IN ADVANCE OF THE DAY OF CLOSING:

YOUR TITLE INSURANCE FEE COVERS THE COST OF CLOSING ON THE INSURED REAL ESTATE PROPERTY IF IT TAKES PLACE DURING REGULAR OFFICE HOURS AND AT THE OFFICE OF THE TITLE INSURANCE AGENT OR UNDERWRITER. IF YOUR CLOSING TAKES PLACE AT A LOCATION OR TIME OF YOUR CHOOSING, OR THAT OF YOUR LENDER OR REALTOR, THE TITLE INSURANCE AGENT OR UNDERWRITER MAY IMPOSE AN ADDITIONAL CHARGE FOR THIS SPECIAL SERVICE. YOU MAY DETERMINE THE AMOUNT OF THIS ADDITIONAL CHARGE, IF ANY, BY CONTACTING THE PARTY LISTED BELOW.

***CENTRAL MONTGOMERY ABSTRACT CO., INC.***

1904-1906 Swede Road  
East Norriton, Pennsylvania 19401  
Phone: (610) 279-2975 Fax: (610) 279-5783 E-Mail: [george@cmatitle.com](mailto:george@cmatitle.com)

Countersigned at East Norriton, PA  
*CENTRAL MONTGOMERY ABSTRACT CO., INC.*

\_\_\_\_\_*George J. Willans*\_\_\_\_\_  
George J. Willans, President

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ALTA Commitment (6-17-06)



DV 3711 WW

THIS DEED—Trustee's Conveyance—Corporate—Individual

Recorded for and Sold by John C. Clark Co., 1228 Walnut St., Phila.

**This Indenture** made the 15th day of FEBRUARY in the year of our Lord one thousand nine hundred and eighty-nine (1989)

**Between** C.G. BERWIND, JR., THOMAS B. MORRIS, JR., and FRANCIS X. MORRISSEY, JR., TRUSTEES UNDER DEED OF TRUST OF CHARLES G. BERWIND, DATED 2/28/1963 FOR C.G. BERWIND, JR., ETAL

AND

JAMES CHARLES SCHWARTZMAN AND NANCY HANKIN SCHWARTZMAN, his wife

of the other part. **Witnesseth** That the said Grantors

for and in consideration of the sum of ONE MILLION THREE HUNDRED THOUSAND AND NO/100 (\$1,300,000.00)

lawful money of the United States of America, unto them, well and truly paid by the said grantees

as and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents

**PREMISES** "As do grant, bargain, sell, alien, convey, release and confirm unto the said Grantees, their heirs and assigns,

ALL THAT CERTAIN TRACT OF ground, SITUATE in the Township of Radnor, County of Delaware, Pennsylvania, described according to a certain Map thereof made by M.R. & J.B. Yeckes, Civil Engineers and Surveyors, as follows, to wit:

**BEGINNING** at a point in the title line in the bed of Gulph Creek Road at the distance of ninety-four and twenty-three one-hundredths (94.23) feet measured South seventy-three degrees thirty-eight minutes West along same from a spike therein which spike is at the distance of seven hundred thirty-nine and eighteen one-hundredths (739.3) feet measured South seventy degrees twenty-two minutes West along said title line in the bed of County Line Road; thence from the point of beginning along said title line in the bed of Gulph Creek Road, South seventy-three degrees thirty-eight minutes West six hundred thirty-three and forty-eight one hundredths (633.48) feet to a spike; thence leaving Gulph Creek Road, North four degrees one minute thirty seconds West eight hundred sixty-eight and eighty one-hundredths (868.80) feet to a point; thence extending North sixty-two degrees thirty-five minutes East three hundred fifty-four and seventy-two one hundredths (354.72) feet to a stone; thence extending South twenty-nine degrees fifty-eight minutes East two hundred twenty-four and eighty one-hundredths (224.80) feet to a point; thence extending North fifty-nine degrees twenty-nine minutes East one hundred eighty-four and eighty-three one-hundredths (184.83) feet to a stone; thence South thirty-two degrees one minute East one hundred fifty (150) feet to a point; thence extending South nineteen degrees twenty-six minutes East one hundred three and sixty-five one-hundredths (103.65) feet to a point; thence extending South four degrees fifty minutes East three hundred twenty-three and two one-hundredths (323.02) feet to an

(Continued)

VOL 0655 PG 4765

BEGINNING at an interior point, which point is at the distance of seven hundred feet measured South fifty-nine degrees, fifty minutes West along the Southeastly side of a certain Forty feet wide right of way from a point in the center line of County Line Road; thence extending South Sixty-two degrees, thirty-five minutes West sixty-one and thirty-five one-hundredths feet to a point; thence extending North twenty-seven degrees, twenty-five minutes West, twenty-three and fifty-seven one-hundredths feet to a point in the center line of a Thirty feet wide Right of Way; thence extending through the bed of said Right of Way (which right of way is of varying width) the two following courses and distances (1) North sixty-five degrees, fifty-nine minutes East thirty-one and eighty-five one-hundredths feet to a point and (2) South eighty-one degrees, nine minutes thirty seconds East thirty-six and sixty-six one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to Easement and Rights as granted in Deed Book 2421, page 714.

BEING THE SAME PREMISES which C.G. Berndt, Jr. and Thomas B. Morris, Jr., Executors under the Will of Ellen M.B. Berndt a/k/a Ellen M. and Ellen McMichael Berndt, deceased, by Deed dated the 19th day of August A.D. 1987 and recorded in the Office for the Recording of Deeds in and for the County of Delaware in Deed Book 512 page 1353, granted and conveyed unto C.G. Berndt, Jr., Albert W. Gilmer and Thomas B. Morris, Jr., Trustees of Trust Under Deed of Charles G. Berndt, dated 2/28/1963 for C.G. Berndt, Jr. et al, in fee.

Albert W. Gilmer has been replaced as Trustee by Francis X. Morrissey, Jr.

UNDER AND SUBJECT to the restriction, which shall be perpetual and run with the land, that no buildings shall be constructed on the premises in addition to the existing residence and outbuildings. This restriction, however, shall not prohibit the addition of rooms or wings to the existing residence and outbuildings, the construction of a small functional pool house limited to bathroom facilities and changing rooms, or the repair or reconstruction of any such buildings after damage. If this restriction is violated, the Grantors herein, their successors or assigns, in addition to any other rights and remedies which may be available to them at law or in equity, shall have the right to compel the removal of any building in violation of this restriction, notwithstanding any passage of time or forfeiture.

BEING COUNTY PARCEL NUMBER 102-0104700

Date- MAR 23 1989

Transfer Tax in the amount of

16250.00 has been paid on account

of 10000.00

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE
REALTY TRANSFER TAX
MAR 27 89
00.00

13000.00 Mary Ann Blair



of New York

On this, the 10<sup>th</sup> day of February 1969, before me, the undersigned Officer, personally appeared Francis X. Morrissey, Jr., Trustee Under Deed of Trust of Charles G. Berwind, dated 2/28/1963 for C.G. Berwind, Jr., et al, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Virginia C. Duncan  
Notary Public

My Commission Expires:

[Notarial Seal]

VIRGINIA C. DUNCAN  
NOTARY PUBLIC, State of New York  
No. 31-452380  
Qualified in New York County  
Commission Expires March 30, 1974

STATE OF *Pennsylvania*  
COUNTY OF *Philadelphia*

On this, the *9th* day of February 1989, before me, the undersigned Officer, personally appeared Thomas B. Morris, Jr., Trustee Under Deed of Trust of Charles G. Barwind, dated 3/28/1963 for C.G. Barwind, Jr., et al, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Christine Jackson-Turnell*  
Notary Public

My Commission Expires:

[Notarial Seal]

NOTARIAL SEAL  
Christine Jackson-Turnell, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires September 28, 1991

iron pin; thence extending South nine degrees thirty-one minutes East eighty-one and thirty-one one-hundredths (81.31) feet to an iron pin; thence extending South thirty degrees twenty-six minutes thirty seconds West one hundred forty-two and forty-seven one-hundredths feet (142.47) feet to the first mentioned point and place of beginning.

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground SITUATE in Redner Township, Delaware County, Pennsylvania and described in accordance to a survey of property of John Tyson made by M.R. and J.B. Yackow, Civil Engineers and surveyors, Bryn Mawr, Pennsylvania revised April 21st, 1935, as follows, to wit:

**BEGINNING** at a point in the center line of County Line Road (thirty-three feet wide) which point is measured along the said center line of County Line Road, North Twenty-nine degrees fifty-eight minutes West four hundred two and sixty-eight one-hundredths feet from the intersection of the center line of County Line Road with the center line of Gulph Creek Road, (thirty-three feet wide); thence from the beginning point and leaving the center line of County Line Road, South sixty-two degrees thirty-seven minutes West four hundred sixteen and eighty-seven one-hundredths feet to a point; thence extending South nineteen degrees thirty-eight minutes East one hundred forty-nine and thirty-one one-hundredths feet to an iron pin; thence extending South Sixty-six degrees fifty-one minutes West two hundred twenty-four and sixty-four one-hundredths feet to an iron pin; thence extending North four degrees fifty minutes West three hundred twenty-three and two one-hundredths feet to a point; thence extending North nineteen degrees twenty-six minutes West sixty-one and fifty-nine one-hundredths feet to a point; thence extending North Fifty-five degrees twenty-one minutes East one hundred forty-four and one one-hundredths feet to a point; thence extending South twenty degrees fifteen minutes thirty seconds East one hundred ninety-eight and forty-nine one-hundredths feet to a point; thence extending North sixty-two degrees thirty-seven minutes East four hundred seven and eighty-two one-hundredths feet to a point; in the center line of County Line Road, thence extending along said center line, South twenty-nine degrees fifty-eight minutes East fifty and five one-hundredths feet to the point and place of beginning.

**PREMISES "C"**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Redner, County of Delaware, Commonwealth of Pennsylvania, described in accordance with a Map of Property of Joseph M. Weaver, et al., made by Yackow Associates, Inc., Consulting Engineers and Surveyors, dated October 1, 1971 as follows, to wit:

**Together** with all and singular the buildings, improvements, passage ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances whatsoever therunto belonging, or in any wise appertaining, and the reversions and remainder, rents, issues and profits thereof; and all the estate, right, title, claim and demand whatsoever of

in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described; with the buildings and improvements thereon erected; hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

UNDER AND SUBJECT to restrictions as aforesaid.

And the said Grantors, for themselves and their respective heirs, executors, administrators and successors, do severally, and not jointly nor the one for the other nor the act or deed of the other, but each for his or her own acts only, covenant, promise and agree, to and with the said Grantees

that they, the said Grantors,

and assigns, by these presents,

have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, in, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantors

hereunto set their hand and seal the day and year first above written.

Sealed and Delivered  
in the presence of us:

FRANCIS X. MORRISSEY, JR., TRUSTEE

THOMAS B. MORRIS, JR., TRUSTEE

C.G. BERWIND, JR., TRUSTEE

Commonwealth of Pennsylvania  
County of DELAWARE Philadelphia SS:

On this, the 14th day of February 1989, before me

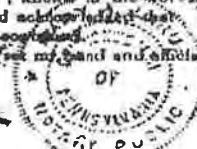
the undersigned officer, personally appeared C.G. Berwind, Jr., Trustee Under Deed of Trust of Charles G. Berwind, Dated 2/28/1963 for C.G. Berwind, Jr., et al

known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

Mary A. LaFue

VOLO 655 PG 1770



NOTARIAL SEAL  
MARY A. LAFUE, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires July 23, 1991

AMERICAN SURETY CO.



NOTARY PUBLIC STATE OF DELAWARE  
JAMES L. HING  
100 N. MARKET STREET  
WILMINGTON, DELAWARE 19801

County of **DELAWARE**  
On this **25** day of **SEPTEMBER**, 1988, before me, the undersigned, a Notary Public for the State of Delaware, personally appeared **C. G. BERWIND, JR.**, who acknowledged himself (herself) to be the **President** of the **DELAWARE VAL ABSTRACT COMPANY**, a corporation, and that he is so authorized, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the same of the corporation by himself (herself), as **President**.  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

DVA 3711  
1988



C. G. BERWIND, JR., THOMAS B. MORRIS, JR., AND FRANCES X. MORRISSEY, JR., TRUSTEES UNDER DEED OF TRUST OF CHARLES G. BERWIND DATED 2/28/1963 FOR C. G. BERWIND, JR., ETAL

TO

JAMES CHARLES SCHWARTZMAN AND NANCY HANKIN SCHWARTZMAN, HIS WIFE

772A/S John C. Clark Co., Pa. 1988

DEL VAL ABSTRACT COMPANY  
198 W. JOHNSON HIGHWAY  
MORRISTOWN, PA 19401  
(215) 277-3200

RECORDER OF DEEDS  
DELAWARE CO., PA

89 MAR 23 AM 10:59

14,250.-L  
13,000.-S  
20,250p  
29,270.25

*James L. Hing*



VOL 0655 PG 177

The address of the above-named Grantee  
is 401 Gulph Creek Road  
Radnor, Pa. 19087  
On behalf of the Grantee



RD BK05832-1794

DT-DEED

2016033503 06/29/2016 09:02:30 AM:1

RCD FEE: \$112.50



DELAWARE  
COUNTY

36-RADNOR 50 00

THOMAS J. JUDGE SR. ROD

**Prepared By:**  
**Nicholas J. Caniglia, Esquire**  
**125 Strafford Ave., Suite 110**  
**Wayne, PA 19087**  
**610-688-2626**  
**Attorney I.D. 27968**

**FOLIO NUMBER: 36-02-01047-00 and 36-02-00932-00**

**Return To:**  
**Nicholas J. Caniglia, Esquire**  
**P.O. Box 312**  
**Wayne, PA 19087**

**DEED OF CORRECTION**

THIS DEED, made the 23<sup>rd</sup> day of May, 2016, is made by JAMES CHARLES SCHWARTZMAN and NANCY HANKIN SCHWARTZMAN ("Grantor") and JAMES CHARLES SCHWARTZMAN and NANCY HANKIN SCHWARTZMAN ("Grantee").

**WHEREAS**, C.G. Berwind, Jr., Thomas B. Morris, Jr., and Francis X. Morrissey, Jr., Trustees Under Deed of Trust of Charles G. Berwind, dated 2/28/1963 for C.G. Berwind, Jr., et al. by Deed dated February 15, 1989 and recorded in the Office of the Recorder of Deeds of Delaware County on March 23, 1989 in Volume 0655 Page 1765, et seq., granted and conveyed to JAMES CHARLES SCHWARTZMAN and NANCY HANKIN SCHWARTZMAN, his wife, all that parcels of land described below with buildings and improvements erected thereon.

\* **WHEREAS**, at recording the pages of the Deed were not recorded in the proper sequential order and Grantor now desires to correct said Deed so as to convey the proper descriptions of the certain Premises described herein.

**WITNESSETH**, that the said Grantor for and in consideration of the sum of **One Dollar (\$1.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, has conveys and confirms unto the said Grantee the following, as tenants by the entireties,

**PREMISES "A"**

**ALL THAT CERTAIN TRACT** of ground situate in the Township of Radnor, County of Delaware, Pennsylvania, described according to a certain Map thereof made by M.R. & J.B. Yerkes, Civil Engineers and Surveyors, as follows, to wit:

**BEGINNING** at a point in the title line in the bed of Gulph Creek Road at the distance of ninety-four and twenty-three one-hundredths (94.23) feet measured South seventy-three

degrees thirty-eight minutes West along same from a spike therein which spike is at the distance of seven hundred thirty-nine and eighteen one-hundredths (739.18) feet measured South seventy degrees twenty-two minutes West along said title line in the bed of Gulph Creek Road from its intersection with the title line in the bed of County Line Road; thence from the point of beginning along said title line in the bed of Gulph Creek Road, South seventy-three degrees thirty-eight minutes West six hundred thirty-three and forty-eight one hundredths (633.48) feet to a spike; thence leaving Gulph Creek Road, North four degrees one minute thirty seconds West eight hundred sixty-eight and eighty one-hundredths (868.80) feet to a point; thence extending North sixty-two degrees thirty-five minutes East three hundred fifty-four and seventy-two one hundredths (354.72) feet to a stone; thence extending South twenty-nine degrees fifty-eight minutes East two hundred twenty-four and eighty one-hundredths (224.80) feet to a point; thence extending North fifty-nine degrees twenty-nine minutes East one hundred eighty-four and eighty-three one-hundredths (184.83) feet to a stone; thence South thirty-two degrees one minute East one hundred fifty (150) feet to a point; thence extending South nineteen degrees twenty-six minutes East one hundred three and sixty-five one-hundredths (103.65) feet to a point; thence extending South four degrees fifty minutes East three hundred twenty-three and two one-hundredths (23.02) feet to an iron pin; thence extending South nine degrees thirty-one minutes East eighty-one and thirty-one one-hundredths (81.31) feet to an iron pin; thence extending South thirty degrees twenty-six minutes thirty seconds West one hundred forty-two and forty-seven one-hundredths feet (142.47) feet to the first mentioned point and place of beginning.  
BEING FOLIO NUMBER 36-02-01047-00

#### **PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground situate in Radnor Township, Delaware County, Pennsylvania and described in accordance to a survey of property of John Tyson made by M.R. and J.B. Yerkes, Civil Engineers and surveyors, Bryn Mawr, Pennsylvania revised April 21, 1955, as follows, to wit:

BEGINNING at a point in the center line of County Line Road (thirty-three feet wide) which point is measured along the said center line of County Line Road, North Twenty-nine degrees fifty-eight minutes West four hundred two and sixty-eight one-hundredths feet from the intersection of the center line of County Line Road with the center line of Gulph Creek Road (thirty-three feet wide); thence from the beginning point and leaving the center line of County Line Road, South sixty-two degrees thirty-seven minutes West four hundred sixteen and eighty-seven one-hundredths feet to a point; thence extending South nineteen degrees thirty-eight minutes East one hundred forty-nine and thirty-one one-hundredths feet to an iron pin; thence extending South Sixty-six degrees fifty-one minutes West two hundred twenty-four and sixty-four one-hundredths feet to an iron pin; thence extending North four degrees fifty minutes West three hundred twenty-three and two one-hundredths feet to a point; thence extending North nineteen degrees twenty-six minutes West sixty-one and fifty-nine one-hundredths feet to a point; thence extending North Fifty-five degrees twenty-one minutes East one hundred forty-four and one one-hundredths feet to a point; thence extending South twenty degrees fifteen minutes thirty

seconds East one hundred ninety-eight and forty-nine one-hundredths feet to a point; thence extending North sixty-two degrees thirty-seven minutes East four hundred seven and eighty-two one-hundredths feet to a point in the center line of County Line Road, thence extending along said center line, South twenty-nine degrees fifty-eight minutes East fifty and five one-hundredths feet to the point and place of beginning.  
BEING FOLIO NUMBER 36-02-01047-00

#### **PREMISES "C"**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, described in accordance with a Map of Property of Joseph M. Weaver, etux, made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, dated October 1, 1971 as follows, to wit:

BEGINNING at an interior point, which point is at the distance of seven hundred feet measured South fifty-nine degrees, fifty minutes West along the Southeasterly side of a certain Forty feet wide right of way from a point in the center line of County Line Road; thence extending South Sixty-two degrees, thirty-five minutes West sixty-one and thirty-five one-hundredths feet to a point; thence extending North twenty-seven degrees twenty-five minutes West, twenty-three and fifty-seven one-hundredths feet to a point in the center line of a Thirty feet wide Right of Way; thence extending through the bed of said Right of Way (which right of way is of varying width) the two following courses and distances (1) North sixty-five degrees, fifty-nine minutes East thirty-one and eighty-five one-hundredths feet to a point and (2) South eighty-one degrees, nine minutes thirty seconds East thirty-six and sixty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING PARCEL No. 2 on said plan.

UNDER AND SUBJECT to Easement and Rights as granted in Deed Book 2421, page 714.

BEING FOLIO NUMBER 36-02-00932-00

*0000 County Line Rd*

BEING A TRANSFER exempt from realty transfer tax as a Deed of Correction and transfer between spouses.

BEING the same premises which C.G. Berwind, Jr., Thomas B. Morris, Jr., and Francis X. Morrissey, Jr., Trustees Under Deed of Trust of Charles G. Berwind, dated 2/28/1963 for C.G. Berwind, Jr., et al. by Deed dated February 15, 1989 and recorded in the Office of the Recorder of Deeds of Delaware County on March 23, 1989 in Volume 0655 Page 1765, et seq., granted and conveyed to JAMES CHARLES SCHWARTZMAN and NANCY HANKIN SCHWARTZMAN, his wife, in fee.

ALSO BEING the same premises which C.G. Berwind, Jr., and Thomas B. Morris, Jr., Executors of the Will of Ellen McM. Berwind a/k/a Ellen M. and Ellen McMichael Berwind, deceased by Deed dated August 19, 1987 and recorded in the Office of the Recorder of Deeds of Delaware County on September 28, 1987 in Volume 0512 Page 1353, et seq., granted and conveyed unto C.G. Berwind, Jr., Albert W. Gilmer and

Thomas B. Morris, Jr., Trustees Under Deed of Trust of Charles G. Berwind, dated 2/28/1963 for C.G. Berwind, Jr., et al., in fee.


UNDER AND SUBJECT to the restriction, which shall be perpetual and run with the land, that no buildings shall be constructed on the premises in addition to the existing residence and outbuildings. This restriction, however, shall not prohibit the addition of rooms or wings to the existing residence and outbuildings, the construction of a small functional pool house limited to bathroom facilities and changing rooms, or the repair or reconstruction of any such buildings after damage. If this restriction is violated, the Grantors herein, their successors or assigns, in addition to any other rights and remedies which may be available to them at law or in equity, shall have the right to compel the removal of any building in violation of this restriction, notwithstanding any passage of time or forbearance.

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belong, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of it the said Grantor, as well at law as in equity of, in and to the same.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns forever.

**IN WITNESS WHEREOF**, the party of the first part has hereunto set his hand and seal dated the day and year first above written.

**SEALED AND DELIVERED  
IN THE PRESENCE OF US:**

  
JAMES CHARLES SCHWARTZMAN

  
NANCY HANKIN SCHWARTZMAN

STATE OF PENNSYLVANIA :  
COUNTY OF *Delaware* :

On this, the *23rd* day of *MARCH* *2016*, before me, the undersigned officer, personally appeared *Samuel Schmitt and Nancy Schmitt* known to me or satisfactorily proven to be the person(s) described in the foregoing, and acknowledged that he/she/they executed the same for the purposes therein contained and desired the same be recorded as such.

*HAWKIN*

*Nicholas J. Caniglia*  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
NICHOLAS J. CANIGLIA, Notary Public  
Radnor Twp., Delaware County  
My Commission Expires April 22, 2018



**DEED**

**JAMES CHARLES SCHWARTZMAN and NANCY HANKIN SCHWARTZMAN**

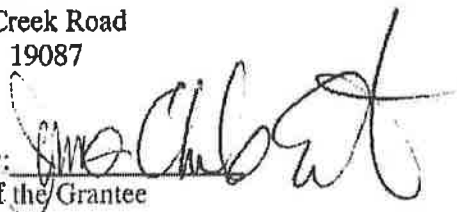
**TO**

**JAMES CHARLES SCHWARTZMAN and NANCY HANKIN SCHWARTZMAN**

Premises:  
401 Gulph Creek Road  
Radnor, PA 19087  
*0000 County Line (2A).*

Prepared By:  
Nicholas J. Caniglia, Esquire  
P.O. Box 312  
125 Strafford Avenue, Suite 110  
Wayne, PA 19087  
610-688-2626

The address of the above-  
named Grantee is:  
401 Gulph Creek Road  
Radnor, PA 19087

Certified By:   
On behalf of the Grantee



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid	0
Book Number	5832
Page Number	1794
Date Recorded	6-29-16

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Nicholas J. Caniglia, Esquire		Telephone Number: (610) 688-2626	
Mailing Address 125 Strafford Avenue, Suite 110	City Wayne	State PA	ZIP Code 19087

### B. TRANSFER DATA

Date of Acceptance of Document 05 / 23 / 2016			
Grantor(s)/Lessor(s) Charles & Nancy Schwartzman	Telephone Number:	Grantee(s)/Lessee(s) Charles & Nancy Schwartzman	Telephone Number:
Mailing Address 401 Gulph Creek Road		Mailing Address 401 Gulph Creek Road	
City Radnor	State PA	ZIP Code 19087	

### C. REAL ESTATE LOCATION

Street Address 401 Gulph Creek Road		City, Township, Borough Radnor Township	
County Delaware	School District Radnor	Tax Parcel Number 36-02-01047-00	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 1,133,360.00	5. Common Level Ratio Factor X 1.47	6. Computed Value = 1,666,039.00

### E. EXEMPTION DATA - Refer to instructions for exemption status.

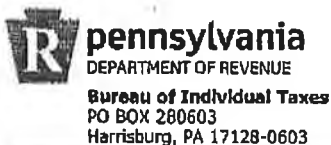
1a. Amount of Exemption Claimed \$ 1,666,039.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☒ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_ Also a transfer between husband and wife during the marriage

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Nicholas J. Caniglia</i>	Date 6/29/16
--	-----------------



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid	0.00
Book Number	5832
Page Number	1794
Date Recorded	6/29/16

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** - All inquiries may be directed to the following person:

Name	Telephone Number:
Nicholas J. Caniglia, Esquire	(610) 688-2626
Mailing Address	City
125 Strafford Avenue, Suite 110	Wayne
State	ZIP Code
PA	19087

**B. TRANSFER DATA**

Date of Acceptance of Document	05 / 23 / 2016		
Grantor(s)/Lessor(s)	Telephone Number:	Grantee(s)/Lessee(s)	Telephone Number:
Charles & Nancy Schwartzman		Charles & Nancy Schwartzman	
Mailing Address		Mailing Address	
401 Gulph Creek Road		401 Gulph Creek Road	
City	State	City	State
Radnor	PA	Radnor	PA
ZIP Code	19087	ZIP Code	19087

**C. REAL ESTATE LOCATION**

Street Address		City, Township, Borough	
401 Gulph Creek Road		Radnor Township	
County	School District	Tax Parcel Number	
Delaware	Radnor	36-02-00932-00	

**D. VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
50,000.00	X 1.47	= 73,500.00

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
\$ 73,500.00	100.00 %	100.00 %

**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☒ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_ Also a transfer between husband and wife during the marriage

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party \_\_\_\_\_ Date 6/29/16

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

REV. 8/25/77

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made this 12<sup>th</sup> day of Sept  
~~tember~~, 1977, between ELLEN McM. BERNWIND, widow, hereinafter  
called Grantor and SIDNEY L. LUCE, and ELLEN E. W. LUCE,  
husband and wife, joint tenants with right of survivorship,  
hereinafter called Grantees.

WHEREAS, Grantor is the owner of a strip of land  
fifty feet wide extending to the southwest from County Line  
Road beginning at a point in the middle line of said County  
Line Road at the distance of 402.68 feet from the intersec-  
tion of the middle lines of Gulph Creek Road and County Line  
Road in Radnor Township, Delaware County, Pennsylvania,  
which said strip extends from County Line Road to other  
lands of Grantor, hereinafter referred to as Grantor's Land;  
and

WHEREAS, Grantees are the owners of an adjoining  
piece of land to the southeast of Grantor's Land containing  
approximately 1.336 acres on which Grantees have built a  
residence, hereinafter referred to as Grantees' Land; and

WHEREAS, Grantees are desirous of having an ease-  
ment and right-of-way for pedestrian and vehicular ingress  
and egress from County Line Road across a portion of Grantor's  
Land to Grantees' Land, and are willing to pay One Hundred  
Dollars (\$100.00) per year to Grantor for, among other things,  
Grantees' share of taxes on and other expenses of maintaining  
the land which will be subject to the easement; and

WHEREAS, Grantor is willing to grant to Grantees  
such easement and right of way; and

WHEREAS, Grantees and Grantor desire and intend to extinguish a prior agreement between Charles G. Berwind, now deceased, and Ellen McM. Berwind, husband and wife, and Sidney L. Luce dated March 5, 1956, hereinafter referred to as the "prior Agreement", which granted to Grantees a similar easement.

NOW THEREFORE, the parties, in consideration of mutual benefits conferred herein and intending to be legally bound hereby, agree as follows:

1. The prior Agreement is hereby terminated, extinguished, discharged and released. Each of the parties hereto agree that they will not at any time hereafter enforce or attempt to enforce such Agreement or any provisions thereof.

2. Grantor hereby grants and conveys to Grantees an easement and right-of-way eighteen (18) feet in width extending between parallel lines, the southeastern line of which is the southeastern boundary of Grantor's Land, from the middle line of County Line Road South 62° 37' 0" West a distance of 180 feet, hereinafter referred to as the "180 foot strip".

3. Grantees agree to pay to the owner or owners of Grantor's Land in proportion to such ownership One Hundred Dollars (\$100.00) per year, prorated for any partial year, for as long as said easement exists, payable on the date hereof and on each anniversary date hereafter.



4. The right-of-way, easement, rights and privileges herein granted shall be used only for the purpose of providing such pedestrian and vehicular ingress and egress from County Line Road to Grantees' Land as is properly incidental to the occupancy of Grantees' Land as a residence.

5. Grantees at their expense shall maintain in good condition the 180 foot strip and the black top roadway existing thereon, hereinafter referred to as the "existing roadway"; and Grantees at their expense shall maintain the existing landscaping and plantings on the 180 foot strip (and shall re-landscape and re-plant as necessary) all in order to maintain the pleasing appearance of the 180 foot strip. Should Grantees elect to extinguish this easement by the execution and delivery of the document contemplated by paragraph 9 below, then Grantees at their expense and if requested by Grantor shall promptly remove the existing roadway and promptly restore the 180 foot strip to its unimproved state; provided, however, that Grantees' undertaking to remove and restore hereunder shall apply to the existing roadway only and not to any further roadway constructed by Grantor, and provided further that the undertaking herein provided shall survive the execution, delivery and recording of the document described in paragraph 9 below, but shall in any case be terminated and discharged if Grantor shall not have requested the removal and restoration within thirty (30) days of her receipt of written notice from Grantees (accompanied by a copy of the document so recorded pursuant to paragraph 9) advising that this easement has thus been extinguished.

6. If Grantor desires to construct a roadway to provide access to other lands of Grantor, Grantor may do so, provided that, if such roadway interferes with Grantees' use of

the existing roadway, Grantor shall grant to Grantees use of said roadway and access to said roadway from the point where the existing roadway now enters Grantees' Land. In such case, Grantor shall pay the entire cost of construction of such roadway and Grantees will share the expense of maintaining 180 feet of such roadway in proportion to the number of residences which make use of such roadway.

7. Grantor shall have the right to include the 180 foot strip in any dedication of Grantor's Land to the township.

8. The easement, rights and privileges herein granted shall exist and be effective from the date hereof until such time as the easement terminates or is terminated. Grantor hereby binds herself, her heirs, executors, administrators, successors, and assigns to warrant and forever defend the above-described easement and rights unto Grantees, their heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part hereof.

9. The easement, rights, privileges herein granted shall immediately terminate upon acceptance by the proper township authorities of a dedication to the township of the 180 Foot strip for public use pursuant to paragraph 7; or upon the delivery by Grantees to the Recorder of Deeds in and for the County of Delaware, Pennsylvania, of a document in recordable form extinguishing all Grantees' right, title and interest in said easement.

10. The easement, rights, and privileges granted herein are nonexclusive, and Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantor may deem proper.

11. This easement shall run with the land and this instrument shall be binding on and shall inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

12. Should Grantees fail to perform any covenant, undertaking or obligation arising hereunder, Grantor's sole remedy shall be to take such action for damages as the law provides for breach of this Agreement; and the easement created hereby shall remain in full force and effect.

13. Grantor retains, reserves and shall continue to enjoy the use of the property on which the easement is granted for any and all purposes which do not interfere with or prevent the use by Grantees of the within easement.

14. This Agreement shall be recorded in the Office for the Recording of Deeds in and for the County of Delaware, Pennsylvania.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement the day and year first above written.

Ellen McM. Berwind, Grantor

Sidney L. Luce, Grantee

Ellen E. W. Luce, Grantee

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF *Philadelphia* :

On this *21<sup>st</sup>* day of *September*, 1977,  
before me the subscriber, a Notary Public for the Common-  
wealth of Pennsylvania, residing in the County of *Philadelphia*,  
personally appeared ELLEN McM. BERWIND, known to me, or  
satisfactorily proven, to be the person whose name is  
subscribed to the within instrument, and acknowledged that  
she executed same for the purposes therein contained, and  
consented to the recording thereof.

IN WITNESS WHEREOF, I have hereunto set my hand  
and official seal.

*Eleanor T. O'Connell*  
Notary Public  
My Commission Expires: *12-21-81*  
ELEANOR T. O'CONNELL  
Notary Public  
My Commission Expires: *12-21-81*



COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Montgomery :

On this 12<sup>th</sup> day of October, 1977,

Before me the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of  
personally appeared STEPHY L. LUCE, and ELLEN H. W. LUCE,  
known to me, or satisfactorily proven, to be the persons  
whose names are subscribed to the within instrument, and  
acknowledged that they executed same for the purposes therein  
contained, and consented to the recording thereof.

IN WITNESS WHEREOF, I have hereunto set my hand  
and official seal.

  
My Commission Expires 



REALTY TRANSFER TAX  
AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY  
BOOK NUMBER 2627  
PAGE NUMBER 645  
DATE RECORDED 12-25-77

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P. L. 1742 AS AMENDED)

SECTION I  
(COMPLETE FOR ALL TRANSACTIONS)

Grantor(s): Ellen McM. Berwind Gulf Creek Road, Radnor, Pennsylvania  
Grantee(s): Sidney L. and Ellen E.W. Luce 587 County Line Road, Radnor, Pennsylvania  
19087

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

N.D., STREET & NUMBER OR OTHER DESCRIPTION: Gulf Creek Road  
FULL CONSIDERATION \$ no cash HIGHEST ASSESSED VALUE \$ not separately assessed  
FAIR MARKET VALUE \$ 1.00 REALTY TRANSFER TAX PAID \$ None

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON(S) AND CITE PORTION OF LAW.  
Note: the interest in property conveyed herewith has no actual monetary worth as the yearly payment by Grantee equals the cost of maintaining the easement and paying the real estate taxes thereon.  
IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE

SECTION II  
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$                      DISPOSITION                       
EXISTING MORTGAGE: \$                      DISPOSITION                       
EXISTING LIEN OR OBLIGATION: \$                      DISPOSITION                       
EXISTING LIEN OR OBLIGATION: \$                      DISPOSITION                     

SECTION III

(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE: NAME                      ADDRESS                       
SUCCESSFUL BIDDER: NAME                      ADDRESS                     

	JUDGMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE	\$	\$	\$
JUDGMENT PLUS INTEREST	\$	\$	\$
BID PRICE	\$	\$	\$
PRIOR RECORDED LIEN	\$	\$	\$
PRIOR RECORDED MORTGAGE	\$	\$	\$
PRIOR RECORDED MORTGAGE	\$	\$	\$
UNPAID REAL ESTATE TAXES	\$	\$	\$
WATER RENT DUE	\$	\$	\$
SEWAGE RENT DUE	\$	\$	\$
ATTORNEY FEES	\$	\$	\$
OTHER (COSTS, ETC.)	\$	\$	\$
TOTAL	\$	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SEEN AND SUBSCRIBED BEFORE ME THIS  
DAY OF Dec 1977  
BY MY COMMISSION EXPIRES Dec 21, 1983

ELISE A. KIRKES  
Notary Public, Phila., Phila. Co.  
My Commission Expires Feb. 21, 1983

ALL OF THE INFORMATION ENTERED  
ON BOTH SIDES OF THIS AFFIDAVIT IS  
TRUE, FULL AND COMPLETE TO THE  
BEST OF MY KNOWLEDGE, INFORMA-  
TION AND BELIEF

Sidney L. Luce  
☒ GRANTEE ☐ AGENT FOR GRANTEE  
☐ GRANTOR ☐ AGENT FOR GRANTOR  
☐ STRAW ☐ TRUSTEE

07765

OCT 28 12 37 PM '77

RECORDED in the Office for Recording of Deeds  
in and for Del. Co., Pa., in Deed  
Book 2627 Page 638  
WITNESS my hand and seal of Office this  
28th day of OCT. A.D. 19 77

*James H. Robinson*  
Recorder of Deeds  
Deputy Recorder

BOOK **2627** PAGE **646**



# DEED - 1102

<p>Together with all and singular the waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever, unto the heredy granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them the said grantors, as well at law as in equity, of, in, and to the same.</p> <p>We have and do hereby <u>the said lot of piece of ground above described</u> hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the grantees <u>her heirs</u> and assigns, to and for the only and proper use and behoof of the grantees <u>her heirs</u> and assigns forever.</p> <p>Under and Subject to the above reservations:</p>	<p>211</p>
<p>And the said <u>grantors</u>, for themselves, their heirs, executors and administrators, do covenant, promise and agree, to and with the grantees <u>her heirs</u> and assigns, by these presents, that <u>they the said grantors their</u> <u>heirs</u>, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said grantees <u>her heirs</u> and assigns, against <u>them the said grantors their</u> <u>heirs</u>, 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 him, her, him or any of them, shall and will Warrant and forever Defend.</p>	
<p>In Witness Whereof, the parties of the first part have hereunto set (their) hands and seals. Dated the day and year first above written.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>SEALED AND DELIVERED in presence of us, <u>Wm. Mc Kee</u></p> </div> <div style="width: 45%;"> <p><u>John Tyson</u> <u>Natalie C. Tyson</u></p> </div> </div>	
<p>Witness on the day of the date of the above Indenture, of the above named grantors, the full consideration money hereinafter mentioned, <u>John Tyson</u> <u>Natalie C. Tyson</u></p>	
<p>On the <u>28th</u> day of <u>March</u> <u>1894</u>, before me, the undersigned, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia personally appeared the above-named <u>John Tyson &amp; Natalie C. Tyson, his wife</u>, and in due form of law acknowledged the above Indenture to be their act and deed, and desired the same to be recorded as such.</p>	
<p>Witness my hand &amp; Notarial Seal the day and year aforesaid.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><u>the address of the above named grantors</u> <u>1071 Broadway, New York City</u> <u>Wm. Mc Kee</u> <u>on behalf of the grantors</u></p> </div> <div style="width: 45%;"> <p><u>Wm. Mc Kee</u> Notary Public</p> </div> </div> <p>The Commission expires <u>2/9/95</u></p>	
<p>Recorded <u>April 6-1894</u> Witnessed by <u>W. B. C. H.</u></p>	



DELAWARE COUNTY

RIGHT OF WAY

DEED BOOK 1676 page 552

John Tyson and Natalie E. his wife hereinafter called "Grantors" (being the owners of certain lands and property fronting on County Line Road and Gulph Creek Road in Radnor Township, Delaware County, Pennsylvania, and specifically described in Deed from Haven Emerson and Albert Bartram Kelley, Executors of the Will of Marion Mott, deceased to Grantors dated March 28, 1949 and recorded in the Office for the REcording of Deeds in and f  
for said County in Deed Book No. 110 at page 327, etc.,)  
to

Philadelphia Suburban Water Company (a Penna. corp.)

GRANTING the two following described perpetual and exclusive rights of way and easements at any and all time hereafter to lay, relay, install, operate, inspect, maintain, repair, alter, remove, renew and replace through, across and under said lands and property now of grantors a pipe line and appurtenances (including a blow off drain) for the transmission of water the first of said rights of way to consist of a strip of ground twenty feet wide extending across said lands and property now of grantors to connect with rights of way of said Philadelphia Suburban Water Company located or to be located in the aforesaid roads adjoining said lands and property of grantors, the center line of said strip to be located as shown on the annexed plan prepared by Albright & Friel, Inc., Consulting Engineers, and dated January 25, 1954, said pipe line to be within the limits of said first right of way and to have a maximum inside diameter of 24 feet and the second of said rights of way to consist of a strip of ground twenty feet wide extending across said lands and property now of grantors from Gulph Creek Road to Gulph Creek to connect with rights of way of said Philadelphia Suburban Water Company located or to be located in said Gulph Creek Road adjoining said lands and property of grantors, the center line of said strip to be located as shown on the annexed plan aforesaid, for the purpose of said second right of way and have a maximum inside diameter of 4 inches.

TOGETHER with the right of ingress, egress and regress to and from each of said twenty feet wide strips of ground at any and all times for the purposes of laying, relaying, installing, operating, inspecting, maintaining, repairing, altering, removing, renewing and replacing said replacing said pipe line and appurtenances (including blow-off drain); and together with the right to do in or to said lands what may be required for the full enjoyment of the rights and easements herein granted; but subject to the obligation of said Philadelphia Suburban Water Company, its successors and assigns, after laying said pipe line and appurtenances (including blow-off drain) and after any subsequent maintenance, repair, alteration, removal, or replacement thereof by it or them, to restore the surface of the ground disturbed by it or them as nearly as practicable to its contour prior to such disturbance thereof;

RESERVING, however, to grantors the right to use the ground within the limits of said rights of way easements hereby granted for ingress, egress and regress provided that such use shall not interfere with or obstruct the rights herein granted;

To have and to hold all and singular the rights, liberties, privileges, rights of way easements above described, with the appurtenances, (including blow-off drain) unto said Philadelphia Suburban Water Company, its successors and assigns, to and for the only proper use and behoof of the said Water company, its successors and assigns forever.

This grant and all of the covenants herein contained shall inure to the benefit of and shall be binding upon grantors, their and each of their heirs and assigns, and Philadelphia Suburban Water Company, its successors and assigns.

Grantors understand acknowledge that the person securing this grant is without authority to make any agreement in regard to the subject matter hereof which is not expressed herein and that no such agreement will be binding on said Philadelphia Suburban Water Company, its successors or assigns.



# This Indenture

Made the 17th day of SEPTEMBER in the year of our Lord one thousand nine hundred and seventy-two (1972) —

BETWEEN, JOSEPH M. B. WEAVER and MARY PERSONS WEAVER, his wife,

(hereinafter called the Grantors ), of the one part,

CHARLES G. BERWIND

(hereinafter called the Grantee ), of the other part

**Witnesseth**, That the said Grantors — for and in consideration of the sum of

Fifteen hundred Dollars (\$1500.00)

lawful money of the United States of America, unto them well and truly paid by the Grantee; at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged; have — granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Reister, County of Delaware, Commonwealth of Pennsylvania, described in accordance with a Map of Property of Joseph M. Weaver, et al., made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, dated October 1, 1971 as follows, to wit:

**BEGINNING** at an interior point, which point is at the distance seven hundred feet measured South fifty nine degrees, fifty minutes West along the southeasterly side of a certain thirty feet wide right of way from a point in the center line of County Line Road; thence within South sixty two degrees, thirty five minutes West sixty one and eight hundredths feet to a point; thence extending North twenty seven degrees, twenty five minutes West twenty three and five hundredths feet to a point in the center line of a right of way; thence extending through the bed of said right of way (which right of way is of varying width) the two following distances: (1) North sixty five degrees, fifty nine minutes East one and eighty five one-hundredths feet to a point and (2) South eight one degrees, nine minutes, thirty seconds East thirty six and sixty one one-hundredths feet to the first mentioned point and place of beginning BEING Parcel #2 on said Plan.

BEING part of the same premises which Oren H. Parsons, Sr. and Alice E. Parsons his wife, by Indenture bearing date the 4th day of October A.D., 1957 and recorded Media in the Office for the Recording of Deeds, in and for the County of Delaware, the 17th day of October A.D., 1957 in Deed Book No. 1924 page 85 etc., granted and conveyed unto Mary Parsons Weaver, in fee.

**UNDER AND SUBJECT** to certain Rights of Way now of record.

**ALSO UNDER AND SUBJECT** to the easement of that portion of the thirty feet wide right of way lying within the above premises, the middle line of which forms the Northerly boundary of said premises, for the benefit of the owners, tenants and occupiers the premises adjoining to the North, and to the West thereof, to whom the use of the said right of way may be granted.

**TOGETHER** with the free and common use, right, liberty and privilege of ingress and regress over and along the said thirty feet wide right of way, the middle

line of which forms the Northerly boundary line of premises above described; and over and along the said thirty feet wide right of way, the middle line of which is located as follows:

BEGINNING at a point in the middle line of the aforesaid forty feet wide right of way and extending along the middle line of said thirty feet wide right of way South sixty five degrees, fifty nine minutes West, Twenty eight and seventy two one-hundredths feet to a point in line of land now or late of E. Harmon Priel; and over and along said forty feet wide right of way which extends from the hereinbefore described thirty feet wide right of way North fifty nine degrees, fifty minutes East, Seven hundred feet to a point in said middle line of County Line Road, in common with the owners, tenants and occupants of the other premises bounding thereon, and to which the use thereof may be given.



Date 1-19-72  
 Transfer To: 15-735 1000000 00 2 201  
Radway PL

**Together** with all and singular the <sup>improve</sup> ways, streets, alleys, passages, waters, water-courses, rights liberties, privileges, heredita and appurtenances, whatsoever unto the hereby granted premises belonging, or in any appertaining, and the reversions and remainders, rents, issues and profits thereof: and a estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantor s, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground above described heredita and premises hereby granted, or mentioned and intended so to be, with the appurtenances the said Grantee, his heirs and assigns, to and for the only proper u behoof of the said Grantee, his heirs and assigns forever.

UNDER AND SUBJECT as aforesaid.

**And** the said Grantors, for themselves, their

heirs, executors and administrators, do covenant, promise and agree to and with th Grantee, his heirs and assigns, by these presents, that they, the said Grantors and their

heirs, all and singular the hereditaments and premises hereby gran mentioned and intended so to be, with the appurtenances, unto the said Grantee, his her and assigns, against them, the said Grantors, and their

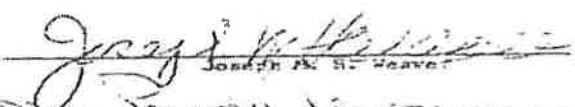

heirs, and against all and every person and persons whomsoever claiming or to claim the same or any part thereof, by, from or under his, her, them or any of them, shall a

SUBJECT as aforesaid,

WARRANT and forever DEFEND.

In ~~Witness~~ Whereof, the parties of the First Part have hereu their hands and seals. Dated the day and year first above written.

**Witness and Believed**  
**IN THE PRESENCE OF US:**

  
Joseph H. Weaver  
  
Mary Persons Weaver

Witnessed, on the day of the date of the above Indenture, of the above-named Grantee

On the 11th day of January Anno Domini 1972 before me, the  
subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the County  
of Lebanon personally appeared the above-named

JOSEPH M. H. WEAVER and MARY PERSONS WEAVER, his wife,

and in due form of law acknowledged  
the above INDENTURE to be their and each of their act and deed, and desired the same  
might be recorded as such.

Witness my hand and Notarial seal the day and year aforesaid.

Richard J. Gannon  
Notary Public

MY COMMISSION EXPIRES JULY 1973

The address of the above-named Grantee

is 2330 County Wine Road,

On behalf of the Grantee

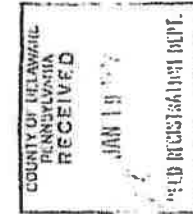
THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA

368769

458236

DEED

JOSEPH M. H. WEAVER,  
BY US



REGISTERED  
IN

Radnor Township  
DELAWARE COUNTY, PA.

1972  
1-19-72

CHARLES G. BERND

731 John C. Clark Co., Phila. Pa.

731  
2330 County Wine Road,  
Radnor Township, Delaware County,  
Pennsylvania

Recorded in the office for recording of deeds in and for Delaware County, Pa.

in Deed Book

No. 2421

page 71

Ac.

Witness my hand and seal of office this

thirteenth

day of

January Anno Domini 1972

Edwin S. Hinchman, Notary Public for Delaware County

Deputy Recorder

1

2421 717

YOUTERSPACES, INC.  
15 Temple Rd  
Glen Mills, PA 19342

Folio # 36-02-01047-00

**STORMWATER CONTROLS AND BEST MANAGEMENT PRACTICES  
OPERATIONS AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this 10th day of March,  
2007, by and between James Schwartz (hereinafter "Landowner"), and RADNOR  
TOWNSHIP, Delaware County, Pennsylvania.

**WITNESSETH**

**WHEREAS**, the Landowner is the owner of certain real property as recorded by deed  
the land records of Delaware County, Pennsylvania, Deed Book \_\_\_\_\_ at Page \_\_\_\_\_,  
(hereinafter "Property") AKA **401 GULPH CREEK ROAD**.

**WHEREAS**, the Landowner is proceeding to build and develop the Property; and

**WHEREAS**, the Stormwater Controls and BMP Operations and Maintenance Plan  
approved by the Municipality (hereinafter referred to as the "Plan") for the property identified  
herein, which is attached hereto as Appendix A and made part hereof, as approved by the  
Municipality, provides for management of stormwater within the confines of the Property  
through the use of Best Management Practices (BMPs); and

**WHEREAS**, the Municipality, and the Landowner, his successors and assigns, agree that  
the health, safety, and welfare of the residents of Radnor Township and the protection and  
maintenance of water quality require that on-site stormwater Best Management Practices be  
constructed and maintained on title Property; and

**WHEREAS**, for the purposes of this agreement, the following definitions shall apply:  
BMP - "Best Management Practice;" activities, facilities, designs, measures or procedures  
used to manage stormwater impacts from land development, to protect and maintain water  
quality and groundwater recharge and to otherwise meet the purposes of the Municipal  
Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage  
pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales,  
forested buffers, sand filters and detention basins.

- Infiltration Trench - A BMP surface structure designed, constructed, and maintained for  
the purpose of providing infiltration or recharge of stormwater into the soil and/or  
groundwater aquifer,
- Seepage Pit - An underground BMP structure designed, constructed, and maintained for  
the purpose of providing infiltration or recharge of stormwater into the soil and/or  
groundwater aquifer,
- Rain Garden - A BMP overlain with appropriate mulch and suitable vegetation designed,  
constructed, and maintained for the purpose of providing infiltration or recharge of

RD BK04055-0530

ON-ORDER MISCELLANEOUS

2007025142 03/19/2007 01:13:53 PM:1

RCD FEE: \$08.00



08-RADNOR \$0.00

THOMAS J. JUDDE SR., REC'D

DELAWARE  
COUNTY



stormwater into the soil and/or underground aquifer, and

**WHEREAS**, the Municipality requires, through the implementation of the Plan, that stormwater management BMPs as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, his successors and assigns, and

**NOW, THEREFORE**, in consideration of the foregoing acknowledgements, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed by the Landowner in accordance with the plans and specifications identified on the Plan.
2. The Landowner shall operate and maintain the BMP(s) as shown on the Plan in good working order and in a manner acceptable to the Municipality and in accordance with the specific maintenance requirements noted on the Plan.
3. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever it deems such inspection to be necessary. Whenever possible, the Municipality shall notify the Landowner prior to entering the property.
4. In the event the Landowner fails to operate and maintain the BMP(s) as shown on the Plan in good working order and in a manner acceptable to the Municipality, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to repair and/or maintain said BMP(s). This provision shall not be construed to allow the Municipality to erect any permanent structure on the land of the Landowner. It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.
5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Municipality.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMP(s) by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. The Landowner, its heirs, executors, administrators, assigns, and other successors in

interests do hereby release Municipality's employees, staff, elected and appointed officials and designated representatives from any and all past, present and future actions, causes of action, demands, claims, damages, loss of services, expenses, compensation, third party actions, suits at law or in equity, including claims or suites for contribution and/or indemnity and all consequential damage on account of or in any way growing out of any and all known and unknown personal injuries and all property damage, including without limitation, any and all claims arising out of construction, presence, existence or maintenance of the BMP(s) by the Landowner or Municipality. In the event that a claim is asserted against the Municipality, its designated representatives, staff, elected or appointed officials or employees, the Landowner will immediately indemnify and hold harmless the said Municipality, its designated representatives, employees, staff, elected and/or appointed officials named from any loss, cost and expense and, any and all claims against them or any of them, for contribution and indemnity by any other person, firm or corporation which arises from, or is related to construction, presence, existence or maintenance of the BMP(s) by the Landowner or Municipality. In the event that any judgment or claim against the Municipality, its designated representatives, employees, staff elected or appointed officials will be allowed by any court of competent jurisdiction, then the Landowner shall pay all costs and expenses relating to said judgment or claim in order that the same be immediately fully satisfied.

8. The Municipality shall make every effort to inspect the BMP(s) at a minimum of once every three years to insure their continued functioning. However, in the event that the Municipality fails, for whatever reason, to perform said inspections the failure to provide such inspection shall in no way be used against the Municipality; the responsibility for the maintenance and operation and repair BMP(s) shall always be the sole responsibility of Landowner hence, it is Landowner's responsibility to properly inspect the BMP at regular intervals to insure its continued and proper functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Delaware County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his heirs, administrators, executors, and assigns, and any other successors in interests, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

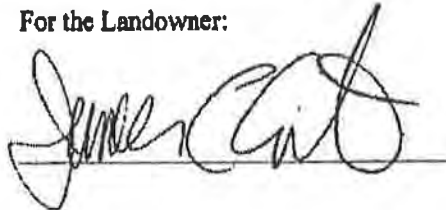
(SEAL)

For the Municipality:

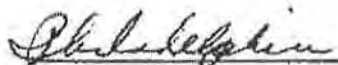
  
David Bashore, Twp. Manager

(SEAL)

For the Landowner:

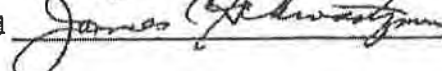


ATTEST:

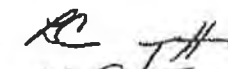
 (City, Township)

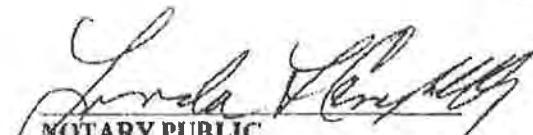
County of DELAWARE, Pennsylvania

I, the undersigned officer, a Notary Public in and for the County and State aforesaid, whose  
commission expires on the 23<sup>rd</sup> day of November, 2008.

hereby acknowledge, personally appeared  who being  
duly sworn according to law, deposes and says that he/she is the owner or equitable owner of the  
property herein described.

GIVEN UNDER MY HAND THIS

 29<sup>th</sup> day of March, 2007.

  
NOTARY PUBLIC

(SEAL)

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Linda L. Campbell, Notary Public  
City Of Philadelphia, Philadelphia County  
My Commission Expires Nov. 23, 2008  
Member, Pennsylvania Association Of Notaries

[illegible]

PACEL A TO BE CONVEYED TO  
MR JAMES SCHWARTZMAN  
11266 SQ FT  
0.259 AC

LANDS W/F CF  
TOTAL AREA  
6000 AC

MR JOHN MOTT  
1122 80 ST  
CHICAGO ILL

TOTAL AREA  
14 888 AC

1940

LANDS N/P OF  
JAMES D BLOCK

CANDS N/P  
THOMAS E MCDYER

LANDS N/H  
JOHN K. LEEDY  
JANE RUDOLF

A hand-drawn map of the Rainier area. The map shows the mountain range with labels for 'RAINIER' and 'MOUNTAIN'. It includes a legend on the left side with 'LOCATION MAP' and 'NO SCALE'. The map also shows various roads, including 'MOUNTAIN ROAD', 'RAINIER ROAD', and 'MOUNTAIN ROAD'. There are also labels for 'MOUNTAIN ROAD' and 'RAINIER ROAD'. The map is drawn on a grid of lines.

DATE March 15 1981  
 ATTENTION David H. H. H. H.  
 COUNTY PLANNING COMMISSION  
 DEPT. NO. 34-278-92

2. APPROVAL:

1. APPROVAL: PAUL DESIRES TO TRANSFER THE ACTIVITY OF AN ELUSTIC FORCE OF 1000. TO BEACHED IN 1973 FROM:

THIS FORCE WAS USED TO CLEAR A DITCH AND SURROUNDING POLE DEVELOPMENT (1/11/73) LOCATED AT THIS SITE (JULY 1969) OF THE 1001. DATED BY 1/1/1973.

THE WORKING PERSONNEL WERE ASSIGNED TO THIS PROJECT IN 1973. IN ACCORDANCE WITH A 1973 REPORT OF CONSTRUCTION OF THE 1001. DATED BY 1/1/1973.

10/11/73, 1973.

90-5-4

GRAPHIC SCALE

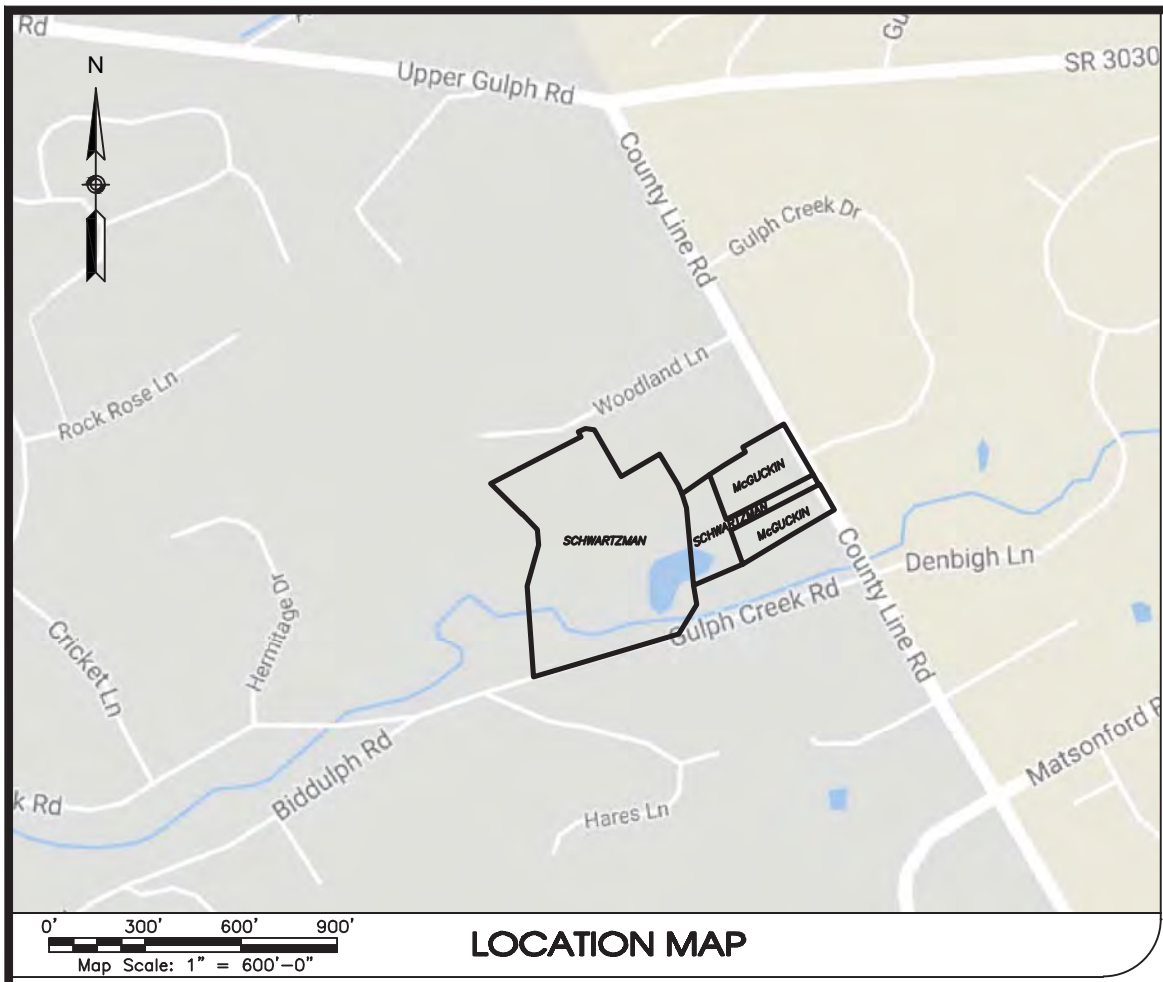
APR 20 1950

CONSULTING ENGINEERS  
THE PLANNERS  
ARCHITECTS  
SURVEYORS

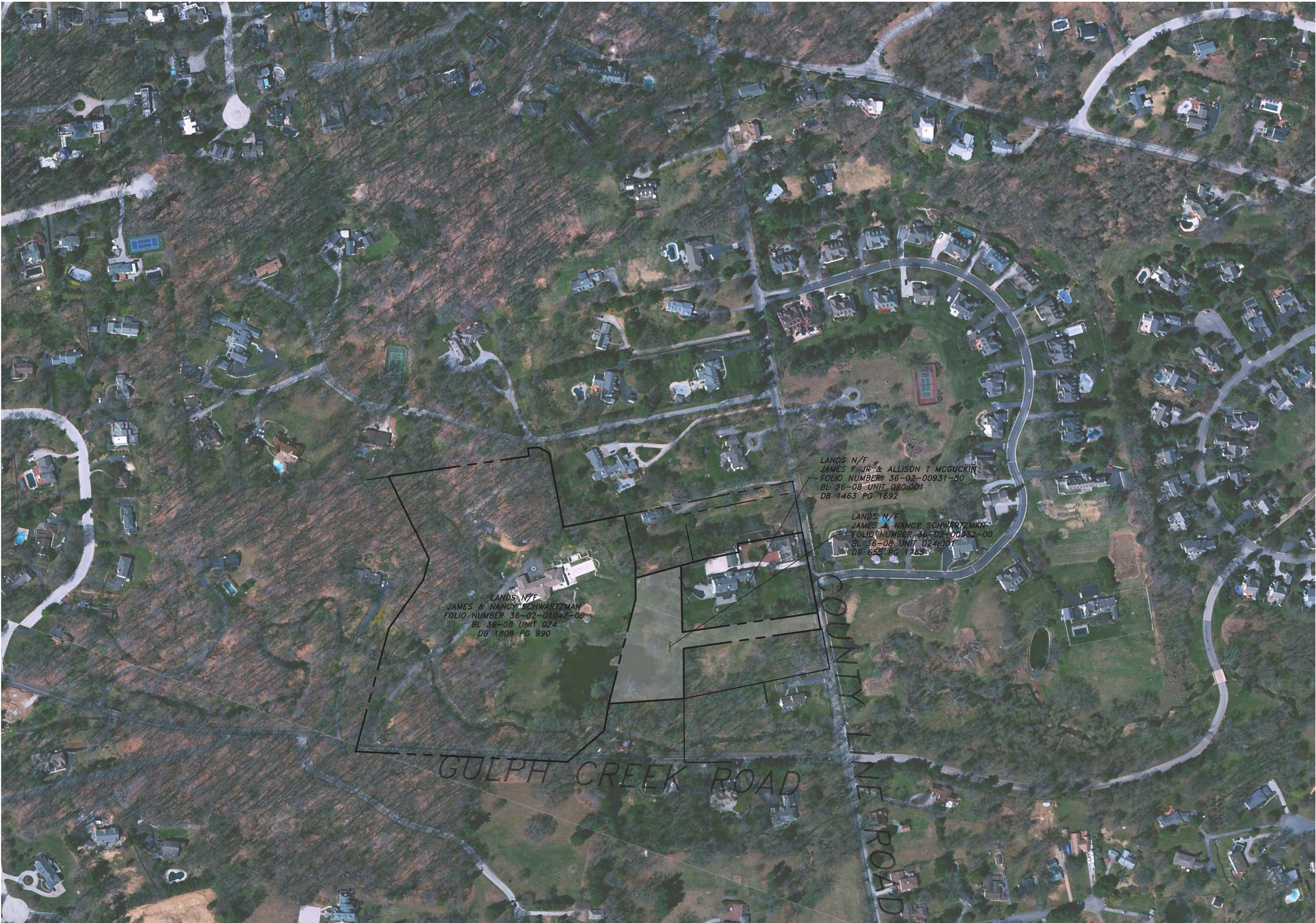
JOHN MOTT & JAMES SCHWARTZMAN  
RADNOR TWP DELAWARE CO PENNSYLVANIA

DATE: JUL 17, 1968  
M-225  
SC 414 1" = 100'





# LOT LINE CHANGE MINOR SUBDIVISION PLAN 585 COUNTY LINE ROAD



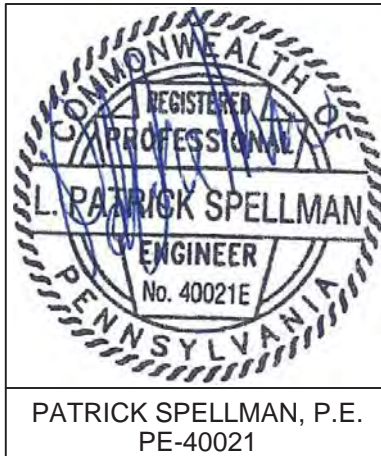
AERIAL VIEW PLAN  
SCALE: 1"=200 +/-

CIVIL ENGINEER:

SITE ENGINEERING CONCEPTS, LLC  
ATTN: PATRICK SPELLMAN, P.E.  
P.O. BOX 1992 SOUTHEASTERN, PA 19399  
P: 610-240-0450  
E: RLAMBERT@SITE-ENGINEERS.COM

OWNER, 585 COUNTY LINE RD:

JAMES AND ALLISON MCGUCKIN  
585 COUNTY LINE ROAD  
WAYNE, PA 19087  
E: JAMESMCGUCKINO3@GMAIL.COM



DRAWING SCHEDULE	SHEET No.
COVER SHEET	1
EXISTING FEATURES	2
PROPOSED PLAN (RECORDING SHEET 1 OF 1)	3

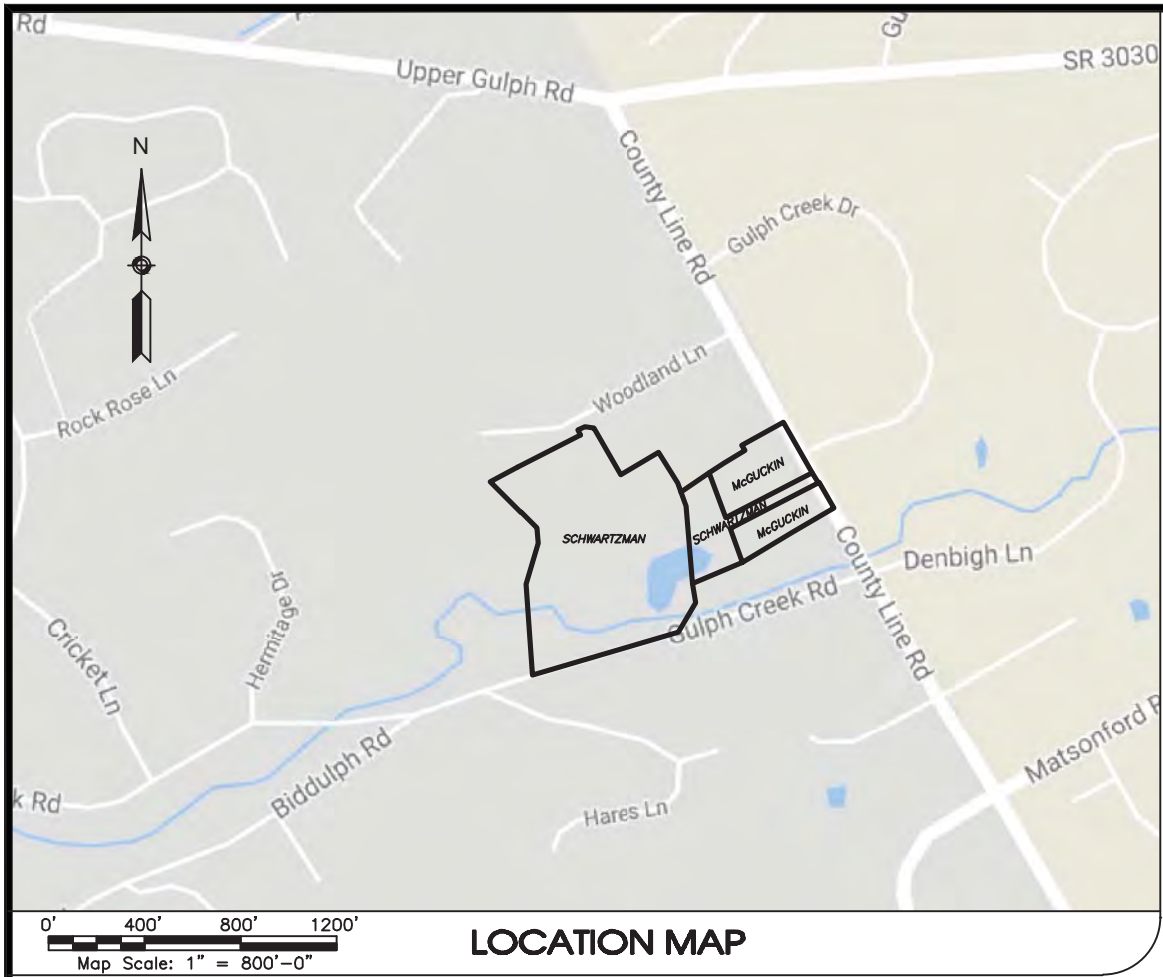
THIS MINOR SUBDIVISION PLAN IS BEING  
SUBMITTED AS A FINAL PLAN PER §255-22.

NUM.	DATE	REVISION
PLAN PREPARED BY:		
SITE ENGINEERING CONCEPTS, LLC		
P.O. BOX 1992		
SOUTHEASTERN, PA 19399		
P: 610-240-0450	F: 610-240-0451	E: INFO@SITE-ENGINEERS.COM
PLAN PREPARED FOR:		
JAMES & ALLISON MCGUCKIN		
585 COUNTY LINE ROAD		
RADNOR, PA 19087		
RADNOR TOWNSHIP	DELAWARE COUNTY	PENNSYLVANIA
DATE: SEPTEMBER 1, 2017		

COVER SHEET

SHEET  
1 of 3





### GENERAL NOTES

- PARCEL LINES SHOWN HAVE BEEN PLOTTED FROM EXISTING RECORDS AND DO NOT REPRESENT A FIELD SURVEY.
- EXISTING RECORDS REFERENCED:  
DEED BOOK 1463 PAGE 1692  
DEED BOOK 5200 PAGE 2104  
DEED BOOK 655 PAGE 1765  
DEED BOOK 512 PAGE 1354  
DEED BOOK 1809 PAGE 990  
DEED BOOK 1809 PAGE 995  
PARTIAL COPY OF DELAWARE COUNTY RECORDER OF DEED HISTORIC PARCEL MAP
- THIS PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.

ZONING SUMMARY	
R-1 - RESIDENTIAL DISTRICT	
ORDINANCE ITEM	REQUIREMENT
MIN. LOT AREA	43,560 SF
MIN. LOT WIDTH @ BLDG	120 FT
MIN. SETBACKS	
FRONT	60 FT
SIDE (INDIVIDUAL/AGGREGATE)	25 FT / 60 FT
REAR	40 FT
MAX. BUILDING HEIGHT	35 FT
MAX. BUILDING COVERAGE	15%
MAX. IMPERVIOUS COVERAGE	22%
RIPIARIAN BUFFER SETBACK	35 FT

LANDS N/F  
STEPHAN A SANTANIELLO &  
REGINA PROCACCIO  
FOLIO NUMBER: 36-02-01045-00  
BL 36-08 UNIT 025  
DB 4785 PG 2153

LANDS N/F  
JAMES & NANCY SCHWARTZMAN  
FOLIO NUMBER 36-02-01047-00  
BL 36-08 UNIT 024  
DB 1809 PG 990

FORCED DEED CLOSURE  
APPROXIMATE LOT AREA  
561,038 Sq. Ft. +/-  
12.8 Acres +/-

LANDS N/F  
JAMES & NANCY SCHWARTZMAN  
FOLIO NUMBER 36-02-00932-00  
BL 36-08 UNIT 024-001  
DB 655 PG 1765

APPROXIMATE LOT AREA  
88,140 Sq. Ft. +/-  
1.9 Acres +/-

LANDS N/F  
JAMES & ALLISON T MCGUCKIN  
FOLIO NUMBER: 36-02-00933-00  
BL 36-08 UNIT 021-001  
DB 5200 PG 2104

FORCED DEED CLOSURE  
APPROXIMATE LOT AREA  
58,024 Sq. Ft. +/-  
1.3 Acres +/-

LANDS N/F  
JARED & SUGA SMITH  
FOLIO NUMBER: 36-02-00945-0  
BL 36-08 UNIT 022  
DB 5172 PG 1938

LANDS N/F  
JAMES & ALLISON T MCGUCKIN  
FOLIO NUMBER: 36-02-01046-00  
BL 36-08 UNIT 021  
DB 5200 PG 2104

LANDS N/F  
JAMES D & PIA A BLOCK  
FOLIO NUMBER: 36-02-01046-00  
BL 36-08 UNIT 023  
DB 789 PG 1534

LANDS N/F  
ELIZABETH JENKINS CULP  
FOLIO NUMBER: 36-02-00949-00  
BL 36-08 UNIT 018  
DB 4661 PG 2102

LANDS N/F  
PERRY P & JEAN P MCROBERT  
FOLIO NUMBER: 36-02-00930-00  
BL 36-08 UNIT 019  
DB 2209 PG 1093

LANDS N/F  
JAMES MCGUCKIN  
FOLIO NUMBER: 36-02-00950-00  
BL 36-08 UNIT 020  
DB 4230 PG 338

LANDS N/F  
JAMES F JR & ALLISON T MCGUCKIN  
FOLIO NUMBER: 36-02-00931-00  
BL 36-08 UNIT 020-001  
DB 1463 PG 1692

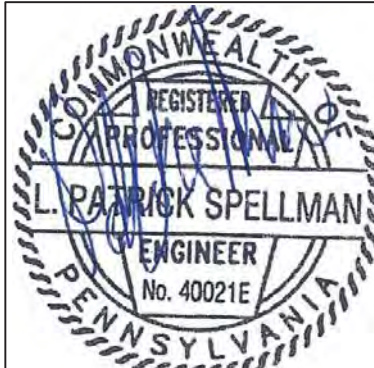
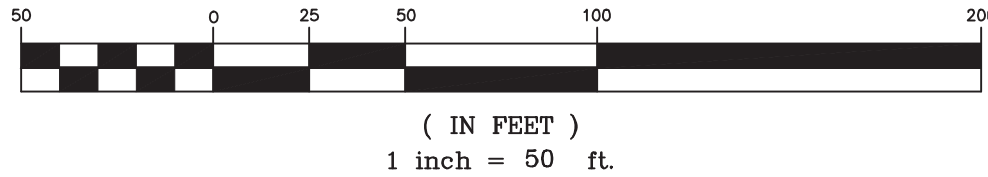
APPROXIMATE LOT AREA  
87,140 Sq. Ft. +/-  
2.0 Acres +/-

### PLAN LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN / SERVICE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING EDGE OF WOODS
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- PROPERTY LINE
- BUILDING SETBACK LINE

GULPH CREEK ROAD  
(33 Ft. WIDE)

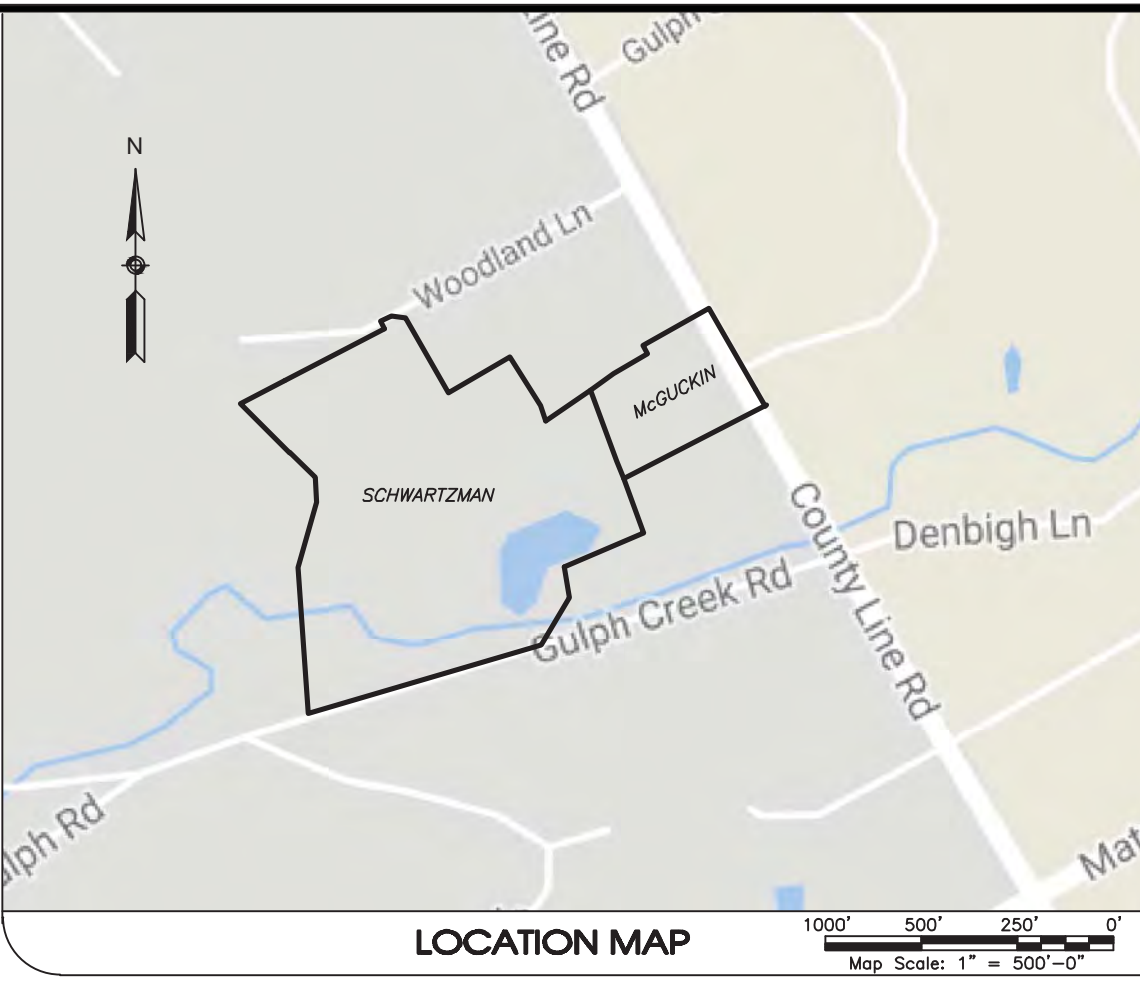
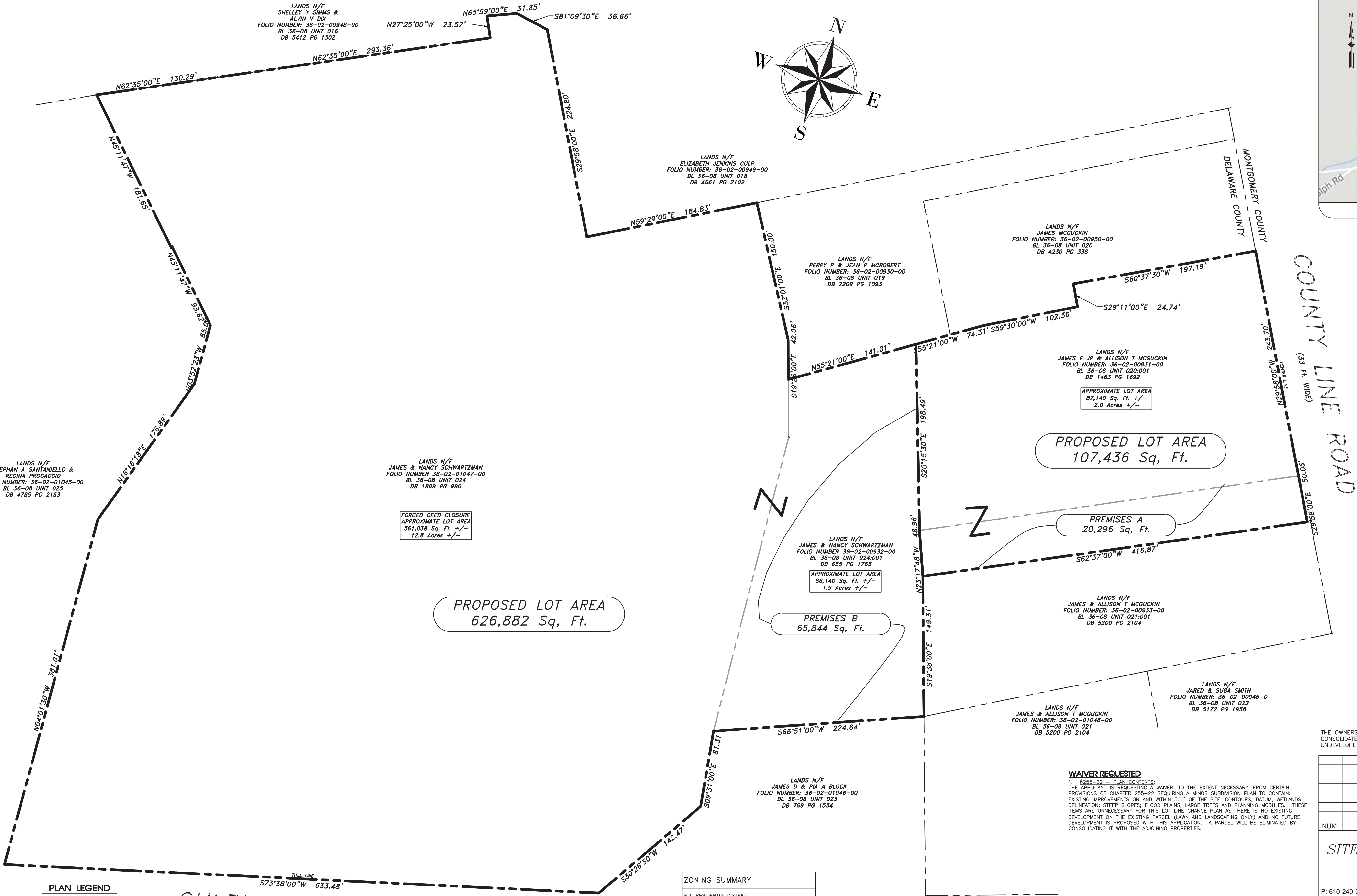
### GRAPHIC SCALE



PATRICK SPELLMAN, P.E.  
PE-40021

NUM.	DATE	REVISION
PLAN PREPARED BY: <b>SITE ENGINEERING CONCEPTS, LLC</b> P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM PLAN PREPARED FOR: <b>JAMES &amp; ALLISON McGUCKIN</b> 585 COUNTY LINE ROAD RADNOR, PA 19087 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA DATE: SEPTEMBER 1, 2017		
<b>EXISTING BOUNDARY DEED PLOT</b>		
<b>SHEET 2 of 3</b> SCALE: 1"=50'		





GENERAL NOTES

- PARCEL LINES SHOWN HAVE BEEN PLOTTED FROM EXISTING RECORDS AND DO NOT REPRESENT A FIELD SURVEY.
- EXISTING RECORDS REFERENCED:  
DEED BOOK 1463 PAGE 1692  
DEED BOOK 5200 PAGE 2104  
DEED BOOK 655 PAGE 1785  
DEED BOOK 512 PAGE 1354  
DEED BOOK 1809 PAGE 990  
DEED BOOK 1809 PAGE 995  
PARTIAL COPY OF DELAWARE COUNTY RECORDER OF DEED HISTORIC PARCEL MAP
- THIS PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF \_\_\_\_\_, BEFORE ME, NOTARY PUBLIC ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES AND ALLISON MCGUCKIN, WHO ACKNOWLEDGED TO BE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED.

JAMES MCGUCKIN, OWNER, 585 COUNTY LINE ROAD  
ALLISON MCGUCKIN, OWNER, 585 COUNTY LINE ROAD  
NOTARY PUBLIC:  
MY COMMISSION EXPIRES: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF \_\_\_\_\_, BEFORE ME, NOTARY PUBLIC ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES AND NANCY SCHWARTZMAN, WHO ACKNOWLEDGED TO BE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED.

JAMES SCHWARTZMAN, OWNER, 401 GULPH CREEK ROAD  
NANCY SCHWARTZMAN, OWNER, 401 GULPH CREEK ROAD  
NOTARY PUBLIC:  
MY COMMISSION EXPIRES: \_\_\_\_\_

PROJECT NARRATIVE

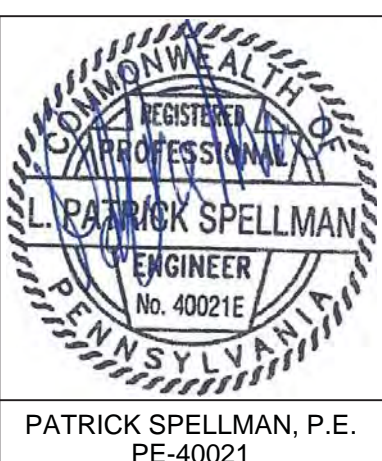
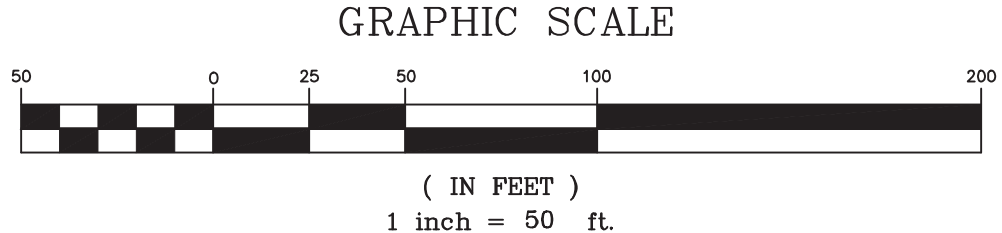
THE OWNERS ADJOINING PARCEL 36-08-024-001 PROPOSE TO MOVE THE LOT LINES AND CONSOLIDATE THE PARCEL WITH THE ADJOINING PROPERTIES, THEREBY ELIMINATING THE UNDEVELOPED PARCEL.


NUM.	DATE	REVISION
		PLAN PREPARED BY:
		<b>SITE ENGINEERING CONCEPTS, LLC</b>
		P.O. BOX 1992
		SOUTHEASTERN, PA 19399
		P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM
		PLAN PREPARED FOR:

**JAMES & ALLISON MCGUCKIN**  
585 COUNTY LINE ROAD  
RADNOR, PA 19087  
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
DATE: SEPT 1, 2017

**PROPOSED LOT LINE  
CHANGE PLAN  
(RECORDING SHEET 1 OF 1)**  
**SHEET  
3 of 3**  
SCALE: 1"=50'

ZONING SUMMARY	
R-1 - RESIDENTIAL DISTRICT	
ORDINANCE ITEM	REQUIREMENT
MIN. LOT AREA	43,560 SF
MIN. LOT WIDTH @ BLDG	120 FT
MIN. SETBACKS	
FRONT	60 FT
SIDE (INDIVIDUAL/AGGREGATE)	25 FT / 60 FT
REAR	40 FT
MAX. BUILDING HEIGHT	35 FT
MAX. BUILDING COVERAGE	15%
MAX. IMPERVIOUS COVERAGE	22%
RIPARIAN BUFFER SETBACK	35 FT



**RESOLUTION NO. 2017-**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY MASTER PLAN AMENDMENTS AND THE PHASE II FINAL LAND DEVELOPMENT PLAN FOR CABRINI UNIVERSITY CONSISTING OF THE CONSTRUCTION OF A RESIDENCE HALL, PEDESTRIAN AND VEHICULAR ACCESS AND PARKING FACILITIES**

**WHEREAS**, Radnor Township adopted Resolution No. 2013-05 approving the preliminary Master Plan of Cabrini University (“Cabrini” or “Applicant”) and Cabrini now seeks to amend its Master Plan; and

**WHEREAS**, the Township adopted Resolution No. 2014-71 approving the revised preliminary phased plan of Cabrini for a new campus center, parking facilities, an athletic center addition and related improvements; and

**WHEREAS**, the Township approved final plans for Cabrini University pursuant to Resolution No. 2014-72 regarding the expansion of the Dixon Athletic Center; and

**WHEREAS**, Cabrini’s plans have been reviewed by both the Delaware County Planning Commission and Radnor Township Planning Commission.

**NOW, THEREFORE**, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Cabrini Master Plan amendments and the phase II final land development plan prepared by Site Engineering Concepts, LLC, dated January 15, 2012, last revised September 14, 2017, subject to the following conditions:

1. As to the Master Plan amendments and Phase II Final Land Development Plan, the Applicant shall comply with paragraphs “C” and “D” respectively, of the Gilmore & Associates, Inc. correspondence dated October 12, 2017, a copy of which is attached hereto and incorporated herein as Exhibit “A”.
2. The Applicant shall comply with the Gannett Fleming letters dated October 11, 2017 and October 16, 2017 as to the Master Plan amendments and the phase II final land development plan, copies of which are attached hereto and incorporated herein respectively as Exhibits “B” and “C”.
3. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning, building code, and shade tree, and all county, state, federal codes, rules and regulations, and statutes.

4. The Applicant shall execute Development and Financial Security Agreements and any other required Easements all in a form and manner approved by the Township Solicitor.
5. Applicant shall address ingress and egress from Cabrini's driveway to Eagle Road, opposite Paul Road to the satisfaction of the Township's traffic engineer.
6. In addition to the foregoing conditions of approval, a modification of Section 255-20. B. (1) (n) of the Subdivision/Land Development Ordinance is approved with respect to showing natural and manmade features within 500 feet of the site.

***SO RESOLVED***, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 27<sup>th</sup> day of November, 2017.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name:  
Title:

ATTEST: \_\_\_\_\_



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

**Date:** October 12, 2017

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

**From:** Amy B. Kaminski, P.E., PTOE

**cc:** Damon Drummond, P.E., PTOE  
Leslie Salisbury, E.I.T.

**Reference:** Cabrini University – Phase 2 Land Development  
Preliminary Masterplan Review  
Phase 2 Final Land Development Plan Review  
Transportation Impact Assessment Review  
Radnor Township, Delaware County  
G&A 14-05020-02

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 overall parcel is approximately 112 acres in size and is zoned PI (Planning Institutional District). The Applicant proposes to construct a 207-bed residence hall, provide improved pedestrian access and restrict vehicular access to the core of the campus. In addition, a 14 parking space surface lot and a 174 space parking garage are proposed for construction under this phase.

**B. Reviewed Documents**

1. Overall Proposed Site Improvements (Preliminary Masterplan) for Cabrini University, prepared by Site Engineering Concepts, LLC, dated January 15, 2012 and last revised September 14, 2017.
2. Cabrini University Phase 2 Final Land Development Plans prepared by Site Engineering Concepts, LLC consisting of 28 sheets, dated July 10, 2017 and last revised September 14, 2017.
3. Traffic Impact Assessment for Cabrini University Phase 2 Land Development, prepared for Radnor Township, prepared by F. Tavani and Associates, Inc., dated September 12, 2017.

**C. Preliminary Master Plan Review**

1. Revise the masterplan to identify the pedestrian trail located at the southern end of the campus along with the pedestrian crosswalk on Eagle Road. Details regarding future improvements to this trail for ADA accessibility must be provided

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 | 215-564-1700  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)





in future submissions since the construction of the parking garage will alter the access and use of this trail.

**D. Phase 2 Final Land Development Review**

**1. Subdivision and Land Development Review**

- a. §255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The width of the driveway access to the west turnaround area is less than the minimum requirement. Revise the plans to comply with this section or a waiver will be required.
- b. §255-29.A(14) – No less than a five (5) foot radius of curvature shall be permitted for all curblines in parking areas. We recommend the Applicant provide minimum five (5) foot radii at the east and west turnaround areas adjacent to the removable bollards.
- c. §255-37.B – The minimum width of sidewalks and pedestrian paths shall be four (4) feet. It appears the sidewalk to the southeast of Bruckmann Chapel is less than the minimum requirement. Revise the plans accordingly.

**2. General Comments**

- a. We recommend pedestrian lighting along all proposed walkways. It appears there is no existing or proposed lighting along the proposed sidewalk to the north of the western turnaround.
- b. All new pedestrian facilities should be designed to be ADA compliant. Spot elevations and dimensions should be provided in order to verify compliance and constructability. See PennDOT RC-67 for further details.
- c. It is unclear whether or not a curb ramp is proposed adjacent to the ADA parking area along the South Loop Drive. ADA accessible access should be provided from the parking area to the proposed residence hall.
- d. Sheet 12 of 28: Verify the scale.
- e. Provide details for all proposed signage.
- f. Sheet 28 of 28 (Proposed Parking Structure)
  - i. Provide a stopbar and stop sign, facing west, along the drive aisle adjacent to the exit.
  - ii. Provide dimensions for the two-way aisles.

**3. Transportation Impact Assessment Comments**

- a. §255-20.B(5)(d)[6][a] – As previously stated, all streets and/or intersections showing a Level of Service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. King of Prussia Road and Eagle Road/Pine indicates LOS below C during the PM peak hour. The Applicant has indicated that future improvements are under consideration for this intersection in coordination with Eastern University. The included letter dated September 20, 2017 indicates a grant application is being pursued by Cabrini and Eastern Universities along with Radnor Township; however, the report does not identify how these improvements will

mitigate the noted deficiencies.

- b. As noted in the September 20, 2017 response letter, the Applicant's engineer states the right in/right out access at the Cabrini Driveway to Eagle Road opposite Paul Road does not require any modification as the left turn exit volumes are low (0 during the AM peak hour and 3 during the PM peak hour) and modifications will not alter these numbers and could impede emergency response to the Campus. In addition, the engineer's response expresses concerns related to any intersection modifications to this access that may disturb the nearby pillars and a stream.

We call to attention that there are 4 and 10 vehicles exiting this access as through movements and 4 and 5 vehicles continuing northbound from Paul Road into this access during the AM and PM Peak Hour bringing to total, 8 AM Peak Hour vehicles and 18 PM Peak Hour Vehicles performing illegal traffic movements at this access to Eagle Road. Our concern is directly related to the continued use by motorists performing illegal movements and safety concerns related to those traffic movements.

Regardless of the impact to the pillars and streams, the access is apparently not designed to adequately deter the illegal vehicular movements into and out of the access and we recommend either closing the access entirely to vehicular movement and altering it to an emergency vehicle access only or redesigning the access to more effectively deter the illegal movement by motorists.

- c. The following comments pertain to discrepancies between the Manual Turing Movement counts and Figure 4 provided in the report. The Applicant should revise these figures as necessary and ensure the changes are translated throughout the analysis. Verify the volumes at the following locations:
- i. King of Prussia Rd and Cabrini Dr AM northbound through; it appears the volume should be revised from 588 to 546.
  - ii. King of Prussia Rd and Eagle Rd AM southbound through; it appears the volume should be revised from 510 to 468.
  - iii. King of Prussia Rd and Cabrini Dr PM southbound through; it appears the volume should be revised from 456 to 414.
  - iv. King of Prussia Rd and Eagle Rd PM northbound through; it appears the volume should be revised from 552 to 467.
- d. As previously noted, the following comments pertain to discrepancies between the 145 King of Prussia Rd Redevelopment volumes (Page 69), 2017 existing volumes (Figure 4) and 2021 Future No Build volumes (Figure 5) provided in the report. The Applicant should revise these figures as necessary and ensure the changes are translated throughout the analysis. Verify the volumes at the following locations:
- i. King of Prussia Rd and Cabrini Dr.:
    - 1. AM northbound left; it appears the volume should be revised from 68 to 69.
    - 2. AM northbound through; it appears the volume should be revised from 605 to 562.
    - 3. PM southbound through; it appears the volume should be revised from 505 to 430.

4. PM northbound left: It appears the volume should be revised from 69 to 70.
  5. PM northbound through; it appears the volume should be revised from 551 to 582.
  6. PM eastbound right: It appears the volume should be revised from 56 to 57.
- ii. King of Prussia Rd and Eagle Rd:
1. AM southbound through; it appears the volume should be revised from 561 to 518.
  2. PM southbound through; it appears the volume should be revised from 537 to 505.
  3. PM northbound through; it appears the volume should be revised from 570 to 516.
- e. Revise the background growth calculations (page 65) per the Manual Turning Movement counts noted above and adjust the report accordingly.

ABK/DAD/LAS



**Gannett Fleming**

*Excellence Delivered As Promised*

**Date:** October 11, 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:** Cabrini University – Master Plan Revision  
Eric Olson C/O Cabrini University – Applicant

**Date Accepted:** July 18, 2017

**90 Day Review:** October 16, 2017 extended to November 14, 2017

Gannett Fleming, Inc. has completed a review of the preliminary Cabrini University Master Plan revision 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 existing property is located in the PI zoning district. Preliminary plan approval for the overall campus master plan was received in 2013. A revision to the preliminary plan was granted in 2014 for Phase 1 of the plan. The applicant is proposing to demolish an existing residence hall and parking and construct a new residence hall, parking structure, drive and parking improvements as Phase 2. Phase 3 of the plan includes construction of a parking structure, campus center building and a drop off area.

**Plans Prepared By:** Site Engineering Concepts, LLC  
**Dated:** 09/04/2017, last revised 09/14/2017

All outstanding engineering items have been adequately addressed.

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

EXHIBIT

tabler  
B



**Gannett Fleming**

*Excellence Delivered As Promised*

**Date:** October 16, 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:** Cabrini University – Land Development Phase 2  
Eric Olson C/O Cabrini University – Applicant

**Date Accepted:** July 18, 2017

**90 Day Review:** October 16, 2017 extended to November 14, 2017

Gannett Fleming, Inc. has completed a review of the Cabrini University Phase 2 Final 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 residence hall and parking and construct a new residence hall, parking structure, drive and parking improvements. The project is located in the PI district of the Township.

**Plans Prepared By:** Site Engineering Concepts, LLC  
**Dated:** 07/10/2017, last revised 09/04/2017

#### **Sewage Facilities Planning**

1. A sewage facilities planning module must be prepared for the construction of the residence hall. Final plan approval will not be granted until Planning Approval is received from the PA DEP. The applicant has indicated that the planning module has been submitted to the PA DEP. That is incorrect. The planning module has been submitted to the Township, but the Township cannot execute the capacity certification until the downstream capacity has been agreed to with the RHM Authority.

**EXHIBIT**

tabbles

C



**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. This is a non-conformity that the applicant wished to continue.-
2. §280-112.C – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified. The applicant has indicated on the plans the areas of steep slopes are in conformance with §175.11 and §175.12.
3. §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). The applicant has indicated that a partial waiver was previously approved as part of the 2012-2014 plan approvals. Since this is a new submission, this information must be shown on the plans or a new waiver requested.
2. §255.37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. The path shown on sheet 10 of 28 must be revised.
3. §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).

**Stormwater Comments**

1. The post-development uncontrolled hydrographs for Drainage Area 2 are using a runoff coefficient of 0.45 as opposed to the runoff coefficient of 0.47 calculated on the Runoff Coefficient Spreadsheet (page 15). Please revise this discrepancy.
2. The total length of 15" pipe calculated for Infiltration Bed 3B (page 117) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 343 LF whereas the detail only shows approximately 336.5 LF. Please revise this discrepancy.



3. The total length of 36" pipe calculated for Infiltration Bed 3D (page 117) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 468 LF whereas the detail only shows approximately 364 LF. Please revise this discrepancy.
4. The total length of 60" pipe calculated for Infiltration Bed 3E (page 118) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 87 LF whereas the detail calls out 86 LF. Please revise this discrepancy.
5. The total length of 60" pipe calculated for Infiltration Bed 3F is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 361 LF whereas the detail shows approximately 281 LF. Please revise this discrepancy.
6. The dead storage depth used for Infiltration Bed 3G (page 118) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report uses a depth of 1 foot; however, the bottom of the stone is listed at 398.0 which with a minimum of 6" stone depth puts the invert of the pipe at 398.5. The invert of the outlet is listed as 398.7 leaving only 0.2 feet of dead storage depth. Also, the orifice invert in the Hydrologic Report – Stage, Storage, & Discharge (page 120) is listed as 399.70. Please revise this inconsistency.
7. We note that while the water quality volume is sufficient for Drainage Area 1, the area used in the equation is incorrect and should be revised to the area contributing to the BMP (page 4).
8. We note that while the water quality volume is sufficient for Drainage Area 3, the area used in the equation is incorrect and should be revised to the area contributing to the BMP (page 6).
9. The elevations used in the stormwater report on page 48 for the infiltration beds for Drainage Area 1 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
10. The elevations used in the stormwater report on page 85 for the infiltration beds for Drainage Area 2 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
11. The elevations used in the stormwater report on page 119 for the infiltration beds for Drainage Area 3 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
12. Please revise the two inlet inverts in the Storm Profile South of Parking Structure to match the inverts shown on Sheet 12. Please show the approximate location of the telephone and electric line crossings between the inlet and Drain Basin 3.



**Gannett Fleming**

S. Norcini  
Cabrini Phase 2  
October 16, 2017

13. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

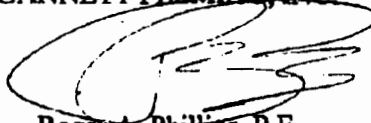
**General**

1. The applicant has indicated on the plans that the proposed retaining wall will vary in size and be a maximum of 6 feet high. Design calculations are required for the retaining wall when it exceeds 4 feet in height. Also, the proposed retaining wall must be shown in the legend.

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



# JAMES J. GREENFIELD

ATTORNEY AT LAW  
669 MILL ROAD  
VILLANOVA, PENNSYLVANIA 19085

(610) 527-0555  
(610) 527-0550 fax  
(610) 517-8821 mobile  
greenfieldlaw@comcast.net

November 21, 2017

Board of Commissioners  
Radnor Township  
301 Iven Ave.  
Wayne, PA 19087

## **Re: Cabrini University, Land Development No. 2017-D-05**

To the Board:

As you know from my appearance before the Board on October 23, I represent residents of Woodcrest Road, Woodcrest Circle and Berwind Circle, who are contiguous neighbors to the east of the proposed development at Cabrini University. I write to provide further information to support your rejection of the proposed land development, based on Cabrini's proposed encroachment upon steep slopes. This letter is intended to supplement materials submitted under separate cover by the neighbors.

As Cabrini representative Howard Holden acknowledged on October 23, the proposed parking garage on the eastern side of the campus would be "built into the hillside." Indeed, sheet 12 of the Cabrini plans dated September 14, 2017, clearly shows that the northern side of the garage and the new section of access road will pass through very steep slopes that considerably exceed the 20% limit set by Radnor Code § 280-112(C)(2) and (D). (As defined by § 280-4, a "steep slope" is in excess of 20%.)

At its northern edge, the garage sits on an elevation change from 440 to 430 over 30 horizontal feet, a slope of 33%. In the same area, the vertical drop is from elevation 438 to 430 over 18.6 horizontal feet, a slope of 43%. Just to the south of that area, the garage passes through an elevation change from 438 to 432 over 15.2 horizontal feet, a slope of 39.5%.

To the north of the garage and east of the utility corral, the proposed access road passes through a section where the elevation changes from 438 to 430 over only 13.5 horizontal feet, a slope of 59.2%. At about the same location, the elevation change is from 440 to 430 over 26.1 horizontal feet, a slope of 38.3%. Code § 280-112(D)(6) authorizes an access road on such steep slopes "only when no viable alternative alignment or location is feasible upon determination by the Township Engineer." Cabrini cannot demonstrate that the steep eastern hillside is the only viable location for the access road.

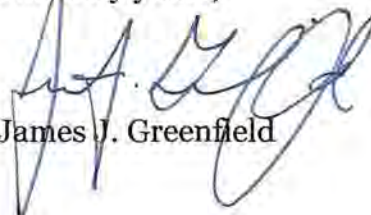
In an attempt to justify construction on such extraordinarily steep slopes, the plan states that the slopes were "made in conformance with 175.11 and 12." Gannett Fleming's apparent acceptance of this justification in its review letter of July 27 is erroneous. Code §§ 175.11 and 175.12 do not authorize construction on steep slopes; those ordinances merely set excavation and fill standards that must be met during construction and do not contradict the slope restrictions in the Zoning Code. In fact, the Township Code does not authorize construction on man-made steep slopes, and does not differentiate between natural and man-made steep slopes.

Because of the natural contours of Cabrini's campus, it is unlikely that Cabrini can demonstrate that the east-facing slopes are man-made. But even if Cabrini can do so, there is no rationale that supports the contention that construction on man-made steep slopes should be allowed. Regardless of whether the slopes are natural or were created to facilitate some earlier development, construction in those areas poses the same risk of erosion, sedimentation and water management problems that will damage the environment and downstream properties, and may also threaten wildlife habitats. Indeed, there is already significant evidence of erosion and excessive stormwater flow on Cabrini's eastern hillside and in the gullies below.

The Township enacted its prohibitions on steep slope construction to prevent environmental harm and property damage. If the Code means anything, Cabrini's request to build a large parking garage and a reconfigured access road "into the hillside" must be denied. Cabrini's preference for an attractive, walkable campus center cannot justify hazardous construction on steep slopes to the east. There are other areas on campus where Cabrini can safely locate these facilities without violating the Zoning Code and causing environmental harm and downstream property damage.

We look forward to further discussing this issue with the Board.

Sincerely yours,



James J. Greenfield

cc: John B. Rice, Esquire  
George W. Broseman, Esquire





# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** October 11, 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:** Cabrini University – Master Plan Revision  
Eric Olson C/O Cabrini University – Applicant

**Date Accepted:** July 18, 2017

**90 Day Review:** October 16, 2017 extended to November 14, 2017

---

Gannett Fleming, Inc. has completed a review of the preliminary Cabrini University Master Plan revision 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 existing property is located in the PI zoning district. Preliminary plan approval for the overall campus master plan was received in 2013. A revision to the preliminary plan was granted in 2014 for Phase 1 of the plan. The applicant is proposing to demolish an existing residence hall and parking and construct a new residence hall, parking structure, drive and parking improvements as Phase 2. Phase 3 of the plan includes construction of a parking structure, campus center building and a drop off area.

**Plans Prepared By:** Site Engineering Concepts, LLC  
**Dated:** 09/04/2017, last revised 09/14/2017

All outstanding engineering items have been adequately addressed.

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

Very truly yours,

GANNETT FLEMING, INC.

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





**MEMORANDUM**

**Date:** October 12, 2017

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

**From:** Amy B. Kaminski, P.E., PTOE

**cc:** Damon Drummond, P.E., PTOE  
Leslie Salsbury, E.I.T.

**Reference:** Cabrini University – Phase 2 Land Development  
Preliminary Masterplan Review  
Phase 2 Final Land Development Plan Review  
Transportation Impact Assessment Review  
Radnor Township, Delaware County  
G&A 14-05020-02

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 overall parcel is approximately 112 acres in size and is zoned PI (Planning Institutional District). The Applicant proposes to construct a 207-bed residence hall, provide improved pedestrian access and restrict vehicular access to the core of the campus. In addition, a 14 parking space surface lot and a 174 space parking garage are proposed for construction under this phase.

**B. Reviewed Documents**

1. Overall Proposed Site Improvements (Preliminary Masterplan) for Cabrini University, prepared by Site Engineering Concepts, LLC, dated January 15, 2012 and last revised September 14, 2017.
2. Cabrini University Phase 2 Final Land Development Plans prepared by Site Engineering Concepts, LLC consisting of 28 sheets, dated July 10, 2017 and last revised September 14, 2017.
3. Traffic Impact Assessment for Cabrini University Phase 2 Land Development, prepared for Radnor Township, prepared by F. Tavani and Associates, Inc., dated September 12, 2017.

**C. Preliminary Master Plan Review**

1. Revise the masterplan to identify the pedestrian trail located at the southern end of the campus along with the pedestrian crosswalk on Eagle Road. Details regarding future improvements to this trail for ADA accessibility must be provided

BUILDING ON A FOUNDATION OF EXCELLENCE

in future submissions since the construction of the parking garage will alter the access and use of this trail.

**D. Phase 2 Final Land Development Review**

1. Subdivision and Land Development Review

- a. §255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The width of the driveway access to the west turnaround area is less than the minimum requirement. Revise the plans to comply with this section or a waiver will be required.
- b. §255-29.A(14) – No less than a five (5) foot radius of curvature shall be permitted for all curblines in parking areas. We recommend the Applicant provide minimum five (5) foot radii at the east and west turnaround areas adjacent to the removable bollards.
- c. §255-37.B – The minimum width of sidewalks and pedestrian paths shall be four (4) feet. It appears the sidewalk to the southeast of Bruckmann Chapel is less than the minimum requirement. Revise the plans accordingly.

2. General Comments

- a. We recommend pedestrian lighting along all proposed walkways. It appears there is no existing or proposed lighting along the proposed sidewalk to the north of the western turnaround.
- b. All new pedestrian facilities should be designed to be ADA compliant. Spot elevations and dimensions should be provided in order to verify compliance and constructability. See PennDOT RC-67 for further details.
- c. It is unclear whether or not a curb ramp is proposed adjacent to the ADA parking area along the South Loop Drive. ADA accessible access should be provided from the parking area to the proposed residence hall.
- d. Sheet 12 of 28: Verify the scale.
- e. Provide details for all proposed signage.
- f. Sheet 28 of 28 (Proposed Parking Structure)
  - i. Provide a stopbar and stop sign, facing west, along the drive aisle adjacent to the exit.
  - ii. Provide dimensions for the two-way aisles.

3. Transportation Impact Assessment Comments

- a. §255-20.B(5)(d)[6][a] – As previously stated, all streets and/or intersections showing a Level of Service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. King of Prussia Road and Eagle Road/Pine indicates LOS below C during the PM peak hour. The Applicant has indicated that future improvements are under consideration for this intersection in coordination with Eastern University. The included letter dated September 20, 2017 indicates a grant application is being pursued by Cabrini and Eastern Universities along with Radnor Township; however, the report does not identify how these improvements will

mitigate the noted deficiencies.

- b. As noted in the September 20, 2017 response letter, the Applicant's engineer states the right in/right out access at the Cabrini Driveway to Eagle Road opposite Paul Road does not require any modification as the left turn exit volumes are low (0 during the AM peak hour and 3 during the PM peak hour) and modifications will not alter these numbers and could impede emergency response to the Campus. In addition, the engineer's response expresses concerns related to any intersection modifications to this access that may disturb the nearby pillars and a stream.

We call to attention that there are 4 and 10 vehicles exiting this access as through movements and 4 and 5 vehicles continuing northbound from Paul Road into this access during the AM and PM Peak Hour bringing to total, 8 AM Peak Hour vehicles and 18 PM Peak Hour Vehicles performing illegal traffic movements at this access to Eagle Road. Our concern is directly related to the continued use by motorists performing illegal movements and safety concerns related to those traffic movements.

Regardless of the impact to the pillars and streams, the access is apparently not designed to adequately deter the illegal vehicular movements into and out of the access and we recommend either closing the access entirely to vehicular movement and altering it to an emergency vehicle access only or redesigning the access to more effectively deter the illegal movement by motorists.

- c. The following comments pertain to discrepancies between the Manual Turing Movement counts and Figure 4 provided in the report. The Applicant should revise these figures as necessary and ensure the changes are translated throughout the analysis. Verify the volumes at the following locations:
  - i. King of Prussia Rd and Cabrini Dr AM northbound through; it appears the volume should be revised from 588 to 546.
  - ii. King of Prussia Rd and Eagle Rd AM southbound through; it appears the volume should be revised from 510 to 468.
  - iii. King of Prussia Rd and Cabrini Dr PM southbound through; it appears the volume should be revised from 456 to 414.
  - iv. King of Prussia Rd and Eagle Rd PM northbound through; it appears the volume should be revised from 552 to 467.
- d. As previously noted, the following comments pertain to discrepancies between the 145 King of Prussia Rd Redevelopment volumes (Page 69), 2017 existing volumes (Figure 4) and 2021 Future No Build volumes (Figure 5) provided in the report. The Applicant should revise these figures as necessary and ensure the changes are translated throughout the analysis. Verify the volumes at the following locations:
  - i. King of Prussia Rd and Cabrini Dr.:
    - 1. AM northbound left; it appears the volume should be revised from 68 to 69.
    - 2. AM northbound through; it appears the volume should be revised from 605 to 562.
    - 3. PM southbound through; it appears the volume should be revised from 505 to 430.

4. PM northbound left: It appears the volume should be revised from 69 to 70.
  5. PM northbound through; it appears the volume should be revised from 551 to 582.
  6. PM eastbound right: It appears the volume should be revised from 56 to 57.
- ii. King of Prussia Rd and Eagle Rd:
1. AM southbound through; it appears the volume should be revised from 561 to 518.
  2. PM southbound through; it appears the volume should be revised from 537 to 505.
  3. PM northbound through; it appears the volume should be revised from 570 to 516.
- e. Revise the background growth calculations (page 65) per the Manual Turning Movement counts noted above and adjust the report accordingly.

ABK/DAD/LAS



# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

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14 September 2017

Roger Phillips, P.E.  
Township Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

Re: Cabrini University – Master Plan Revision

Dear Mr. Phillips,

Please find the attached Final Land Development Plan Phase 2 for Cabrini University revised per your July 27, 2017 comments. (*Comment*, response):

*1. The handicapped parking tally for the entire campus appears to be incorrect. This must be revised.*

The added spaces has been corrected such that the proposed total is 39, which matches the total for the Phase 2 Final Plan.

*2. This plan is labeled sheet 3 of 21. The title block of the plan should be revised to indicate this is a revised preliminary plan.*

Revised as requested.

I believe these comments satisfactorily address your review comments. Should you have any questions and/or comments, please feel free to contact me.

Sincerely,



Peter L. Cokonis, P.E.

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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT

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### 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

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Re: **Cabrini University, August 7th Planning Commission Submission**  
**1. Campus Master Plan; Amended Preliminary Application**  
**2. Parking Garage, Residence Hall, and Pedestrian**  
**Improvements, Final Application**

---

Cabrini University will be presenting two applications to the Planning Commission at the August 7<sup>th</sup>, 2017 regularly scheduled Planning Commission Meeting:

1. An amended preliminary Land Development application for their Campus Master Plan. The application before the Planning Commission is amended from their original preliminary approval. The University had met informally with the Township Manager and staff, prior to the application submission, to keep the Township abreast of their Campus Master Plan and their intentions for the University moving into the future.
2. The University is moving forward with these two applications in a parallel fashion; updating the Master Plan to reflect the changes shown, while simultaneously moving forward on Final Approval of the second phase of the

Master Plan. This includes proposed structured parking, a residence hall, and pedestrian improvements to the campus.

At the August Shade Tree Commission meeting, the Commission recommended approval of these two applications.

Please find attached the plans and review letters from Roger Phillips, PE, and Amy Kaminski, PE, PTOE.

The University is represented by George W. Broseman, Esquire, of Kaplan Stewart and Robert Lambert, PE, of Site Engineering Concepts (amongst others).

As an aside, the Township, Cabrini University, and Eastern University will be going before the Board of Commissioners at an upcoming meeting in regards to a possible joint grant application for improvements to the King of Prussia/Eagle Road/Pine Tree Road intersection.



**Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** July 27, 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:** Cabrini University – Master Plan Revision  
Eric Olson C/O Cabrini University – Applicant

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

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Gannett Fleming, Inc. has completed a review of the preliminary Cabrini University Master Plan revision 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 existing property is located in the PI zoning district. Preliminary plan approval for the overall campus master plan was received in 2013. A revision to the preliminary plan was granted in 2014 for Phase 1 of the plan. The applicant is proposing to demolish an existing residence hall and parking and construct a new residence hall, parking structure, drive and parking improvements as Phase 2. Phase 3 of the plan includes construction of a parking structure, campus center building and a drop off area.

Plans Prepared By: Site Engineering Concepts, LLC  
Dated: 09/04/2017, last revised 07/10/2017

The following comments must be addressed prior to approval:

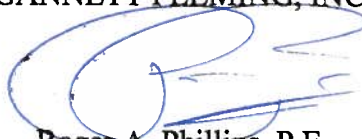
1. The handicapped parking tally for the entire campus appears to be incorrect. This must be revised.
2. This plan is labeled sheet 3 of 21. The title block of the plan should be revised to indicate this is a revised preliminary plan.



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

Very truly yours,

GANNETT FLEMING, INC.



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





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**MEMORANDUM**

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**Date:** July 28, 2017

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

**From:** Damon Drummond, P.E., PTOE

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

**Reference:** Cabrini University – Phase 2 Land Development  
Preliminary/Final Land Development Plans Review 1  
Transportation Impact Assessment Review 1  
Radnor Township, Delaware County  
G&A 14-05020-02

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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 overall parcel is approximately 112 acres in size and is zoned PI (Planning Institutional District). The Applicant is proposing to construct a 207-bed residence hall and to transform the core of the campus to a pedestrian friendly (no vehicles) area. Some of the existing internal roadways will be converted to pedestrian walkways. In addition, two new parking areas including a 14 space surface lot and a 174 space parking garage are proposed for construction.

**B. Reviewed Documents**

1. Cabrini University Phase 2 Final Land Development Plans prepared by Site Engineering Concepts, LLC consisting of 26 sheets and dated July 10, 2017.
2. Traffic Impact Assessment for Cabrini University Phase 2 Land Development, prepared for Radnor Township, prepared by F. Tavani and Associates, Inc., dated July 7, 2017.
3. Overall Proposed Site Improvements (Preliminary Master Plan) for Cabrini University, prepared by Site Engineering Concepts, LLC, dated July 10, 2017.
4. Subdivision and Land Development Application.
5. Application for ACT 247 Review.

**C. Subdivision and Land Development Ordinance Comments**

1. §255-29.A(1) – The minimum dimensions of stalls shall be 9 ½ feet by 20 feet. Revise the proposed parking stalls on the plans to meet this requirement. The proposed parking stalls by the West Turnaround are noted as 9 feet x19 feet.
2. 255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use.
3. §255-29.A(14) – No less than a five (5) foot radius of curvature shall be permitted for all curblines in parking areas.
4. §255-21.B(1)(o)[3] – Parking areas in nonresidential developments shall include all necessary dimensions and number of parking spaces (including handicapped parking).
5. §255-21.B(1)(o)[7] – The width of all proposed sidewalks and pedestrian paths shall be shown on the plans.

**D. General Comments**

1. Consider installing a barrier (i.e. curbing or grass verge) between the west turnaround and the adjacent sidewalk east of the area.
2. Sheets 10-12 should be revised to include the following:
  - a. Cartway width of all the roadways.
  - b. Roadway names (i.e. Drive A) for identification purposes.
  - c. Width of the parking aisles.
  - d. Dimensions of the proposed parking spaces (including handicapped spaces).
  - e. Pavement marking and striping details (color, width, etc.) for all parking stalls, crosswalks and pavement markings.
  - f. Extend the proposed contours to the limits of the proposed work.
  - g. Clearly identify all proposed curb ramps.
  - h. Label all propose curb radii.
3. The plans indicate removal of existing parking and vehicular circulation in the core of the campus. Revise the plans to clearly show how vehicular circulation will be restricted (i.e bollards, gates, etc.). Include an additional sheet clearly showing the proposed site circulation for vehicles within the campus.
4. There is a proposed driveway shown on the Master Plan north of the Dixon Center noted to be installed as part of Phase 2. Revise the plans to show these improvements or remove it from the Master Plan under Phase 2.
5. We recommend pedestrian lighting along all proposed walkways.
6. The applicant must include truck-turning templates to ensure adequate turn radii to accommodate the largest anticipated trucks accessing the site at the proposed eastern and western turnaround areas.
7. The applicant must provide firetruck turning templates to ensure adequate emergency access to all building effected by the traffic circulation modifications. The firetruck turning templates should be submitted to the Fire Marshall for review.

8. All new pedestrians facilities should be designed to be ADA compliant.
9. A crosswalk is recommended between the two curb ramps south of the proposed parking facility.
10. Sheet 10, east of the proposed west turnaround area, consider eliminating the second set of bollards just east of the crosswalk. This would improve emergency response time if the bollards needed to be removed for access.
11. Sheet 12, it is unclear if bollards are proposed west of the proposed east turnaround. If bollards are proposed, please label.
12. Future plan submissions should be accompanied by a cover letter prepared by the Applicant and include a list of all outstanding comments along with detailed responses addressing each comment.

**E. Transportation Impact Assessment Comments**

1. §255-20.B(5)(d)[6][a] – All streets and/or intersections showing a Level of Service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. King of Prussia Road and Eagle Road/Pine indicates LOS below C during the PM peak hour.
2. The southbound queue at the intersection of King of Prussia Road and Eagle Road/Pine extends beyond the available storage for the intersection. The applicant should evaluate improvements for the build queue to fit within the available storage area or be no worse than no-build conditions.
3. Upper Gulph Road at the intersection with the Cabrini driveway is a state route (S.R. 1008). Revise Table 1 accordingly.
4. Cabrini Drive at Paul Road and Eagle Road is a right-in/right-out driveway; however, the manual turning movement counts as well as the report figures show Eagle Road eastbound lefts into the site as well as southbound Cabrini Drive lefts out of the site. The applicant should discuss improvements that would eliminate the need for turn restrictions at the intersection or improvements that would more effectively restrict movements at this intersection.
5. The additional traffic from the King of Prussia Road Redevelopment study should be shown on a separate figure. The existing 2017 volumes figure should be revised to exclude the added traffic from the King of Prussia Road study. Revise Figure 4 accordingly.
6. Revise the level of service comparison table for Eagle Rd and Cabrini Drive/Paul road to reflect the capacity analysis. Verify the southbound PM build LOS.
7. Although the TIA report repeatedly states that there will be no increase in enrollment; the Kaplin Stewart letter dated July 11, 2017 states that the proposed residence hall is intended to aid in restoring enrollment to historic levels. We agree with the typical traffic engineering approach and assumption that a new residence hall is anticipated to generate new trips as the school's enrollment may increase.
8. Additional comments may follow upon the review of the resubmitted traffic study.

On Tuesday, August 22<sup>nd</sup>, officers from the Radnor Fire Company met with representatives from the Cabrini University project to discuss their plans. Specifically, Robert Lambert from Site Engineering Concepts, Howard Holden the Cabrini Director of Facilities, and another rep met with Chief Joe Maguire, Assistant Chief Ryan Maguire and Assistant Chief Paul Leighton.

Discussed was the new parking structure, a new dorm building and the general lay out and traffic plan for the campus. None of the current driveways or reinforced pathways will be adversely affected by the plans. There are, however, plans to use these areas as pedestrian only areas, protected by either gates or bollards to prevent vehicular traffic. The fire company has been assured that emergency vehicles will have access to these areas, however, it is not yet decided whether bollards or gates will be used.

The fire company strongly urges the university utilize whatever method would be most user friendly. The university reps were warned that removable bollards often rust in place and cannot be removed in a timely manner if emergency vehicles need access.

Second, the fire company requested a dry standpipe for the parking structure. The height of each level of the garage is not sufficient for fire apparatus, therefore, standpipes could be used to help cut down on the time it would take to place water lines in service. The Cabrini reps seemed to believe that this was an acceptable request.

The reps were also requested to provide an electronic version of a campus map, including hydrant locations and building names, which they agreed to supply.

SITE ENGINEERING CONCEPTS, LLC  
CIVIL ENGINEERING AND CONSULTING SERVICES

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**TRANSMITTAL**

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TO:  
Township Engineer

FROM:  
Robert M. Lambert

COMPANY:  
Radnor Township

DATE:  
8/28/2017

STREET ADDRESS:

PHONE:

CITY, ZIP:

SENDER'S REFERENCE NUMBER:

RE:  
Cabrini University  
Preliminary Plan

CC:  
Cabrini University

COPIES	SHEETS	DATE	ITEM
12		08/25/17	NARRATIVE
12	3		EXHIBITS

NOTES/COMMENTS:

Please find the attached narrative and plans providing further information to the Planning Commission for their September 5 meeting.

Should you have any questions, please do not hesitate to contact me.

.



On August 7<sup>th</sup>, Cabrini University met with the planning commission to present their Land Development submission. The meeting was attended by neighbors bordering the University. The neighbors expressed concerns regarding the proposed parking structure and loop road that included the following:

- automobile headlights shining into neighbor's windows from the parking structure and road
- light infiltration from the light fixtures on the parking garage
- visual impact of proposed development from their homes

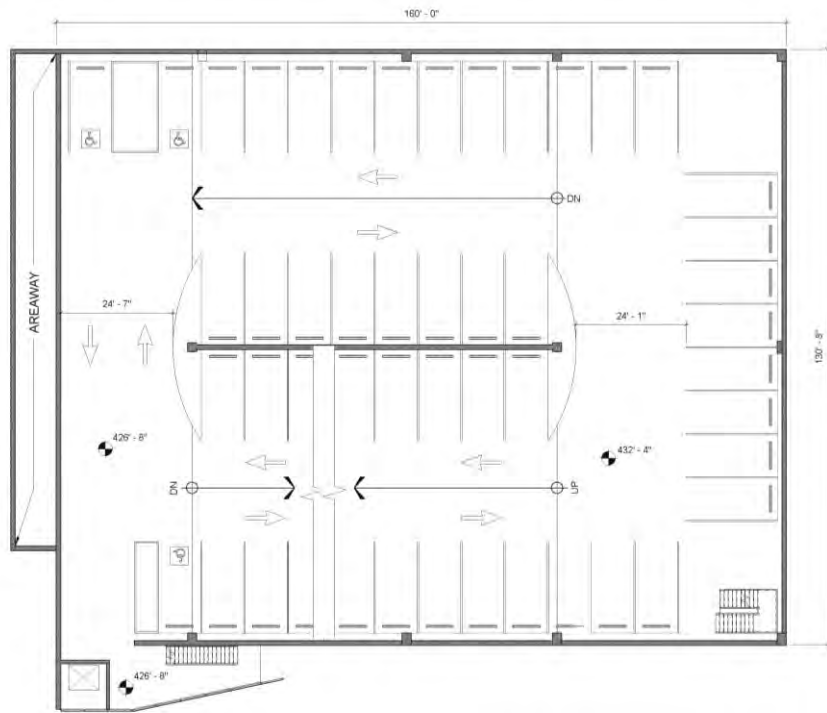
The Planning Commission directed the University to meet with the neighbors to discuss their concerns before the September 5<sup>th</sup> Planning Commission meeting.

The University staked the corners of the parking structure and the edge of the loop road. The design team visited the site to photograph the project area, in preparation for the meeting with the neighbors. A walk through of the site was held on August 23<sup>rd</sup> for interested neighbors, and attended by six neighbors from three adjacent properties.

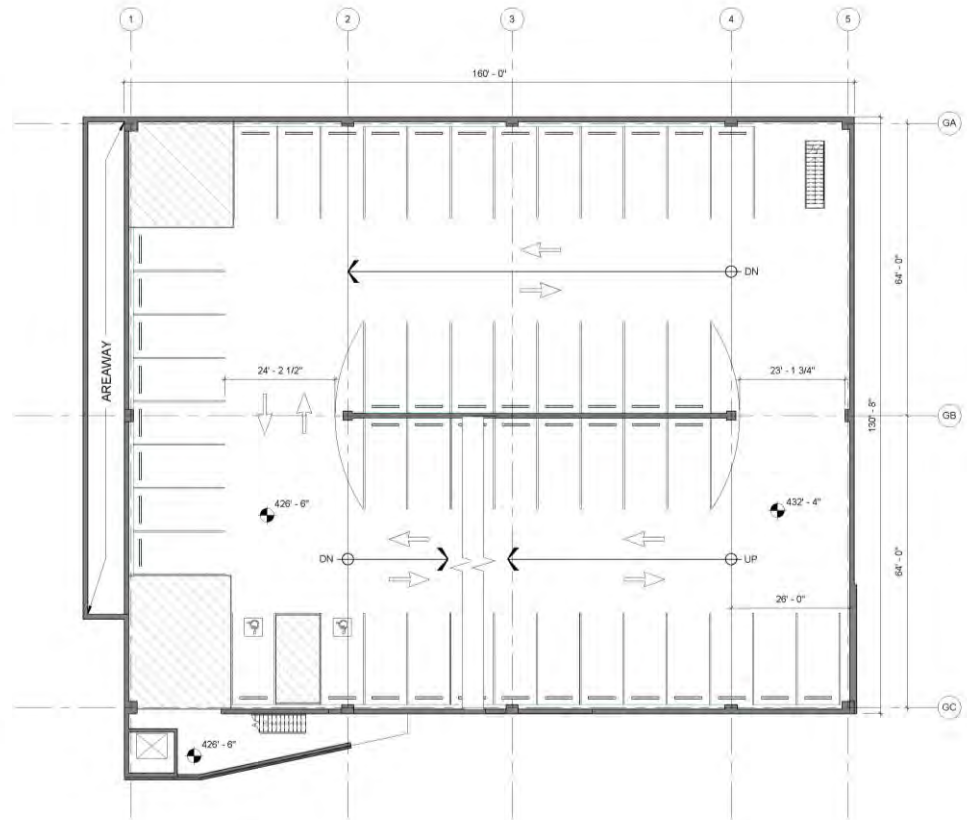
The parking structure was reoriented so that parking stalls would not be against the east wall facing the neighbors. This is depicted in the attached plan showing the original layout as compared to the currently proposed plan. In addition, a 2'-9" high concrete walls surround each level of the parking structure, eliminating the potential for headlights to shine beyond the perimeter of the building.

Artificial illumination on the uppermost level of the garage will be shielded and oriented to face away from the neighboring homes.

The planting plan has been developed to maintain and enhance the existing landscape buffer. Numerous mature trees will remain, as well as the existing understory vegetation. The loop road will have new trees on both sides. Evergreens will be strategically located to fill voids between trees to mask views of the campus from the property lines. A larger scale aerial map exhibit is provided to better depict the proposed landscaping in relation to the existing vegetation and proximity to neighboring properties. In addition, a photo simulation is included depicting the proposed view from the neighboring property.



ORIGINAL PLAN



PROPOSED PLAN

WRT

PARKING STRUCTURE

CABRINI  
UNIVERSITY





# SITE PLAN

CABRINI  
UNIVERSITY

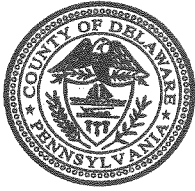




WRT

VIEW WITH NEW TREES - THIRD LAYER

CABRINI  
UNIVERSITY



## 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, 2<sup>nd</sup> & Orange Sts., Media, PA 19063

Phone: (610) 891-5200

FAX: (610) 891-5203

E-mail: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

LINDA F. HILL  
DIRECTOR

August 17, 2017

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

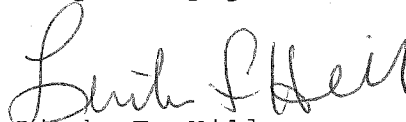
RE: Name of Dev't: Cabrini University Master Plan  
DCPD File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-  
12-14-17  
Developer: Cabrini University c/o Eric Olson  
Location: Northwest corner of Eagle Road and King  
of Prussia Road  
Recv'd in DCPD: July 25, 2017

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 August 17, 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: Cabrini University c/o Eric Olson  
Site Engineering Concepts





# DCPD

## DELAWARE COUNTY PLANNING DEPARTMENT

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

Date: August 17, 2017

File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-12-14-17

PLAN TITLE: Cabrini University Master Plan

DATE OF PLAN: September 4, 2012

OWNER OR AGENT: Cabrini University c/o Eric Olson

LOCATION: Northwest corner of Eagle Road and  
King of Prussia Road

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Land Development

ZONING DISTRICT: PI - Planned Institutional

SUBDIVISION ORDINANCE: Local

PROPOSAL: Further develop 112 acres with a  
campus center building, residence  
hall, parking improvements  
including two parking structures,  
and circulation modifications

UTILITIES: Public

RECOMMENDATIONS: Proceed to final, with  
consideration given to staff  
comments

STAFF REVIEW BY: Michael A. Leventry



Date: August 17, 2017

File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-12-14-17

REMARKS:

**PREVIOUS ACTION**

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on June 19, 2015, as a land development. The applicant proposed to further develop 112 acres with a 28,000 sq. ft. addition to an athletic center. The Planning Commission recommended approval.

**CURRENT PROPOSAL**

The applicant currently proposes to construct a campus center building, develop an additional dormitory, add additional parking in the form of two garages and surface lots, develop an additional dormitory, and adjust the campus circulation system to be more pedestrian friendly.

**SITE CHARACTERISTICS**

The site is an existing academic campus. All modifications are well within the University's property and well buffered from neighboring uses.

**APPLICABLE ZONING**

The proposal is located within the PI - Planned Institutional district and is subject to applicable regulations set forth in the Township's zoning code.

**COMPLIANCE**

With exception of the existing nonconformity, the proposal appears to comply with the PI - Planned Institutional district provisions.

Date: August 17, 2017

File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-12-14-17

REMARKS (continued):

#### **VEHICLE CIRCULATION**

Western turnaround: To avoid motorist confusion and vehicle movement conflicts, it is recommended that the western turnaround be reconfigured to have an overall rectangular shape and standard 24' drive aisles (i.e., a typical parking lot configuration). Stop signs should be installed at both points of egress. Staff are concerned that some motorists will treat the current design like a roundabout while others are maneuvering to find and utilize parking, resulting in confusion and potential vehicle movement conflicts.

Eastern turnaround: To avoid motorist confusion and to improve pedestrian safety, it is recommended that this turnaround be modified to a typical roundabout design. The standard roundabout has pedestrian crosswalks, and the design lends itself to traffic calming by slowing vehicles upon approach.

Intersection located between proposed parking structure and Xavier Hall: It is recommended that the geometry of this intersection be improved so that approaches are at right angles.

#### **PEDESTRIAN CIRCULATION**

Striping should be installed for the non-ADA crosswalk that leads to the Xavier residence hall.

Staff concurs with improvements that make the campus more ADA accessible and pedestrian friendly.

#### **NORTHERN PARKING LOT EXPANSION**

It is recommended that the expansion of the northern parking lot be screened and buffered from the adjacent residential property. Staggered evergreen trees are recommended for year-round shielding from glare that occurs from headlights.

Date: August 17, 2017

File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-12-14-17

REMARKS (continued):

**SEWAGE FACILITIES**

The Planning Department has received a sewage facilities planning module for review.

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

**STORMWATER MANAGEMENT**

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

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.

**PHILIP M. AHR**  
*President*

**ELAINE P. SCHAEFER**  
*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](http://www.radnor.com)

**ROBERT A. ZIENKOWSKI**  
*Township Manager*  
*Township Secretary*

**JOHN B. RICE, ESQ.**  
*Solicitor*

**JOHN E. OSBORNE**  
*Treasurer*

July 18, 2017

Eric Olson  
C/O Cabrini University  
610 King of Prussia Road  
Wayne, PA 19087

**RE: Preliminary Land Development Application #2017-D-04  
Cabrini University – 610 King of Prussia Road**


Dear Mr. Olson:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary land development application to revise the 2012 Master Plan, 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



Recd  
7/12

George W. Broseman  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: gbroseman@kaplaw.com  
www.kaplaw.com

July 11, 2017

**VIA HAND DELIVERY**

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

**RE: Cabrini University- Amended Preliminary Land Development Application  
for Campus Master Plan and Application for Final Land Development Approval  
for portion of Amended Master Plan  
Our Reference No.: 14044.002**

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Dear Mr. Norcini:

I represent Cabrini University with regard to its 110 (+/-) acre campus ("Campus") located along King of Prussia Road, Eagle Road and Upper Gulph Road. The Campus is currently improved with, among other things, residence halls, dining halls, classroom buildings, athletics facilities, administrative buildings, off-street parking facilities and related improvements.

**I. MASTERPLAN PROCESS & PHASE 1**

Beginning in 2011, Cabrini has been involved with implementation of a Campus Master Plan. In January 2013, the Radnor Township Board of Commissioners granted Preliminary Land Development Approval for the masterplan (Resolution No. 2013-05) ("Masterplan Preliminary Approval"). Subsequently Cabrini obtained preliminary land development approval of amendments to the Masterplan Preliminary Approval (Resolution No. 2014-71) as well as Final Plan Approval for the first phase of the Masterplan (Resolution No. 2014-72).

**II. AMENDMENTS TO MASTERPLAN - PHASE 2**

Cabrini now proposes additional amendments to the Masterplan Preliminary Approval and hereby submits an Application for Amended Preliminary Land Development Approval for those amendments. In addition, Cabrini now plans to implement the second phase of the Masterplan. To that end, we are also submitting an Application for Final Land Development Approval for Phase 2 of the Masterplan ("Phase 2"). Phase 2 includes, among other things, a residence hall, construction of a parking structure, as well as other associated pedestrian and vehicular

circulation improvements that will transform the core of the Campus into a more pedestrian-friendly atmosphere. It is noted that the residence hall is being proposed to facilitate more modern living accommodations for students and to aid in restoring enrollment to historic levels, thereby enhancing the continued vitality of the University.

### **III. SUBMISSION**

Along with this letter, I am filing the following:

#### **A. Application for Amendment to Preliminary Masterplan Approval**

1. A signed Subdivision and Land Development Application;
2. Twenty-six (26) copies of Amended Preliminary Land Development Plans consisting of one (1) sheet, Sheet 3 of 21, prepared by Site Engineering Concepts, LLC, dated September 4, 2012, last revised July 10, 2017;  
*Eight (8) of these copies are signed by the Applicant and notarized*
3. Seven (7) copies of the Amended Preliminary Land Development Plans at 11" x 17" in size;
4. A completed Delaware County Planning Commission review form;
5. A title report and deed to the Property;
6. Ten (10) thumb drives containing all of the above-referenced submission materials; and
7. Three (3) checks as follows:
  - a. \$2,900.00 payable to Radnor Township for the Amended Preliminary Land Development application fee;
  - b. \$15,000.00 payable to Radnor Township to establish the Professional Escrow Account for review of the Amended Preliminary Land Development application; and
  - c. \$1,450.00 payable to the Treasurer of Delaware County for the Delaware County Planning Commission review.

B. Application for Phase 2 - Final Plan Approval

1. A signed Subdivision and Land Development Application;
2. Twenty-Six (26) copies of Final Land Development Plans for Phase 2 consisting of Twenty-six (26) sheets prepared by Site Engineering Concepts, LLC, dated July 10, 2017;  
*Eight (8) of these copies are signed by the Applicant and notarized*
3. Seven (7) copies of the Final Land Development Plans at 11" x 17" in size;
4. A completed Delaware County Planning Commission application form;
5. Two copies of a Sewer Planning Module Application Mailer;
6. A title report and deed for the Property;
7. Two (2) copies of a Transportation Impact Assessment prepared by F. Tavani and Associates, Inc., dated July 7, 2017;
8. Two (2) copies of a Stormwater Management Analysis prepared by site Engineering Concepts, LLC, dated July 10, 2017;
9. Ten (10) thumb drives containing all of the above-referenced submission materials;
10. Three (3) checks as follows:
  - a. \$2,800.00 payable to Radnor Township for the Final Land Development application fee;
  - b. \$15,000.00 payable to Radnor Township to establish the Professional Escrow Account for review of the Final Land Development application; and
  - c. \$1250.00 payable to the Treasurer of Delaware County for the Delaware County Planning Commission review.

IV. REVIEW

Please submit the enclosed Applications and supplemental information to the County and Township Commission and appropriate Township staff, consultants and bodies for review, and public meetings. Please provide us with copies of all reviews, correspondence, notices and other documentation relating to this Project as soon as they are generated or received. Please contact

Stephen Norcini, P.E.  
July 11, 2017  
Page 4

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us immediately if you have any questions or require any further information to process these applications.

Sincerely,



George W. Broseman

Enclosures

cc:    Cabrini University  
          Site Engineering Concepts  
          Wallace Roberts & Todd  
          Frank Tavani, P.E.  
          John Cacciola

**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 610 King of Prussia Road

Zoning District PI

Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$2900

Ward No. 1-1

Is property in HARB District no

Applicant: (Choose one) Owner \_\_\_\_\_

Equitable Owner X

Name Cabrini University, c/o Eric Olson, Treasurer

Address 610 King of Prussia Road, Wayne, PA 19087

Telephone 610-902-8240 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email ejo38@cabrini.edu

Designer: (Choose one) Engineer X

Surveyor \_\_\_\_\_

Name Site Engineering Concepts, LLC, c/o Peter Cokonis

Address P.O. Box 1992, Southeastern, PA 19399

Telephone 610-240-0450 Fax 610-240-0451

Email pcokonis@site-engineers.com

Area of property 112 acres

Area of disturbance NA

Number of proposed buildings 4

Proposed use of property Institutional Campus

Number of proposed lots 0

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.  
none that we are aware of

Are there any infringements of Chapter 280 (Zoning), and if so what and why?  
none that we are aware of

Individual/Corporation/Partnership Name  
Cabrini University, c/o Eric Olson, Treasurer

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 Eric J Olson  
Print Name Cabrini University, c/o Eric Olson, Treasurer

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 Cabrini University E-mail ejo38@cabrini.edu  
C/o Eric Olson, Treasurer

Address 610 King of Prussia Road, Wayne, PA 19087 Phone 610-902-8240

Name of Development Cabrini University

Municipality Radnor Township

### ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Site Engineering Concepts, LLC Phone 610-240-0450

Address P.O Box 1992, Southeastern, PA 19399

Contact Peter Cokonis E-mail pcokonis@site-engineers.com

Type of Review	Plan Status	Existing	Utilities Proposed	Environmental Characteristics
<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 /07 /025

Tax Folio #36 /02 /00979 /00

**STATEMENT OF INTENT**


WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Cabrini University is an institutional campus. This plan serves as a revision to the 2012 Preliminary Master Plan for the campus. It proposes to construct a campus center, residence hall, and transform the core of campus to pedestrian only with the construction of a parking structure, drive, and parking improvements.

Total Site Area	<u>112</u>	Acres
Size of All Existing Buildings	<u>600,000 +/-</u>	Square Feet
Size of All Proposed Buildings	<u>56,291</u>	Square Feet
Size of Buildings to be Demolished	<u>2354</u>	Square Feet

Cabrini University  
C/o Eric Olson, Treasurer  
Print Developer's Name

  
Developer's Signature

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission      Regular Meeting \_\_\_\_\_

Local Governing Body      Regular Meeting \_\_\_\_\_

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

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # \_\_\_\_\_

Print Name and Title of Designated Municipal Official \_\_\_\_\_

Phone Number \_\_\_\_\_

Official's Signature \_\_\_\_\_

Date \_\_\_\_\_

**FOR DCPD USE ONLY**

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

**Applications with original signatures must be submitted to DCPD.**



# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** October 16, 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:** Cabrini University – Land Development Phase 2  
Eric Olson C/O Cabrini University – Applicant

Date Accepted: July 18, 2017

90 Day Review: October 16, 2017 extended to November 14, 2017

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Gannett Fleming, Inc. has completed a review of the Cabrini University Phase 2 Final 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 residence hall and parking and construct a new residence hall, parking structure, drive and parking improvements. The project is located in the PI district of the Township.

Plans Prepared By: Site Engineering Concepts, LLC  
Dated: 07/10/2017, last revised 09/04/2017

## **Sewage Facilities Planning**

1. A sewage facilities planning module must be prepared for the construction of the residence hall. Final plan approval will not be granted until Planning Approval is received from the PA DEP. The applicant has indicated that the planning module has been submitted to the PA DEP. That is incorrect. The planning module has been submitted to the Township, but the Township cannot execute the capacity certification until the downstream capacity has been agreed to with the RHM Authority.



**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. This is a non-conformity that the applicant wished to continue.-
2. §280-112.C. – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified. The applicant has indicated on the plans the areas of steep slopes are in conformance with §175.11 and §175.12.
3. §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). The applicant has indicated that a partial waiver was previously approved as part of the 2012-2014 plan approvals. Since this is a new submission, this information must be shown on the plans or a new waiver requested.
2. §255.37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. The path shown on sheet 10 of 28 must be revised.
3. §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).

**Stormwater Comments**

1. The post-development uncontrolled hydrographs for Drainage Area 2 are using a runoff coefficient of 0.45 as opposed to the runoff coefficient of 0.47 calculated on the Runoff Coefficient Spreadsheet (page 15). Please revise this discrepancy.
2. The total length of 15" pipe calculated for Infiltration Bed 3B (page 117) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 343 LF whereas the detail only shows approximately 336.5 LF. Please revise this discrepancy.



3. The total length of 36" pipe calculated for Infiltration Bed 3D (page 117) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 468 LF whereas the detail only shows approximately 364 LF. Please revise this discrepancy.
4. The total length of 60" pipe calculated for Infiltration Bed 3E (page 118) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 87 LF whereas the detail calls out 86 LF. Please revise this discrepancy.
5. The total length of 60" pipe calculated for Infiltration Bed 3F is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 361 LF whereas the detail shows approximately 281 LF. Please revise this discrepancy.
6. The dead storage depth used for Infiltration Bed 3G (page 118) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report uses a depth of 1 foot; however, the bottom of the stone is listed at 398.0 which with a minimum of 6" stone depth puts the invert of the pipe at 398.5. The invert of the outlet is listed as 398.7 leaving only 0.2 feet of dead storage depth. Also, the orifice invert in the Hydrologic Report – Stage, Storage, & Discharge (page 120) is listed as 399.70. Please revise this inconsistency.
7. We note that while the water quality volume is sufficient for Drainage Area 1, the area used in the equation is incorrect and should be revised to the area contributing to the BMP (page 4).
8. We note that while the water quality volume is sufficient for Drainage Area 3, the area used in the equation is incorrect and should be revised to the area contributing to the BMP (page 6).
9. The elevations used in the stormwater report on page 48 for the infiltration beds for Drainage Area 1 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
10. The elevations used in the stormwater report on page 85 for the infiltration beds for Drainage Area 2 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
11. The elevations used in the stormwater report on page 119 for the infiltration beds for Drainage Area 3 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
12. Please revise the two inlet inverts in the Storm Profile South of Parking Structure to match the inverts shown on Sheet 12. Please show the approximate location of the telephone and electric line crossings between the inlet and Drain Basin 3.

13. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

General

1. The applicant has indicated on the plans that the proposed retaining wall will vary in size and be a maximum of 6 feet high. Design calculations are required for the retaining wall when it exceeds 4 feet in height. Also, the proposed retaining wall must be shown in the legend.

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

Very truly yours,

GANNETT FLEMING, INC.



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



**MEMORANDUM**

**Date:** October 12, 2017

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

**From:** Amy B. Kaminski, P.E., PTOE

**cc:** Damon Drummond, P.E., PTOE  
Leslie Salsbury, E.I.T.

**Reference:** Cabrini University – Phase 2 Land Development  
Preliminary Masterplan Review  
Phase 2 Final Land Development Plan Review  
Transportation Impact Assessment Review  
Radnor Township, Delaware County  
G&A 14-05020-02

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 overall parcel is approximately 112 acres in size and is zoned PI (Planning Institutional District). The Applicant proposes to construct a 207-bed residence hall, provide improved pedestrian access and restrict vehicular access to the core of the campus. In addition, a 14 parking space surface lot and a 174 space parking garage are proposed for construction under this phase.

**B. Reviewed Documents**

1. Overall Proposed Site Improvements (Preliminary Masterplan) for Cabrini University, prepared by Site Engineering Concepts, LLC, dated January 15, 2012 and last revised September 14, 2017.
2. Cabrini University Phase 2 Final Land Development Plans prepared by Site Engineering Concepts, LLC consisting of 28 sheets, dated July 10, 2017 and last revised September 14, 2017.
3. Traffic Impact Assessment for Cabrini University Phase 2 Land Development, prepared for Radnor Township, prepared by F. Tavani and Associates, Inc., dated September 12, 2017.

**C. Preliminary Master Plan Review**

1. Revise the masterplan to identify the pedestrian trail located at the southern end of the campus along with the pedestrian crosswalk on Eagle Road. Details regarding future improvements to this trail for ADA accessibility must be provided

BUILDING ON A FOUNDATION OF EXCELLENCE

in future submissions since the construction of the parking garage will alter the access and use of this trail.

**D. Phase 2 Final Land Development Review**

1. Subdivision and Land Development Review

- a. §255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The width of the driveway access to the west turnaround area is less than the minimum requirement. Revise the plans to comply with this section or a waiver will be required.
- b. §255-29.A(14) – No less than a five (5) foot radius of curvature shall be permitted for all curblines in parking areas. We recommend the Applicant provide minimum five (5) foot radii at the east and west turnaround areas adjacent to the removable bollards.
- c. §255-37.B – The minimum width of sidewalks and pedestrian paths shall be four (4) feet. It appears the sidewalk to the southeast of Bruckmann Chapel is less than the minimum requirement. Revise the plans accordingly.

2. General Comments

- a. We recommend pedestrian lighting along all proposed walkways. It appears there is no existing or proposed lighting along the proposed sidewalk to the north of the western turnaround.
- b. All new pedestrian facilities should be designed to be ADA compliant. Spot elevations and dimensions should be provided in order to verify compliance and constructability. See PennDOT RC-67 for further details.
- c. It is unclear whether or not a curb ramp is proposed adjacent to the ADA parking area along the South Loop Drive. ADA accessible access should be provided from the parking area to the proposed residence hall.
- d. Sheet 12 of 28: Verify the scale.
- e. Provide details for all proposed signage.
- f. Sheet 28 of 28 (Proposed Parking Structure)
  - i. Provide a stopbar and stop sign, facing west, along the drive aisle adjacent to the exit.
  - ii. Provide dimensions for the two-way aisles.

3. Transportation Impact Assessment Comments

- a. §255-20.B(5)(d)[6][a] – As previously stated, all streets and/or intersections showing a Level of Service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. King of Prussia Road and Eagle Road/Pine indicates LOS below C during the PM peak hour. The Applicant has indicated that future improvements are under consideration for this intersection in coordination with Eastern University. The included letter dated September 20, 2017 indicates a grant application is being pursued by Cabrini and Eastern Universities along with Radnor Township; however, the report does not identify how these improvements will

mitigate the noted deficiencies.

- b. As noted in the September 20, 2017 response letter, the Applicant's engineer states the right in/right out access at the Cabrini Driveway to Eagle Road opposite Paul Road does not require any modification as the left turn exit volumes are low (0 during the AM peak hour and 3 during the PM peak hour) and modifications will not alter these numbers and could impede emergency response to the Campus. In addition, the engineer's response expresses concerns related to any intersection modifications to this access that may disturb the nearby pillars and a stream.

We call to attention that there are 4 and 10 vehicles exiting this access as through movements and 4 and 5 vehicles continuing northbound from Paul Road into this access during the AM and PM Peak Hour bringing to total, 8 AM Peak Hour vehicles and 18 PM Peak Hour Vehicles performing illegal traffic movements at this access to Eagle Road. Our concern is directly related to the continued use by motorists performing illegal movements and safety concerns related to those traffic movements.

Regardless of the impact to the pillars and streams, the access is apparently not designed to adequately deter the illegal vehicular movements into and out of the access and we recommend either closing the access entirely to vehicular movement and altering it to an emergency vehicle access only or redesigning the access to more effectively deter the illegal movement by motorists.

- c. The following comments pertain to discrepancies between the Manual Turing Movement counts and Figure 4 provided in the report. The Applicant should revise these figures as necessary and ensure the changes are translated throughout the analysis. Verify the volumes at the following locations:
  - i. King of Prussia Rd and Cabrini Dr AM northbound through; it appears the volume should be revised from 588 to 546.
  - ii. King of Prussia Rd and Eagle Rd AM southbound through; it appears the volume should be revised from 510 to 468.
  - iii. King of Prussia Rd and Cabrini Dr PM southbound through; it appears the volume should be revised from 456 to 414.
  - iv. King of Prussia Rd and Eagle Rd PM northbound through; it appears the volume should be revised from 552 to 467.
- d. As previously noted, the following comments pertain to discrepancies between the 145 King of Prussia Rd Redevelopment volumes (Page 69), 2017 existing volumes (Figure 4) and 2021 Future No Build volumes (Figure 5) provided in the report. The Applicant should revise these figures as necessary and ensure the changes are translated throughout the analysis. Verify the volumes at the following locations:
  - i. King of Prussia Rd and Cabrini Dr.:
    - 1. AM northbound left; it appears the volume should be revised from 68 to 69.
    - 2. AM northbound through; it appears the volume should be revised from 605 to 562.
    - 3. PM southbound through; it appears the volume should be revised from 505 to 430.



4. PM northbound left: It appears the volume should be revised from 69 to 70.
  5. PM northbound through; it appears the volume should be revised from 551 to 582.
  6. PM eastbound right: It appears the volume should be revised from 56 to 57.
- ii. King of Prussia Rd and Eagle Rd:
1. AM southbound through; it appears the volume should be revised from 561 to 518.
  2. PM southbound through; it appears the volume should be revised from 537 to 505.
  3. PM northbound through; it appears the volume should be revised from 570 to 516.
- e. Revise the background growth calculations (page 65) per the Manual Turning Movement counts noted above and adjust the report accordingly.

ABK/DAD/LAS

**George W. Broseman**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: [gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

November 7, 2017

**VIA E-MAIL (SNORCINI@RADNOR.ORG)**

Stephen Norcini, Township Engineer  
Director of Community Development  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

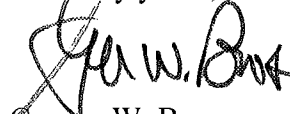
**RE: Cabrini University – Master Plan/Land Development Application (Phase 2);**  
**Our Reference: 14044-5**

Dear Mr. Norcini:

In connection with the above-referenced Land Development Applications (“**Applications**”), Radnor Township has requested from Cabrini University, a second extension of time in which to render a decision on the Applications. In order to accommodate this request by the Township, please allow this letter to confirm that Radnor Township is hereby granted an extension of time through and including November 28, 2017 to render a decision on the Applications.

Please contact me if you require any further information. Thank you for your attention to this matter.

Sincerely yours,



George W. Broseman

GWB:sl

cc via email: Cabrini University  
John Rice, Esquire  
Roger Phillips  
Patti Kaufman

Woodcrest Rd., Berwind Circle, King of Prussia Rd.,  
Paul Rd. and Woodcrest Circle Residents

Response to  
Cabrini University Land Development  
No. 2017-D-05

Nov. 3, 2017

Enclosed please find the Residents concerns and

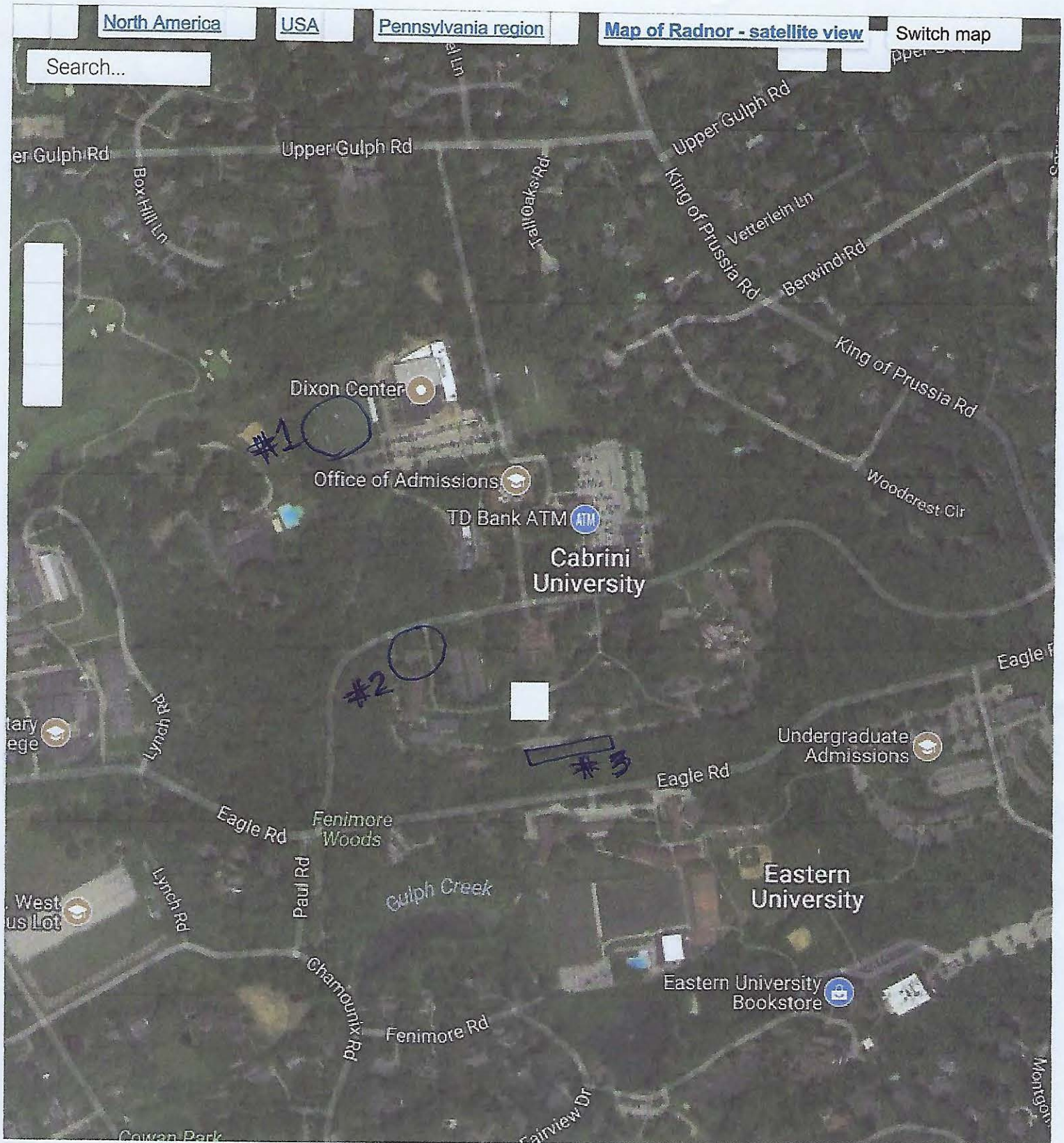
3 possible solutions

Regarding Cabrini University Land Developments

No. 2017-D-05 plan



# 3 Possible Parking Locations





**Cabrini's Goals:**

1. Increase # of students from 1,500 – 1,600.
2. Accommodate 12 ADA students.
3. Make the center of campus pedestrian friendly and green.
4. Add a Residence Hall (Phase 2) and Student Center (Phase 3).
5. Decrease and then increase # of parking spaces.

**Neighbors Goals:**

1. Reduce the current and future impact of noise, lights and visual annoyances from Cabrini.
2. Build all structures as far away as possible from neighbors.
3. Three suggestions (use any combination of the 3 alternatives) for parking.
4. Eliminate the loop road near the neighbors with a suggestion of another road which would complete the loop around the entire campus.

In 2012, Cabrini proposed a concrete parking structure with an entrance/exit off Eagle Rd. In 2012, the neighbors had 2 suggestions for Cabrini, build only (½) of this garage structure and use Cabrini's South Loop Rd. as the entrance/exit to the parking garage, and build a smaller garage structure near the Dixon Center. This smaller parking lot is never full and it backs up to

Valley Forge Military Academy's property. There is a hill behind this parking lot and you can't see any structures on VFMA's campus.

The neighbors have come up with a 3<sup>rd</sup> suggestion for additional parking which is near the dorms and tennis courts. There is already a small parking lot there with a gentle slope and not many trees. All 3 suggestions are farther away from the neighbors, fewer trees to take down and replant and are close to campus for **all** students, faculty and staff.

Monday Oct. 23, 2017 at the BOC meeting, Cabrini showed a slide from 2014 that had 2 suggestions from 2012. The neighbors would have supported these ideas. Why didn't Cabrini go ahead with the project? There is no record in the Radnor Township files of any proposal in 2014 or any other year of these 2 suggestions.



Refer to Exhibit A ( $\frac{1}{2}$  of the map) for the 3 suggested  
parking locations







Suggestion # 1- Photos of the existing smaller parking lot near  
Dixon Center





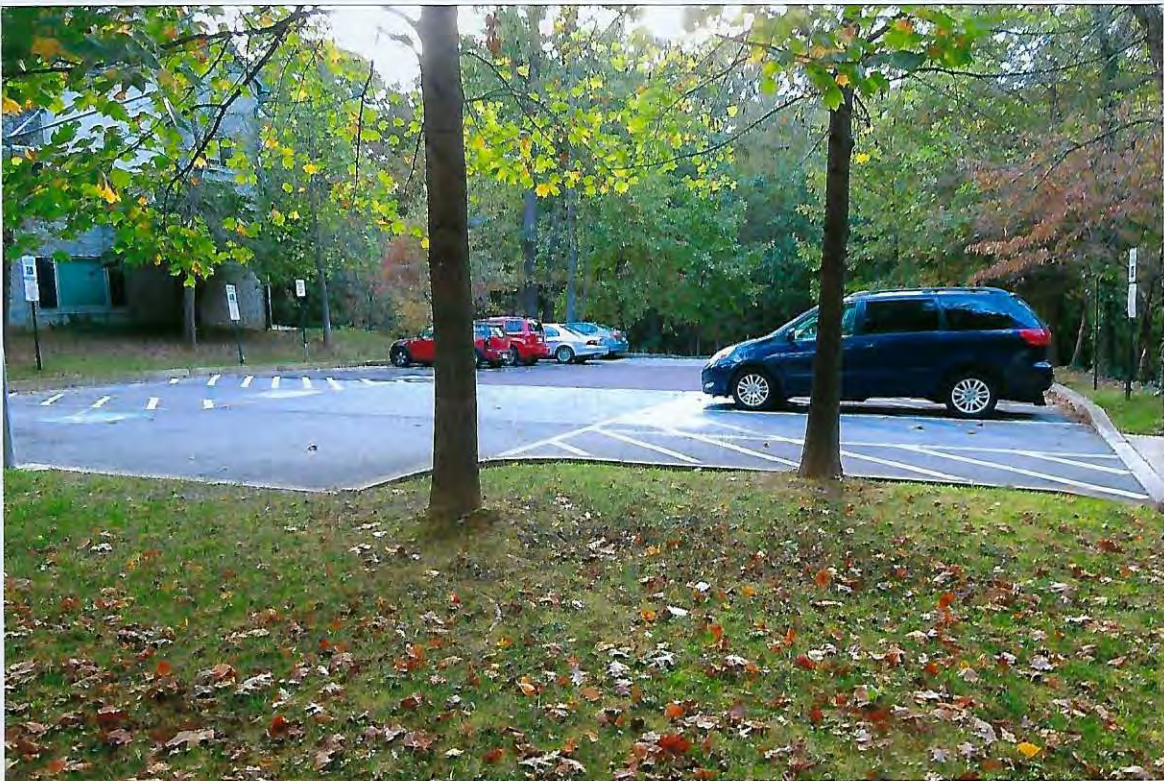
-5-

Suggestion # 1 - More photos of the  
walk way and hill up to Valley Forge Military Academy





Suggestion # 2 – Photos of the parking lot off W. Loop Rd. near dorm and tennis courts.





Suggestion # 2 – More Photos of existing parking lot off Western Loop Rd., gentle slope and a few trees.





Suggestion # 3- Proposed parking structure off South Loop Rd.



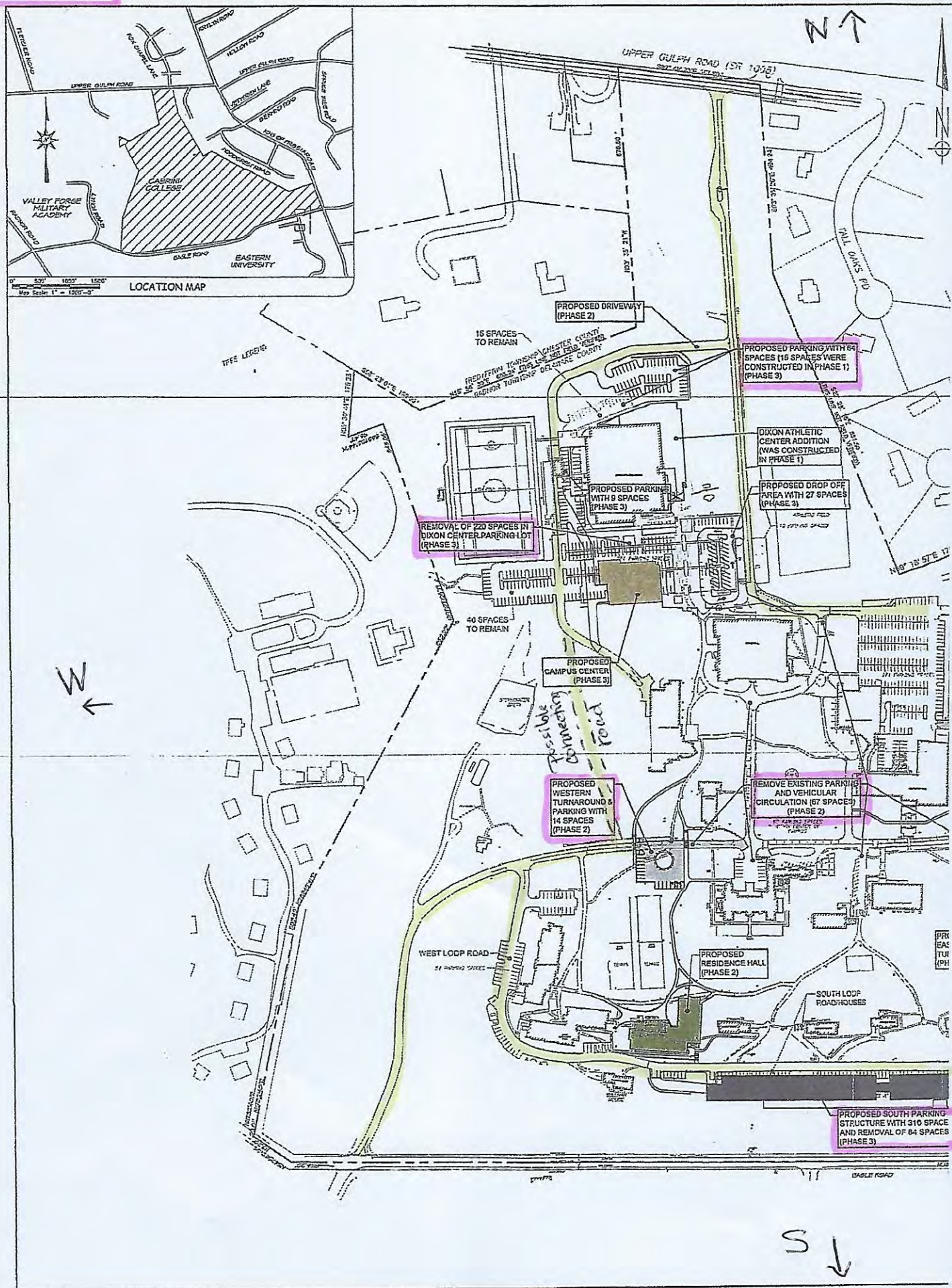


Refer to Exhibit B - full map ( 2 pages) of the campus.

Cabrini's proposed

Removal and Addition of parking spaces in pink.







## PARKING SUMMARY

Total Existing Required Spaces	1876	Total Proposed Required Space:		2060		
Existing Parking Spaces	932	Proposed Parking Spaces		1116		
Existing Non-conformity	944	Proposed Non-conformity		944		
<b>Proposed Land Development Summary</b>						
	Existing	Required	Removed	Added	Exist to Remain	Total Provided
South Loop Road/Houses	102		84		18	18
West Loop Road	59				59	59
East Loop Road	68		12		56	56
Widener/Founders/Sacred Heart Lot	281		16		265	265
Xavier/East Residence Lot	55				55	55
Dixon Lot(s)	281		220	85	61	146
Pedestrian Core	67		67		0	0
Athletic Field Faculty/Bus	19				19	19
Campus Center		123				
Residence Hall (net increase of 183 beds)		61				
South Parking Structure				310		310
East Parking Structure				174		174
West Entry				14		14
Total	932	2060	399	583	533	1116

\*Note: The property currently has an existing non-conformity of 944 parking spaces. The proposed long range plan maintains the existing non-conformity at 944 parking spaces.

## PLAN NARRATIVE

IN DECEMBER 2012 CABRINI UNIVERSITY OBTAINED PRELIMINARY PLAN APPROVAL FOR AN OVERALL CAMPUS PLAN. PHASE ONE OF THE PROJECT, CONSTRUCTION OF THE DIXON ATHLETIC CENTER ADDITION, HAS BEEN COMPLETED AND THE PRELIMINARY PLAN HAS BEEN UPDATED ACCORDINGLY.

PHASE 2 PROPOSES CONSTRUCTION OF A RESIDENCE HALL, PARKING STRUCTURE AND PARKING IMPROVEMENTS. THE PARKING IMPROVEMENTS WILL ALLOW FOR THE CORE OF CAMPUS TO BE PEDESTRIAN ONLY. THE PROPERTY WILL MAINTAIN THE EXISTING NONCONFORMITY WITH RESPECT TO PARKING SPACES AS SHOWN ON THE 2012 PLAN.

## PLAN NOTES

1. THIS PLAN IS A COMPILATION OF EXISTING SURVEY INFORMATION FROM VARIOUS PROJECTS, AERIAL PHOTOGRAPHY AND TAX MAP INFORMATION.  
2. REFER TO SHEET 1 (COVER SHEET) FOR ADJOINING PROPERTY OWNER INFORMATION.

## RADNOR TOWNSHIP EMERGENCY SERVICES DEPARTMENT NOTES

1. DRY STANDPIPES MUST BE PROVIDED EVERY 100 TO 125 FEET IN THE PROPOSED PARKING GARAGES. THE APPLICANT MUST COORDINATE WITH THE APPROPRIATE TOWNSHIP CODE OFFICIALS REGARDING THE EXACT LOCATIONS OF THE DRY STANDPIPES.  
2. SECURITY PHONES MUST BE PROVIDED ON ALL LEVELS OF THE PARKING GARAGES.

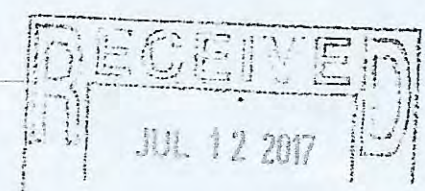
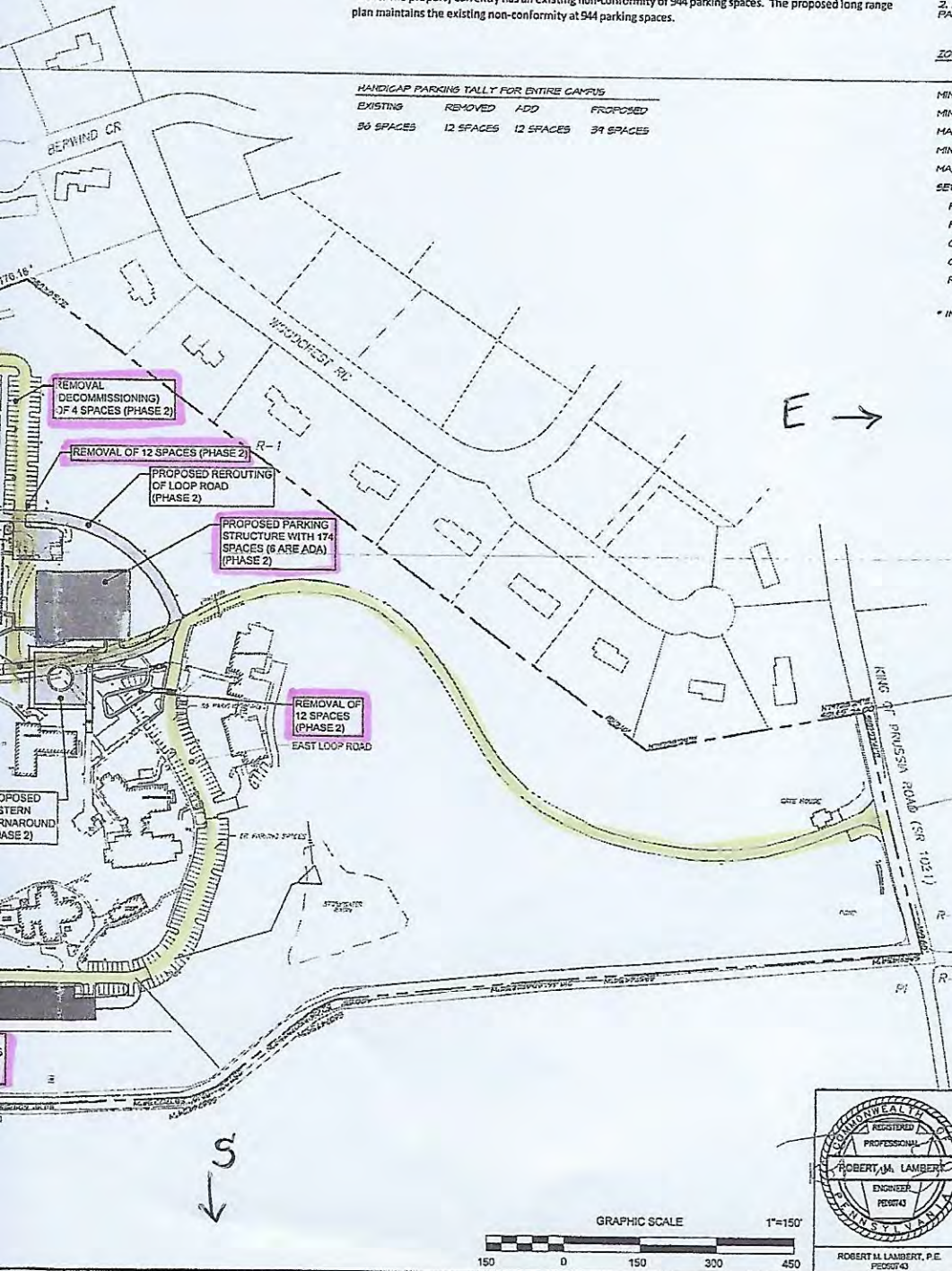
## ZONING SUMMARY

	PI	EXISTING	PROPOSED
MIN. LOT AREA	10 ACRES	11.97 AC	11.81 AC
MIN. LOT WIDTH	500 FT	3,600 FT	3,600 FT
MAX. BUILDING AREA	30%	4.98 +/-	7.0% +/-
MIN. LANDSCAPE AREA	55%	71.2% +/-	74.9% +/-
MAX. HEIGHT	39 FT/3 STORIES VARIES		< 30'
<b>SETBACKS</b>			
FRONT YARD (BUILDINGS)	120 FT	161 FT	140 FT
FRONT YARD (PARKING)	60 FT	200 FT	200 FT
CATEGORY 1 SIDE/REAR YARD	125 FT	125 FT	125 FT
CATEGORY 2 SIDE/REAR YARD	200 FT	17 FT	17 FT
RIPARIAN BUFFER	55 FT	25 FT	25 FT

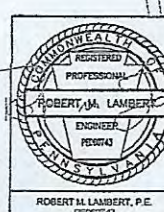
\* INFORMATION FROM PLAN PREPARED BY ANDROPOGON ASSOCIATES, 05 MAY 2004

## HANDICAP PARKING TALLY FOR ENTIRE CAMPUS

EXISTING	REMOVED	ADD	PROPOSED
90 SPACES	12 SPACES	12 SPACES	90 SPACES



4	07-10-17	PER PHASE 2 LAND DEVELOPMENT PLAN
3	08-25-14	LABELED PHASE 1 AND PHASE 2
2	05-01-14	PER DIXON ATHLETIC CENTER LAND DEVELOPMENT PLAN
1	01-15-12	PER TWP ENGINEER REV LTR DTD 13-26-12
NUM.	DATE	REVISION
PLAN PREPARED BY:		
SITE ENGINEERING CONCEPTS, LLC		
P.O. BOX 1992		
SOUTHEASTERN, PA 19399		
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM		
PLAN PREPARED FOR:		
CABRINI UNIVERSITY		
610 KING OF PRUSSIA ROAD		
WAYNE, PA 19087		
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA		
DATE: 4 SEPTEMBER 2012		
OVERALL PROPOSED SITE IMPROVEMENTS		SHEET 3 OF 21
SCALE: 1"=150'		





Cabrini has 3 Phases: All these numbers below were taken from Cabrini's map on **July 12, 2017**.

**Phase 1:** Dixon Athletic Center addition – done

Add **15** parking spaces behind Dixon Center- not sure if this was done?

**Phase 2:** Remove **95** parking spaces and add **252** spaces.

**Phase 3:** Remove **304** parking spaces and add **346** spaces.

**Total # of parking spaces for all 3 Phases:**

Remove **399** parking spaces and add **598** spaces.

**Trees:** These numbers came from the Engineer.

**Phase 2:** Remove **118** mature trees and replace with **193** young trees.

For the Overall project, (**Phase 2 & 3**), Remove **216** mature trees (some trees are 50'-70' tall) and replace with **430** young trees.



-11-

Photos of proposed garage site





-12-

More photos of the proposed site





-13-

Photos from the proposed site looking towards the neighbors homes.





Photos from the neighbors homes looking toward the site

Brown  
Root →  
Xavier  
Hall

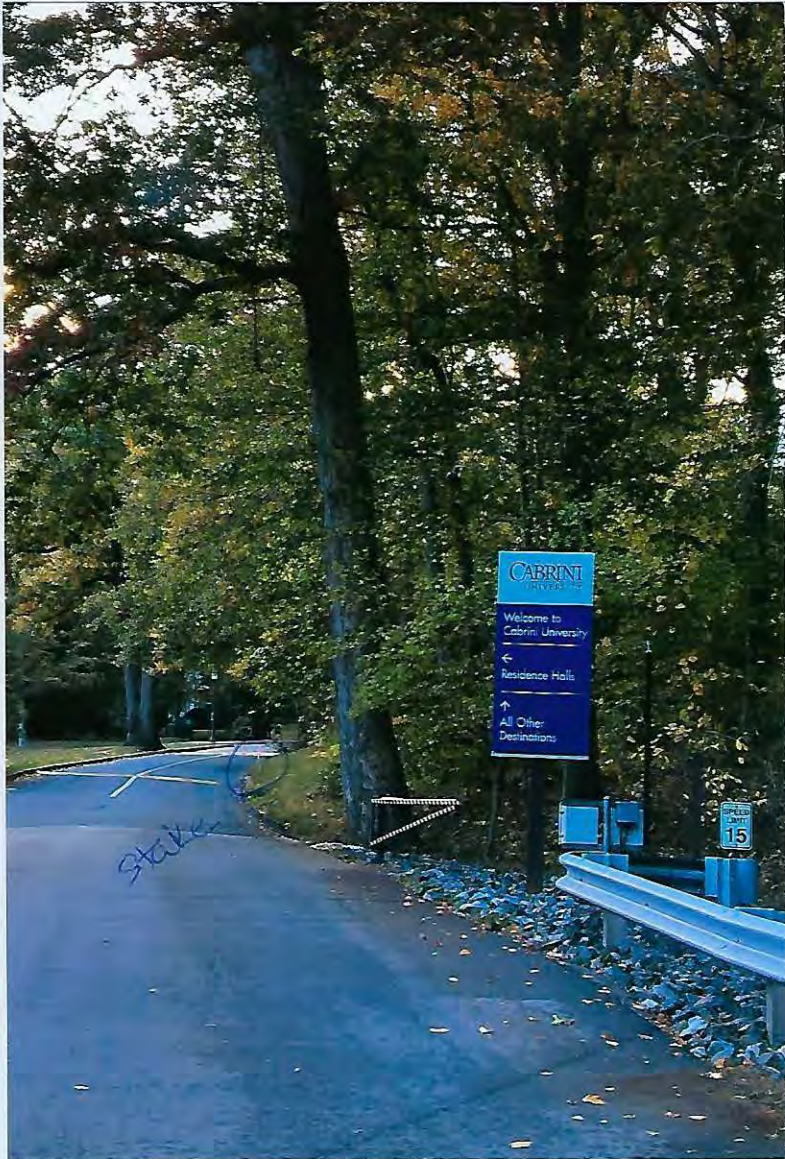


→  
Blue  
sign

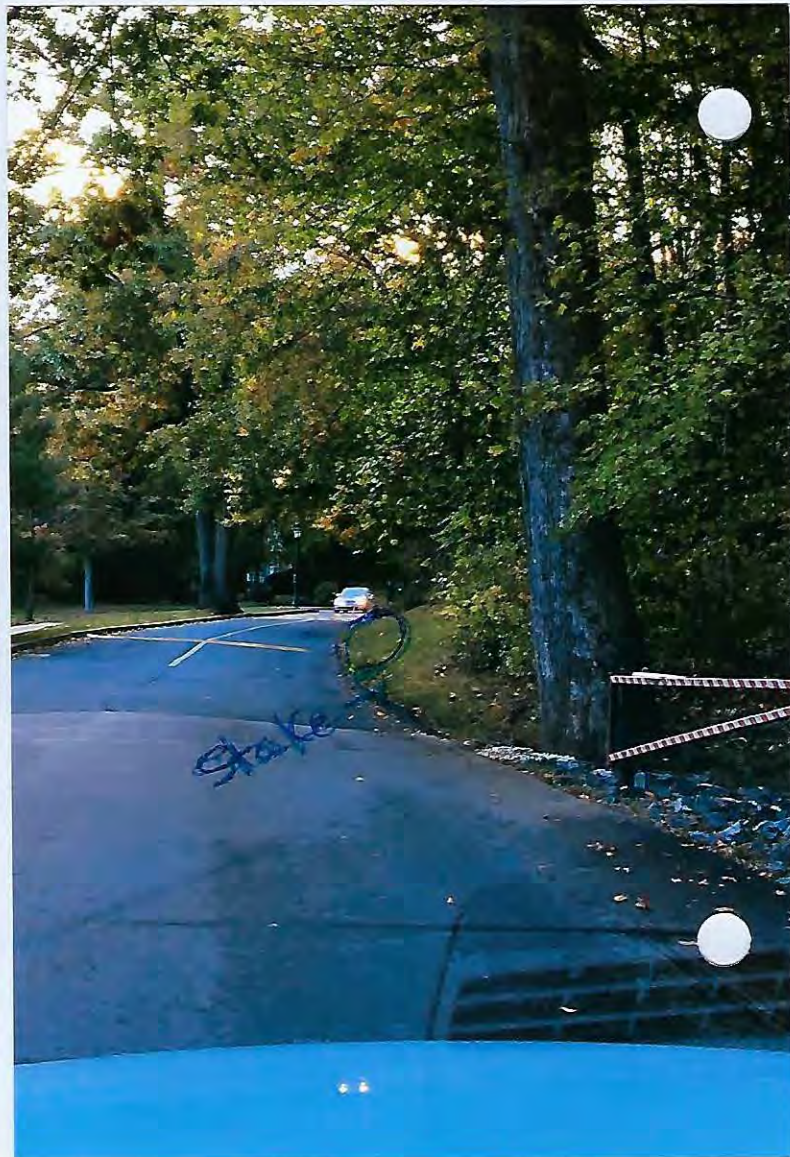




Photos of the same blue sign seen from the neighbor's yard.



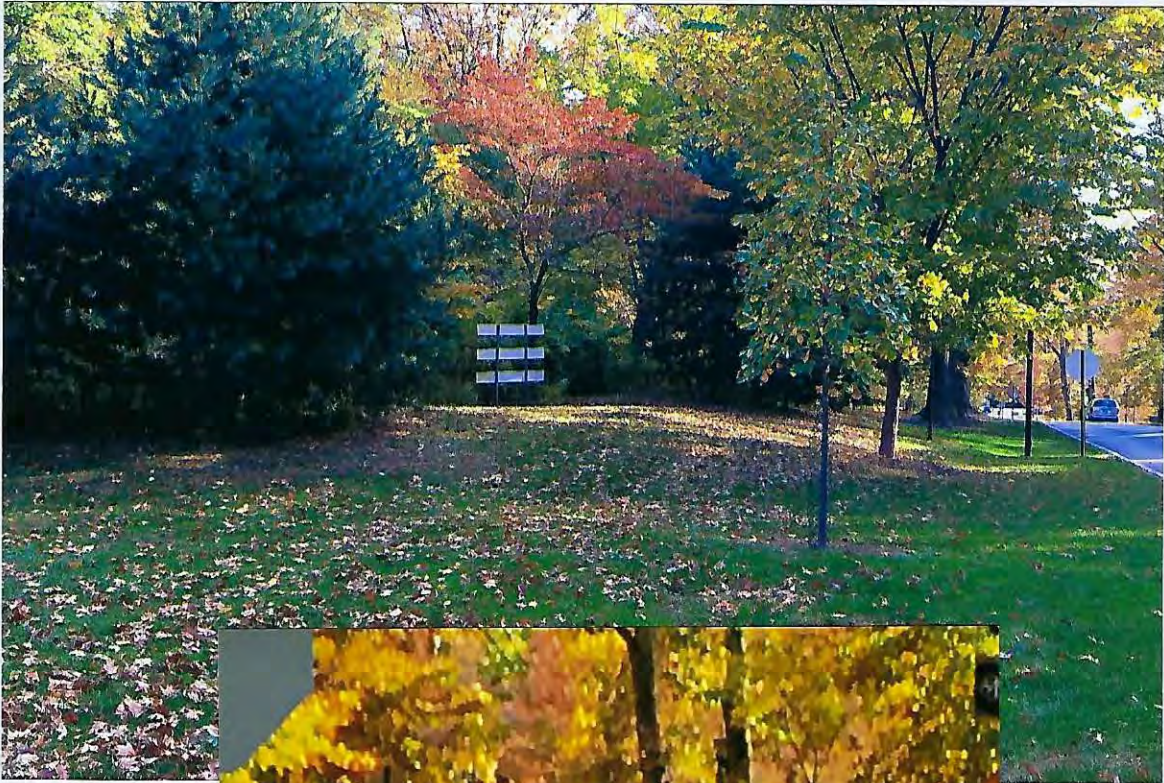
Stake  
for  
proposed  
garage →





Location of where the water tower used to be.

Water Tower  
used to  
be  
on top  
of →  
this  
bump  
behind  
the sign.



The Mansion  
is down the  
hill from →  
where the  
water tower  
used to be.



↑  
Mansion

↓  
— Upper Gulph Rd. —



Green spaces in the middle of campus are good, but let's not forget the campus is surrounded by woods with a beautiful "historic drive". The first thing people would see on this "historic drive" could be a 38 foot tall, 3 story concrete garage with lights on top of the structure.

Our 3 suggestions to the proposed parking garage issue demonstrate that Cabrini could add parking spaces in 3 other locations on campus and remove a lot less trees.

**Summary:**

The neighbors would appreciate Cabrini placing their parking in any of the 3 suggestions on the map, (Exhibit A). This seems to balance out the parking on campus for **all** students, staff, faculty and visitors throughout the entire campus, and keeps the parking away from the neighbors.

# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

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14 September 2017

Roger Phillips, P.E.  
Township Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

**Re: Cabrini University – Final Land Development Phase 2**

Dear Mr. Phillips,

Please find the attached Final Land Development Plan Phase 2 for Cabrini University revised per your July 27, 2017 comments. (*Comment*, response):

Sewage Facilities Planning

*1. A sewage facilities planning module must be prepared for the construction of the residence hall. Final plan approval will not be granted until Planning Approval is received from the PADEP.*

A sewage facilities planning module has been prepared and submitted to PADEP.

Zoning

*1. §280-69.C - No building or structure shall exceed three stories or 38 feet in height. The applicant must provide the height of all proposed buildings to ensure conformance with this section. This must be updated in the zoning table.*

Added to zoning table as requested.

*2. §280-68.C.2 - A building or combination of buildings may be erected or used and a lot may be principally used or occupied for any accessory use on the same lot and may include a dormitory, provided that every room occupied for sleeping purposes by one occupant shall have a minimum gross floor area of at least 70 square feet. Every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of gross floor area for each occupant thereof. This size of the individual rooms must be indicated on the plans.*

A label has been added to plan sheet 11 to the residence hall building with these requirements. The applicant will comply with these minimum areas but is unsure of actual sizes until final costs are assessed.

*3. §280-70.b.1- The greatest dimension in length or depth of a building shall not exceed 160 feet, and no more than three buildings may be attached to each other, provided further that the facade of any building attached to another building be visibly offset from the adjoining buildings at an angle approximately 90 degrees. The plan shall clearly indicate the break point of buildings, with dimensions. The individual buildings must be clearly identified on the plans to indicate conformance with this section.*

Dimensions have been added. We contacted Township Zoning Officer Kevin Kochanski and he indicated that he agreed the plans comply with these requirements.

*4. §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 nonconforming in respect to parking. Parking calculations must be provided for the entire site. Additionally, the handicap parking tally shown on sheet 3 of 26 appears to be incorrect. The proposed spaces do not appear to have been calculated correctly on the plans, please revise.*

Parking calculations for the entire site are shown on plan sheet 3. An existing parking analysis for the entire site was submitted and approved during the Preliminary Master Plan process. The handicap parking tally on sheet 3 has been corrected to show 8 added spaces.

5. §280-105.E - *All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional, or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet, details that indicate the height of the luminary must be provided.* Luminary details are shown on plan sheet 27 and comply. These notes have been added to plan sheet 27.

6. §280-112.C. - *Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified. The applicant has also indicated on the plans the areas of steep slopes that were made in conformance with § 175.11 and §175.12. It appears that the purple shading on Sheet 6 of 26 does not match the legend. This must be revised. The Engineer must also provide a plan with the proposed features that indicates the steep slopes to ensure this section is adhered to. It appears that the rerouting of the proposed loop road may infringe on steep slope areas.*

The purple shading indicates erosion channels as was shown on the approved Preliminary Master Plans. The legend has been revised accordingly. Slope shading has been added to the proposed plans (sheets 10-12).

7. §280-123 - *Any proposed signage must be in accordance with this section.*

The applicant will comply and submit for a sign permit (as applicable) should a sign be proposed.

#### 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.*

As discussed with you, a partial waiver was previously approved as part of the 2012/2014 Preliminary/Final Plan approvals. The vicinity plan shown on plan sheet 1 is an aerial photo depicting features within 500 feet.

2. §255.20.B(1)[91] - *The location of all fire hydrants must be clearly shown on the plans.*

The location of all fire hydrants is clearly shown and labeled. One is located directly south of the proposed residence hall along the south loop drive. One is located on the interior drive south of and between the proposed residence hall and Founders's Hall.

3. §255.20.B(1) [13] - *The location of all existing and proposed sanitary sewer connections must be shown on the plans.*

Locations have been added.

4. §255.29.A(1) - *The proposed parking spaces around the West Turnaround are dimensioned as 9' x 19'. The parking spaces must be dimensioned as 9.5' x 20' as specified in this section.*

The proposed parking spaces have been corrected to 9.5'x20'.

5. §255.29.A(13) - *Tire bumpers must be installed so as to prevent vehicle overhang on any sidewalk area. The applicant must indicate how the students will get from the parking areas to the sidewalks without encroaching on the travel lane of the West Turnaround.*

Due to 6" curbing and a wall, no tire bumpers are necessary. The West Turnaround is a parking lot whose primary function will be to serve the cars that park there. There is no thru traffic as travel to the east will no longer be allowed. Bollards/gates will be installed to restrict traffic and allow for emergency access to the campus core. The West Turnaround will also serve as a turnaround if necessary. Because it functions primarily as a parking area with no thru traffic, we believe it will function adequately as proposed.

6. §255.29.B(1) - *All parking areas shall have at least one tree 2.5 inches minimum caliper for every five parking spaces in single bays and one tree 2.5 inches minimum caliper for every 10 parking spaces in double bays. A landscaping plan must indicate parking calculation which indicates the number of trees being provided to meet this requirement.*

Chart added to plan sheet 20.

7. §255-41.H. - *Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. Will a collection station be provided for the proposed project?*

Indoor collection will be provided and taken to existing campus dumpsters.

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).*

The applicant acknowledges this requirement.

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.*

There is a fire hydrant in front (south) of the proposed residence hall. It is within 350 feet of the furthest away point of the building. There is a fire hydrant in front (southwest) of the parking structure. It is within 400 feet of all points of the structure. The applicant met with the Township fire marshal to discuss the project.

#### Stormwater Comments

1. *The pre-development and post-development drainage areas for Drainage Area 3 do not appear to match. Please revise the drainage areas such that the total area encompassed in both the pre- and post-development conditions are similar (page 16). Furthermore, please revise the drainage area maps to be consistent (pages 10 and 13).*



The drainage area 3 areas have been corrected and calculations rerun in the revised stormwater report. Drainage area 3 areas on report page 16 were inadvertently swapped with drainage area 4 areas on page 17 (except for the post drainage area to the infiltration beds). The drainage area maps were correct.

*2. The pre-development and post-development drainage areas for Drainage Area 4 do not appear to match. Please revise the drainage areas such that the total area encompassed in both the pre- and post-development conditions are similar (page 17). Furthermore, please revise the drainage area maps to be consistent (pages 10 and 13). Additionally, please clarify what DA4 represents.*

The drainage area 4 areas have been corrected and calculations rerun in the revised stormwater report. Drainage area 4 areas on report page 17 were inadvertently swapped with drainage area 3 areas on page 16. The drainage area maps were correct.

Drainage areas 3 & 4 cover the areas disturbed by the parking structure and associated improvements. Drainage area 3 drains to an existing culvert that runs under the campus access drive to King of Prussia Road. Drainage Area 4 discharges to existing storm sewer between the East Residence Hall and Xavier Residence Hall.

*3. There does not appear to be an overflow/outlet structure provided for infiltration beds 2 or 3. The applicant must provide an overflow/outlet structure that prevents discharge from being concentrated in heavy rain events.*

There is an outlet pipe from infiltration bed 3G to an existing inlet south of bed 3G.

Two overflow pipes have been added to bed 2 that outlet to level spreaders. Please note bed 2 is designed to infiltrate the 100 year storm with no outflow for all storms up to the 100 year.

*4. The applicant must provide a detail for the level spreader shown for infiltration bed 1.*

Level spreader details are provided on plan sheet 13.

*5. The elevations used in the stormwater report on page 48 for the infiltration beds for Drainage Area 1 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.*

The elevations do match and are correct. The bottom of stone elevation is shown on plan sheet 13 while the top and bottom of interior pipe elevations are shown in the report. This is because stone voids are not included in Radnor in the stormwater calculations so they cannot be used in the software used to generate the report. The elevation difference between the bottom of bed (bottom of stone) and the interior bottom of pipe is the stone depth (6" in all cases) plus the wall thickness. The same goes for top of pipe/top of bed.

In order for the software to model the bed correctly, beds 1B-1C were assigned dummy elevations that allow for them to be treated as dead storage. Connection pipes for beds 1C to 1A are located at the top of the storage pipes so the beds fill up (they act as dead storage) and then overflow into the next bed downslope of them. In order for the software program to rout the system properly and treat beds 1B-1C as dead storage, the elevations for beds 1B-1C have to be lower than those for outlet bed 1A.

*6. The elevations used in the stormwater report on page 85 for the infiltration beds for Drainage Area 2 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.*

The elevations used in the report on page 85 were incorrect and have been adjusted to match the plan.

*7. The elevations used in the stormwater report on page 119 for the infiltration beds for Drainage Area 3 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.*

The elevations do match and are correct. The bottom of stone elevation is shown on plan sheet 13 while the top and bottom of interior pipe elevations are shown in the report. This is because stone voids are not included in Radnor in the stormwater calculations so they cannot be used in the software used to generate the report. The elevation difference between the bottom of bed (bottom of stone) and the interior bottom of pipe is the stone depth (6" in all cases) plus the wall thickness. The same goes for top of pipe/top of bed.

In order for the software to model the bed correctly, beds 3A-3F were assigned dummy elevations that allow for them to be treated as dead storage. Connection pipes for beds 3A to 3G are located at the top of the storage pipes so the beds fill up and then overflow into the next bed downslope of them. In order for the software program to rout the system properly and treat beds 3A-3F as dead storage, the elevations for beds 3A and 3F have to be lower than those for outlet bed 3G.

*8. The stormwater report claims there is 572 LF of 60" diameter pipe in stormwater infiltration bed 2, which assumes that the headers are 60" pipe (see page 84). However the detail on Sheet 13 calls out the headers as 48" diameter pipe. Please revise this discrepancy.*

The label on the headers on plan sheet 13 has been corrected to 60" pipe.

*9. There are insufficient dimension on the stormwater infiltration bed details to find the total length of the pipes. Please provide lengths of the pipes on the Proposed PCSM Detail Sheet.*

Pipe lengths have been added. Most pipes are 3' shorter than the stone trench (18" minimum stone around sides of pipes). Exact measurements of manifolds differ per manufacturer.

*10. The applicant must submit stormwater infiltration bed section details for each infiltration bed.*

Bed sections for each bed have been added to plan sheet 13.

*11. The areas used in determining the net 2-yr, 24-hr runoff volume and the areas used for rate control are not consistent with respect to size. This applies to each of the drainage areas. The applicant must revise the inconsistencies and resubmit.*

Just disturbed areas were used since there is no increase in volume in undisturbed areas. As requested, the 2 year volume calculations were revised to show full drainage areas.

*12. Please provide stormwater system profiles showing any utility crossings. Include vertical clearances.*

Provided on plan sheet 15.

*13. §245-27 - Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). There does not appear to be a structure shown on the detail/plan that would permit the inspection and maintenance of the system. This must be addressed.*

Stone voids volume is not counted in the stormwater calculations. Observation ports are provided for inspection and maintenance of each system.

*14. 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.*  
The applicant will provide final details during the Grading Permit process as final details are worked out with Cabrini and contractors.

General

*1. Details and height of the proposed retaining wall must be provided on the plans. Also the retaining wall must be shown in the legend.*  
TW (top of wall) and BW (bottom of wall) elevations are shown. Retaining walls have been labeled. Details are shown on plan sheet 27.

*2. The existing and proposed sanitary sewer connection to the building must be shown on the plans.*  
Connections have been added.

*3. The applicant must show silt fence downgrade of all construction activities including installation of proposed walkways.*  
Silt fence has been added and with thicker lineweights to be seen more clearly. The plan is required to and will be reviewed by the Delaware County Conservation District.

*4. The demolition plan on sheet 8 of 26 must show the existing sanitary sewer lateral connection and the disposition of the lateral.*  
Revised as requested.

*5. An overall improvements plan must be provided that removes the existing features that are proposed to be removed and show the proposed features. For example, the parking spaces that are proposed to be removed in this phase should no longer be shown on the new plan.*  
Plan sheet 3 has been revised as requested.

*6. Crosswalks must be provided at the proposed East turnaround, similar to the proposed West turnaround.*  
A crosswalk has been added.

*7. The scale of the plan sheets are inconsistent between 1"=20 feet and 1"=30 feet. This must be revised to be consistent.*  
The plans are required by code to be no less than 1"=100' and they comply. The western turnaround and residence hall sheets are shown at 1"=20' to enhance plan readability. The parking structure sheets could not fit on one sheet at 1"=20' so are at 1"=30' for the best plan presentation. Each plan shows the correct scale in the titleblock and also includes a bar scale.

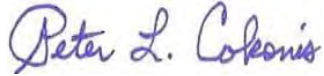
*8. The Radnor Township tree protection detail must be shown on the plans.*  
The detail is shown on plan sheet 18.

*9. Detailed parking structure plans must be provided for review.*  
Please refer to plan sheet 28.

I believe these comments satisfactorily address your review comments. Should you have any questions and/or comments, please feel free to contact me.

Roger Phillips, P.E,  
Radnor Township  
Re: Cabrini University Final LD Phase 2  
14 September 2017  
Page 7 of 7

Sincerely,

A handwritten signature in blue ink that reads "Peter L. Cokonis". The signature is written in a cursive, flowing style.

Peter L. Cokonis, P.E.



SITE ENGINEERING CONCEPTS,  
LLC  
CIVIL ENGINEERING AND CONSULTING SERVICES

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**TRANSMITTAL**

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TO:	Patti Kaufman	FROM:	Peter Cokonis
COMPANY:	Radnor Township	DATE:	9/18/2017
STREET ADDRESS:	301 Iven Avenue	PHONE:	610-240-0450
CITY, ZIP:	Wayne, PA 19087-5297	SENDER'S REFERENCE NUMBER:	
RE:	Cabrini University Resubmission	CC:	

COPIES	SHEETS	DATE	ITEM
5		9/14/17	Phase 2 Final Land Development Plan
5		9/14/17	Revised Preliminary Plan – Gateway Project - Overall Site Improvements sht 3 of 21
2		9/14/17	Stormwater Report
2		9/12/17	Traffic Impact Assessment
5		9/14/17	Response Letter to Engineer's Phase 2 review letter
5		9/14/17	Response Letter to Engineer's Preliminary Master Plan review letter
5		9/14/17	Response Letter to Traffic Engineer's review letter

NOTES/COMMENTS:

Number of copies per discussion with Roger Phillips

# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

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14 September 2017

Damon Drummond, P.E., PTOE  
Township Traffic Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

Re: Cabrini University - Phase 2 – Final Land Development  
Preliminary/Final Land Development Plans Review 1  
Transportation Impact Assessment Review 1  
Radnor Township, Delaware County  
G&A 14-05020-02

Dear Mr. Drummond,

Please find the attached Final Land Development Plan Phase 2 for Cabrini University revised per your July 28, 2017 comments. (*Comment, response*):

## **C. Subdivision and Land Development Ordinance Comments**

1. §255-29.A(1) – *The minimum dimensions of stalls shall be 9 ½ feet by 20 feet. Revise the proposed parking stalls on the plans to meet this requirement. The proposed parking stalls by the West Turnaround are noted as 9 feet x 19 feet.*

Stalls have been revised to 9.5 feet x 20 feet.

2. 255-29.A(12)(b) – *The width of entrance and exit drives shall be a minimum of 25 feet for two-way use.*  
Pertinent drives have been widened to 25' accordingly.

3. §255-29.A(14) – *No less than a five (5) foot radius of curvature shall be permitted for all curblines in parking areas.*

Minimum 5' radii are provided.

4. §255-21.B(1)(o)[3] – *Parking areas in nonresidential developments shall include all necessary dimensions and number of parking spaces (including handicapped parking).*

Dimensions and number of spaces have been provided.

5. §255-21.B(1)(o)[7] – *The width of all proposed sidewalks and pedestrian paths shall be shown on the plans.*  
The width of proposed sidewalks/paths have been added.

## **D. General Comments**

1. *Consider installing a barrier (i.e. curbing or grass verge) between the west turnaround and the adjacent sidewalk east of the area.*

A curb has been added.

2. *Sheets 10-12 should be revised to include the following:*

a. *Cartway width of all the roadways.*

Added as requested.

b. *Roadway names (i.e. Drive A) for identification purposes.*

Added as requested.

*c. Width of the parking aisles.*

Added as requested.

*d. Dimensions of the proposed parking spaces (including handicapped spaces).*

Added as requested.

*e. Pavement marking and striping details (color, width, etc.) for all parking stalls, crosswalks and pavement markings.*

Added as requested.

*f. Extend the proposed contours to the limits of the proposed work.*

Proposed contours are shown to edge of grading.

*g. Clearly identify all proposed curb ramps.*

Identified as requested.

*h. Label all proposed curb radii.*

Labeled as requested.

*3. The plans indicate removal of existing parking and vehicular circulation in the core of the campus. Revise the plans to clearly show how vehicular circulation will be restricted (i.e bollards, gates, etc.). Include an additional sheet clearly showing the proposed site circulation for vehicles within the campus.*

A Campus Circulation Plan has been added to plan sheet 3

*4. There is a proposed driveway shown on the Master Plan north of the Dixon Center noted to be installed as part of Phase 2. Revise the plans to show these improvements or remove it from the Master Plan under Phase 2.*

The label has been corrected to say Phase 3.

*5. We recommend pedestrian lighting along all proposed walkways.*

Lighting has been provided along pedestrian walkways as shown on the proposed plan sheets.

*6. The applicant must include truck-turning templates to ensure adequate turn radii to accommodate the largest anticipated trucks accessing the site at the proposed eastern and western turnaround areas.*

Per Cabrini, the largest vehicles anticipated in these areas will be busses. Accordingly, S-40 template turning plans are attached to this letter for the east and west turnarounds.

*7. The applicant must provide firetruck turning templates to ensure adequate emergency access to all building effected by the traffic circulation modifications. The firetruck turning templates should be submitted to the Fire Marshall for review.*

Fire truck template turning plans are attached to this letter for the east and west turnarounds.

*8. All new pedestrians facilities should be designed to be ADA compliant.*

New ADA compliant pedestrian facilities are labeled as such.

*9. A crosswalk is recommended between the two curb ramps south of the proposed parking facility.*

A crosswalk has been added.

*10. Sheet 10, east of the proposed west turnaround area, consider eliminating the second set of bollards just east of the crosswalk. This would improve emergency response time if the bollards needed to be removed for access.*

The bollards just east of the crosswalk have been removed. Bollards are shown just west of the crosswalk.

*11. Sheet 12, it is unclear if bollards are proposed west of the proposed east turnaround. If bollards are proposed, please label.*

Bollards are shown and have been labeled.

*12. Future plan submissions should be accompanied by a cover letter prepared by the Applicant and include a list of all outstanding comments along with detailed responses addressing each comment.*

Applicant has complied.

**E. Transportation Impact Assessment Comments**

Response letter from F. Tavani and Associates Inc. attached along with revised TIA report.

I believe these comments satisfactorily address your review comments. Should you have any questions and/or comments, please feel free to contact me.

Sincerely,



Peter L. Cokonis, P.E.





**F. Tavani and Associates, Inc.**  
**Traffic Engineering and Planning**

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**105 Kenilworth Street • Philadelphia • PA • 19147 • (215) 625-3821 Phone • (484) 792-9495 Fax**  
**WWW.FTAVANIASSOCIATES.COM**

20 September 2017

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

VIA EMAIL c/o SITE ENGINEERING CONCEPTS, LLC

**RE: Cabrini University**  
**Radnor Township, Delaware County**  
**FTA Job # 211-013**

Dear Mr. Norcini:

F. Tavani and Associates, Inc. (FTA) is in receipt of a memorandum addressed to you from Gilmore & Associates, Inc. dated 28 July 2017 regarding the above-referenced project.

That memorandum contained 8 comments on the traffic study which was prepared by FTA. The comments are found in the last section of the memorandum on the last page (page 3). The comments are repeated below in italics followed by responses in standard print.

*1. §255-20.B(5)(d)[6][a] – All streets and/or intersections showing a Level of Service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. King of Prussia Road and Eagle Road/Pine indicates LOS below C during the PM peak hour.*

All levels of service are C or better except for the NB approach at King of Prussia Road and Eagle Road which is D in the Existing condition and E in the Future No Build / Build condition. Cabrini University traffic is estimated to be about 5% of total traffic at this intersection during the AM peak hour (and about 7% during the PM peak hour). Cabrini University is working with the Township and Eastern University to request a grant to provide added improvements at this location. The project is expected to have minimal impact on this intersection.

*2. The southbound queue at the intersection of King of Prussia Road and Eagle Road/Pine extends beyond the available storage for the intersection. The applicant should evaluate improvements for the build queue to fit within the available storage area or be no worse than no-build conditions.*

The build condition queue is essentially the same as the no-build condition. For example, during the PM peak hour, the queue is projected to be 5 feet longer (612 feet vs 617 feet). A typical vehicle length (as used in queue calculations) is 25 feet. See also previous answer.

*3. Upper Gulph Road at the intersection with the Cabrini driveway is a state route (S.R. 1008). Revise Table 1 accordingly.*

The requested change has been made.

*4. Cabrini Drive at Paul Road and Eagle Road is a right-in/right-out driveway; however, the manual turning movement counts as well as the report figures show Eagle Road eastbound lefts into the site as well as southbound Cabrini Drive lefts out of the site. The applicant should discuss*

*improvements that would eliminate the need for turn restrictions at the intersection or improvements that would more effectively restrict movements at this intersection.*

The project is expected to have minimal impact on this intersection and does not warrant any modifications. Note that during the AM peak hour the outbound left turns are 0 vph while the inbound left turns are 2 vph. During the PM peak hour the outbound left turns are 3 vph while the inbound left turns are 2 vph. The volumes of the prohibited turning movements at the intersection are minimal. Making additional improvements/geometric changes may have no effect on these already-low numbers. Additionally, the Fire Department identified (in 2012 and 2014) that it utilizes this entrance for access. Further modification to restrict turning movements could impede emergency access. There are also nearby pillars and a stream which the University does not want to disturb.

*5. The additional traffic from the King of Prussia Road Redevelopment study should be shown on a separate figure. The existing 2017 volumes figure should be revised to exclude the added traffic from the King of Prussia Road study. Revise Figure 4 accordingly.*

A separate figure for the 145 King of Prussia Road Redevelopment project has been provided as requested, namely page 69 of the report. The volumes shown circled in the upper left corner of that page are carried as through volumes along King of Prussia Road throughout the study area. The King of Prussia Road Redevelopment volumes were not included in the Existing Volumes – they were only included in the Future (No Build and Build) Volumes. For example, page 46 of the TIA shows the existing AM peak hour SB through volume on King of Prussia Road at Cabrini Drive as 541 vph. This volume is also shown on page 17, Figure 4 (Existing Volumes) in the upper right corner. This volume is also shown in the background growth table worksheet on page 65 of the report. As shown, on that page, this volume is ‘grown’ (background growth only) to 549 vph. Next 43 extra trips are added for the 145 King of Prussia Road site (as shown circled in the upper left corner of page 69) to arrive at 592 vph, which is the Future No Build value for this movement, and which is plotted on page 18, Figure 5 (Future No Build Volumes).

*6. Revise the level of service comparison table for Eagle Rd and Cabrini Drive/Paul road to reflect the capacity analysis. Verify the southbound PM build LOS.*

The table has been revised as requested.

*7. Although the TIA report repeatedly states that there will be no increase in enrollment; the Kaplin Stewart letter dated July 11, 2017 states that the proposed residence hall is intended to aid in restoring enrollment to historic levels. We agree with the typical traffic engineering approach and assumption that a new residence hall is anticipated to generate new trips as the school's enrollment may increase.*

The TIA approach was conservative in that it attributed some new trips to the proposed residence hall. It is noted that there is no inherent conflict between the TIA and the Kaplin Stewart letter regarding enrollment as undergraduate enrollment is not proposed to increase beyond historic levels.

*8. Additional comments may follow upon the review of the resubmitted traffic study.*

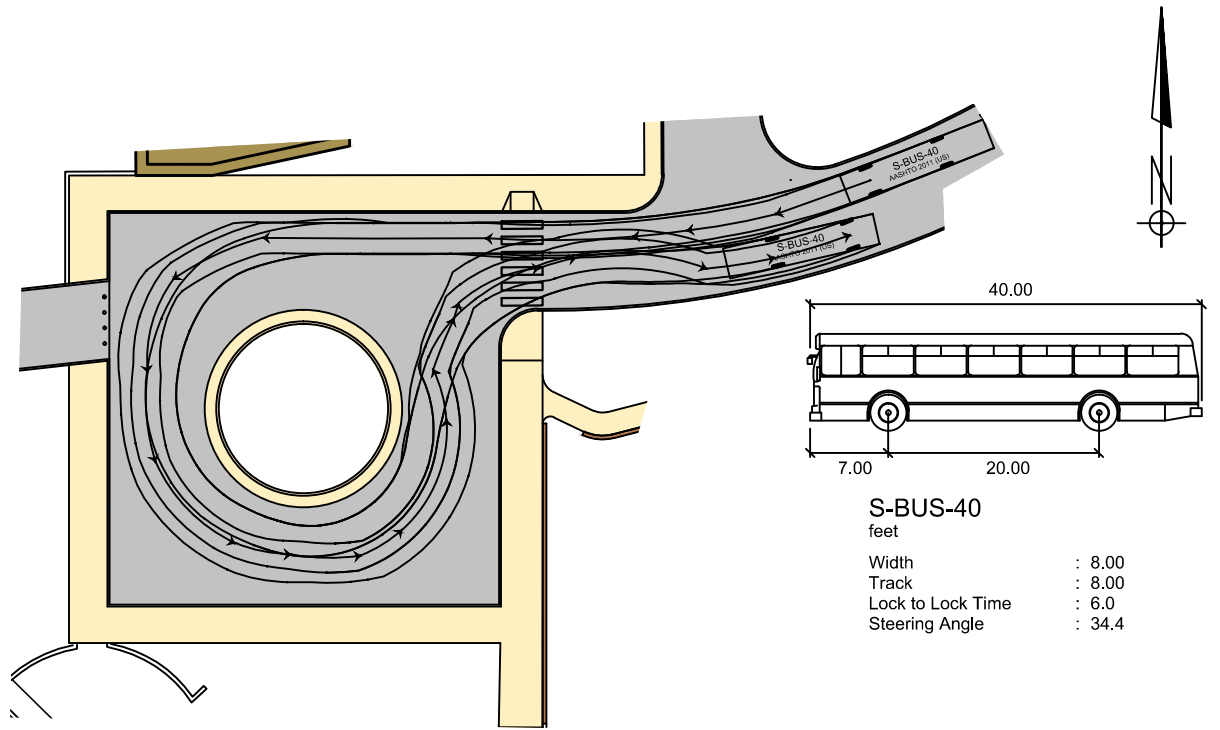
No response needed.

Very truly yours,

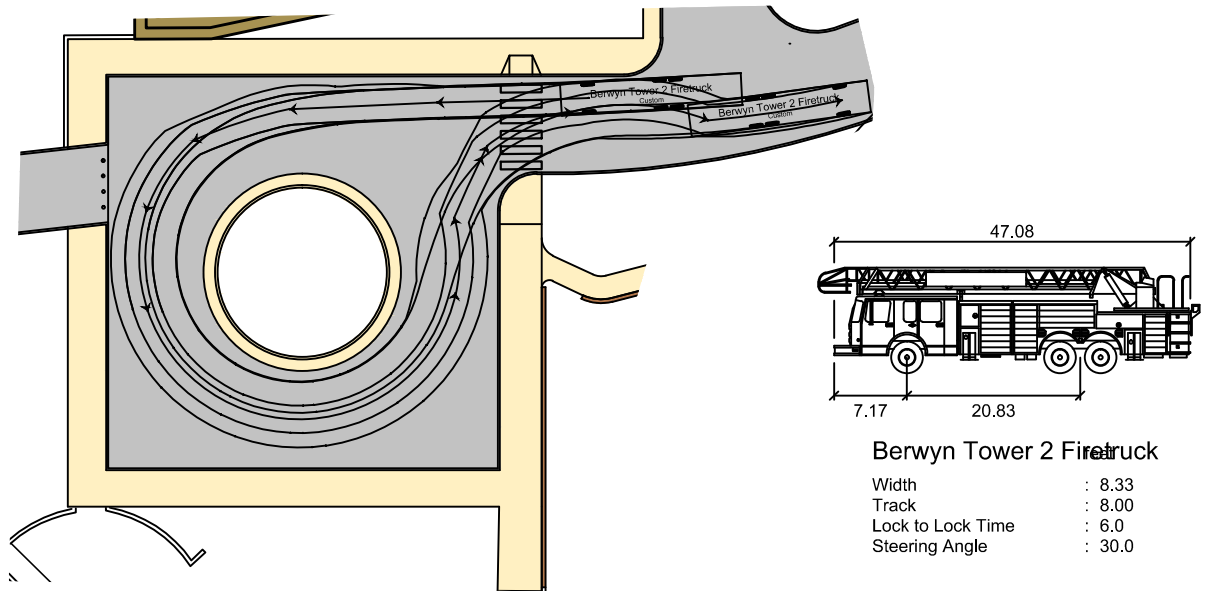
F. TAVANI AND ASSOCIATES, INC.

  
FRANK TAVANI P.E., PTOE  
Principal

cc: Amy Kaminski, P.E., PTOE

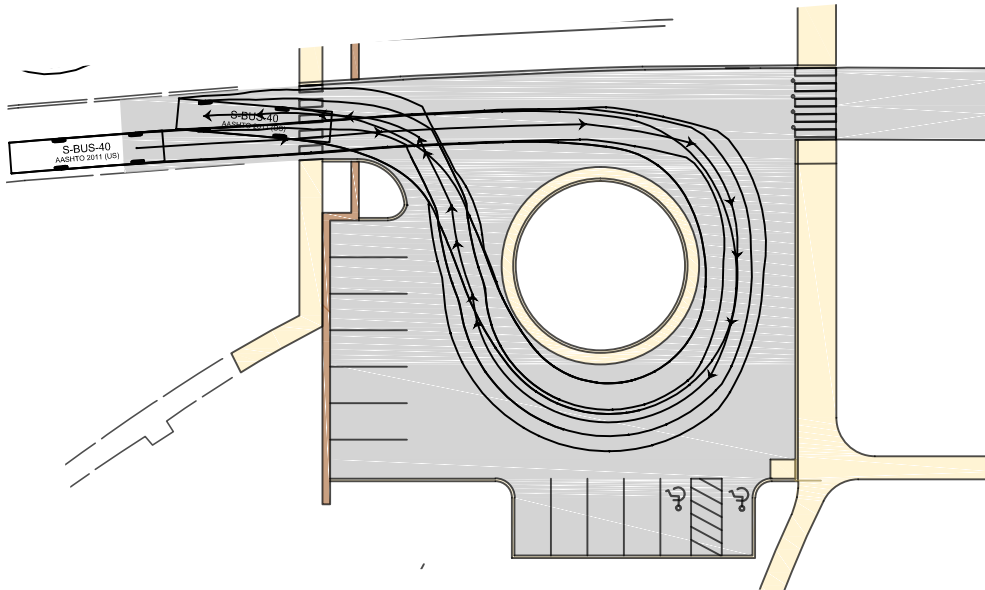


SCALE: 1"=50'

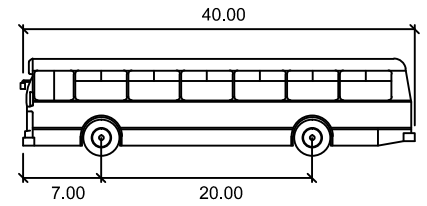


SCALE: 1"=50'

**CABRINI UNIVERSITY EAST TURNAROUND  
BUS AND EMERGENCY VEHICLE TURNING TEMPLATES  
(PREPARED BY SITE ENGINEERING CONCEPTS, LLC 9/14/17)  
SCALE: 1"=50'**

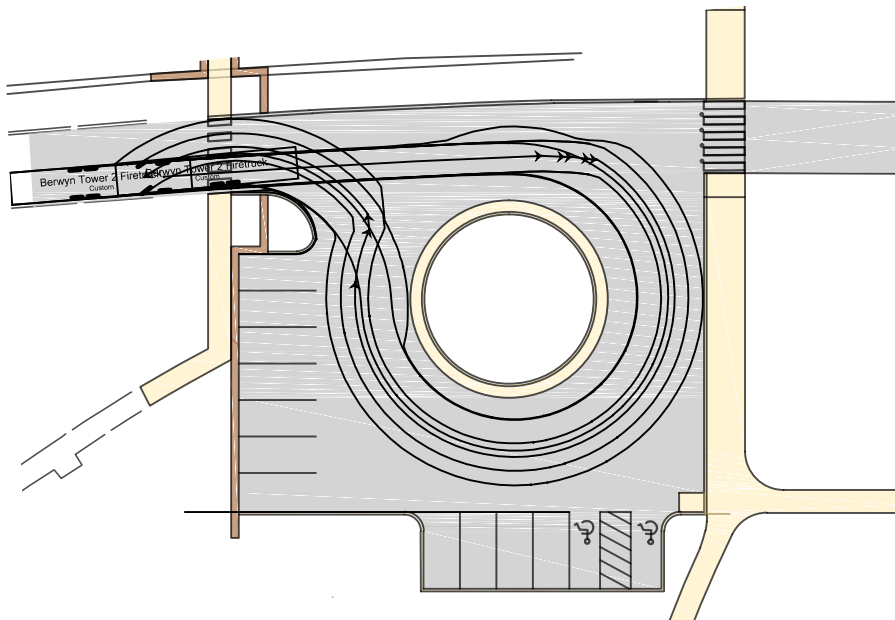


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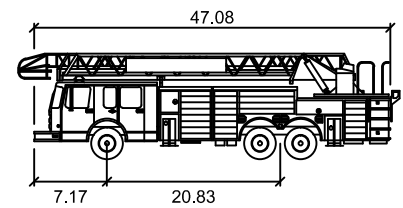


S-BUS-40  
feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 34.4



SCALE: 1"=50'



Berwyn Tower 2 Fire Truck

Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

CABRINI UNIVERSITY WEST TURNAROUND  
BUS AND EMERGENCY VEHICLE TURNING TEMPLATES  
(PREPARED BY SITE ENGINEERING CONCEPTS, LLC 9/14/17)  
SCALE: 1"=50'



**George W. Broseman**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: [gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

October 2, 2017

**VIA E-MAIL [SNORCINI@RADNOR.ORG]**

Stephen Norcini, Township Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

**RE: Cabrini University – Master Plan/Land Development Application (Phase 2)**  
**Our Reference: 14044-5**

Dear Mr. Norcini:

On behalf of the Applicant, Cabrini University, for the above-referenced Land Development Applications (“**Application**”), please allow this letter to confirm that Radnor Township is hereby granted an extension of time through and including November 14, 2017 to render a decision on the Application.

Please contact me if you require any further information. Thank you for your attention to this matter.

Sincerely yours,

  
George W. Broseman

GWB:sl

cc via email: Cabrini University  
Roger Phillips  
Patti Kaufman

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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT

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### Memorandum

To: Radnor Township Planning Commission

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

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

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Re: **Cabrini University, August 7th Planning Commission Submission**  
**1. Campus Master Plan; Amended Preliminary Application**  
**2. Parking Garage, Residence Hall, and Pedestrian**  
**Improvements, Final Application**

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Cabrini University will be presenting two applications to the Planning Commission at the August 7<sup>th</sup>, 2017 regularly scheduled Planning Commission Meeting:

1. An amended preliminary Land Development application for their Campus Master Plan. The application before the Planning Commission is amended from their original preliminary approval. The University had met informally with the Township Manager and staff, prior to the application submission, to keep the Township abreast of their Campus Master Plan and their intentions for the University moving into the future.
2. The University is moving forward with these two applications in a parallel fashion; updating the Master Plan to reflect the changes shown, while simultaneously moving forward on Final Approval of the second phase of the

Master Plan. This includes proposed structured parking, a residence hall, and pedestrian improvements to the campus.

At the August Shade Tree Commission meeting, the Commission recommended approval of these two applications.

Please find attached the plans and review letters from Roger Phillips, PE, and Amy Kaminski, PE, PTOE.

The University is represented by George W. Broseman, Esquire, of Kaplan Stewart and Robert Lambert, PE, of Site Engineering Concepts (amongst others).

As an aside, the Township, Cabrini University, and Eastern University will be going before the Board of Commissioners at an upcoming meeting in regards to a possible joint grant application for improvements to the King of Prussia/Eagle Road/Pine Tree Road intersection.



# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** July 27, 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:** Cabrini University – Land Development Phase 2  
Eric Olson C/O Cabrini University – Applicant

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

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Gannett Fleming, Inc. has completed a review of the Cabrini University Phase 2 Final 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 residence hall and parking and construct a new residence hall, parking structure, drive and parking improvements. The project is located in the PI district of the Township.

Plans Prepared By: Site Engineering Concepts, LLC  
Dated: 07/10/2017

## **Sewage Facilities Planning**

1. A sewage facilities planning module must be prepared for the construction of the residence hall. Final plan approval will not be granted until Planning Approval is received from the PA DEP.

## **Zoning**

1. §280-69.C – No building or structure shall exceed three stories or 38 feet in height. The applicant must provide the height of all proposed buildings to ensure conformance with this section. This must be updated in the zoning table.





2. §280-68.C.2 – A building or combination of buildings may be erected or used and a lot may be principally used or occupied for any accessory use on the same lot and may include a dormitory, provided that every room occupied for sleeping purposes by one occupant shall have a minimum gross floor area of at least 70 square feet. Every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of gross floor area for each occupant thereof. This size of the individual rooms must be indicated on the plans.
3. §280-70.b.1 – The greatest dimension in length or depth of a building shall not exceed 160 feet, and no more than three buildings may be attached to each other, provided further that the façade of any building attached to another building be visibly offset from the adjoining buildings at an angle approximately 90°. The plan shall clearly indicate the break point of buildings, with dimensions. The individual buildings must be clearly identified on the plans to indicate conformance with this section.
4. §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. Parking calculations must be provided for the entire site. Additionally, the handicap parking tally shown on sheet 3 of 26 appears to be incorrect. The proposed spaces do not appear to have been calculated correctly on the plans, please revise.
5. §280-105.E – All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional, ore residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet, details that indicate the height of the luminary must be provided.
6. §280-112.C. – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified. The applicant has also indicated on the plans the areas of steep slopes that were made in conformance with §175.11 and §175.12. It appears that the purple shading on Sheet 6 of 26 does not match the legend. This must be revised. The Engineer must also provide a plan with the proposed features that indicates the steep slopes to ensure this section is adhered to. It appears that the rerouting of the proposed loop road may infringe on steep slope areas.
7. §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 clearly 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. §255.29.A(1) – The proposed parking spaces around the West Turnaround are dimensioned as 9' x 19'. The parking spaces must be dimensioned as 9 ½' x 20' as specified in this section.
5. §255.29.A(13) – Tire bumpers must be installed so as to prevent vehicle overhang on any sidewalk area. The applicant must indicate how the students will get from the parking areas to the sidewalks without encroaching on the travel lane of the West Turnaround.
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 indicate parking calculation which indicates the number of trees being provided to meet this requirement.
7. §255-41.H. – Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. Will a collection station be provided for the proposed project?
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. The pre-development and post-development drainage areas for Drainage Area 3 do not appear to match. Please revise the drainage areas such that the total area encompassed in both the pre- and post-development conditions are similar (page 16). Furthermore, please revise the drainage area maps to be consistent (pages 10 and 13).
2. The pre-development and post-development drainage areas for Drainage Area 4 do not appear to match. Please revise the drainage areas such that the total area encompassed in both the pre- and post-development conditions are similar (page 17). Furthermore, please revise the drainage area maps to be consistent (pages 10 and 13). Additionally, please clarify what DA4 represents.
3. There does not appear to be an overflow/outlet structure provided for infiltration beds 2 or 3. The applicant must provide an overflow/outlet structure that prevents discharge from being concentrated in heavy rain events.
4. The applicant must provide a detail for the level spreader shown for infiltration bed 1.
5. The elevations used in the stormwater report on page 48 for the infiltration beds for Drainage Area 1 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
6. The elevations used in the stormwater report on page 85 for the infiltration beds for Drainage Area 2 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
7. The elevations used in the stormwater report on page 119 for the infiltration beds for Drainage Area 3 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
8. The stormwater report claims there is 572 LF of 60" diameter pipe in stormwater infiltration bed 2, which assumes that the headers are 60" pipe (see page 84). However the detail on Sheet 13 calls out the headers as 48" diameter pipe. Please revise this discrepancy.
9. There are insufficient dimension on the stormwater infiltration bed details to find the total length of the pipes. Please provide lengths of the pipes on the Proposed PCSM Detail Sheet.
10. The applicant must submit stormwater infiltration bed section details for each infiltration bed.

11. The areas used in determining the net 2-yr, 24-hr runoff volume and the areas used for rate control are not consistent with respect to size. This applies to each of the drainage areas. The applicant must revise the inconsistencies and resubmit.
12. Please provide stormwater system profiles showing any utility crossings. Include vertical clearances.
13. §245-27 - Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). There does not appear to be a structure shown on the detail/plan that would permit the inspection and maintenance of the system. This must be addressed.
14. 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 and height of the proposed retaining wall must be provided on the plans. Also the retaining wall must be shown in the legend.
2. The existing and proposed sanitary sewer connection to the building must be shown on the plans.
3. The applicant must show silt fence downgrade of all construction activities including installation of proposed walkways.
4. The demolition plan on sheet 8 of 26 must show the existing sanitary sewer lateral connection and the disposition of the lateral.
5. An overall improvements plan must be provided that removes the existing features that are proposed to be removed and show the proposed features. For example, the parking spaces that are proposed to be removed in this phase should no longer be shown on the new plan.
6. Crosswalks must be provided at the proposed East turnaround, similar to the proposed West turnaround.
7. The scale of the plan sheets are inconsistent between 1" = 20 feet and 1" = 30 feet. This must be revised to be consistent.
8. The Radnor Township tree protection detail must be shown on the plans.

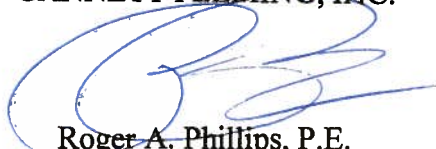


9. Detailed parking structure plans must be provided for review.

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



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**MEMORANDUM**

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**Date:** July 28, 2017

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

**From:** Damon Drummond, P.E., PTOE

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

**Reference:** Cabrini University – Phase 2 Land Development  
Preliminary/Final Land Development Plans Review 1  
Transportation Impact Assessment Review 1  
Radnor Township, Delaware County  
G&A 14-05020-02

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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 overall parcel is approximately 112 acres in size and is zoned PI (Planning Institutional District). The Applicant is proposing to construct a 207-bed residence hall and to transform the core of the campus to a pedestrian friendly (no vehicles) area. Some of the existing internal roadways will be converted to pedestrian walkways. In addition, two new parking areas including a 14 space surface lot and a 174 space parking garage are proposed for construction.

**B. Reviewed Documents**

1. Cabrini University Phase 2 Final Land Development Plans prepared by Site Engineering Concepts, LLC consisting of 26 sheets and dated July 10, 2017.
2. Traffic Impact Assessment for Cabrini University Phase 2 Land Development, prepared for Radnor Township, prepared by F. Tavani and Associates, Inc., dated July 7, 2017.
3. Overall Proposed Site Improvements (Preliminary Master Plan) for Cabrini University, prepared by Site Engineering Concepts, LLC, dated July 10, 2017.
4. Subdivision and Land Development Application.
5. Application for ACT 247 Review.

**C. Subdivision and Land Development Ordinance Comments**

1. §255-29.A(1) – The minimum dimensions of stalls shall be 9 ½ feet by 20 feet. Revise the proposed parking stalls on the plans to meet this requirement. The proposed parking stalls by the West Turnaround are noted as 9 feet x19 feet.
2. 255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use.
3. §255-29.A(14) – No less than a five (5) foot radius of curvature shall be permitted for all curblines in parking areas.
4. §255-21.B(1)(o)[3] – Parking areas in nonresidential developments shall include all necessary dimensions and number of parking spaces (including handicapped parking).
5. §255-21.B(1)(o)[7] – The width of all proposed sidewalks and pedestrian paths shall be shown on the plans.

**D. General Comments**

1. Consider installing a barrier (i.e. curbing or grass verge) between the west turnaround and the adjacent sidewalk east of the area.
2. Sheets 10-12 should be revised to include the following:
  - a. Cartway width of all the roadways.
  - b. Roadway names (i.e. Drive A) for identification purposes.
  - c. Width of the parking aisles.
  - d. Dimensions of the proposed parking spaces (including handicapped spaces).
  - e. Pavement marking and striping details (color, width, etc.) for all parking stalls, crosswalks and pavement markings.
  - f. Extend the proposed contours to the limits of the proposed work.
  - g. Clearly identify all proposed curb ramps.
  - h. Label all propose curb radii.
3. The plans indicate removal of existing parking and vehicular circulation in the core of the campus. Revise the plans to clearly show how vehicular circulation will be restricted (i.e bollards, gates, etc.). Include an additional sheet clearly showing the proposed site circulation for vehicles within the campus.
4. There is a proposed driveway shown on the Master Plan north of the Dixon Center noted to be installed as part of Phase 2. Revise the plans to show these improvements or remove it from the Master Plan under Phase 2.
5. We recommend pedestrian lighting along all proposed walkways.
6. The applicant must include truck-turning templates to ensure adequate turn radii to accommodate the largest anticipated trucks accessing the site at the proposed eastern and western turnaround areas.
7. The applicant must provide firetruck turning templates to ensure adequate emergency access to all building effected by the traffic circulation modifications. The firetruck turning templates should be submitted to the Fire Marshall for review.

8. All new pedestrians facilities should be designed to be ADA compliant.
9. A crosswalk is recommended between the two curb ramps south of the proposed parking facility.
10. Sheet 10, east of the proposed west turnaround area, consider eliminating the second set of bollards just east of the crosswalk. This would improve emergency response time if the bollards needed to be removed for access.
11. Sheet 12, it is unclear if bollards are proposed west of the proposed east turnaround. If bollards are proposed, please label.
12. Future plan submissions should be accompanied by a cover letter prepared by the Applicant and include a list of all outstanding comments along with detailed responses addressing each comment.

**E. Transportation Impact Assessment Comments**

1. §255-20.B(5)(d)[6][a] – All streets and/or intersections showing a Level of Service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. King of Prussia Road and Eagle Road/Pine indicates LOS below C during the PM peak hour.
2. The southbound queue at the intersection of King of Prussia Road and Eagle Road/Pine extends beyond the available storage for the intersection. The applicant should evaluate improvements for the build queue to fit within the available storage area or be no worse than no-build conditions.
3. Upper Gulph Road at the intersection with the Cabrini driveway is a state route (S.R. 1008). Revise Table 1 accordingly.
4. Cabrini Drive at Paul Road and Eagle Road is a right-in/right-out driveway; however, the manual turning movement counts as well as the report figures show Eagle Road eastbound lefts into the site as well as southbound Cabrini Drive lefts out of the site. The applicant should discuss improvements that would eliminate the need for turn restrictions at the intersection or improvements that would more effectively restrict movements at this intersection.
5. The additional traffic from the King of Prussia Road Redevelopment study should be shown on a separate figure. The existing 2017 volumes figure should be revised to exclude the added traffic from the King of Prussia Road study. Revise Figure 4 accordingly.
6. Revise the level of service comparison table for Eagle Rd and Cabrini Drive/Paul road to reflect the capacity analysis. Verify the southbound PM build LOS.
7. Although the TIA report repeatedly states that there will be no increase in enrollment; the Kaplin Stewart letter dated July 11, 2017 states that the proposed residence hall is intended to aid in restoring enrollment to historic levels. We agree with the typical traffic engineering approach and assumption that a new residence hall is anticipated to generate new trips as the school's enrollment may increase.
8. Additional comments may follow upon the review of the resubmitted traffic study.





On Tuesday, August 22<sup>nd</sup>, officers from the Radnor Fire Company met with representatives from the Cabrini University project to discuss their plans. Specifically, Robert Lambert from Site Engineering Concepts, Howard Holden the Cabrini Director of Facilities, and another rep met with Chief Joe Maguire, Assistant Chief Ryan Maguire and Assistant Chief Paul Leighton.

Discussed was the new parking structure, a new dorm building and the general lay out and traffic plan for the campus. None of the current driveways or reinforced pathways will be adversely affected by the plans. There are, however, plans to use these areas as pedestrian only areas, protected by either gates or bollards to prevent vehicular traffic. The fire company has been assured that emergency vehicles will have access to these areas, however, it is not yet decided whether bollards or gates will be used.

The fire company strongly urges the university utilize whatever method would be most user friendly. The university reps were warned that removable bollards often rust in place and cannot be removed in a timely manner if emergency vehicles need access.

Second, the fire company requested a dry standpipe for the parking structure. The height of each level of the garage is not sufficient for fire apparatus, therefore, standpipes could be used to help cut down on the time it would take to place water lines in service. The Cabrini reps seemed to believe that this was an acceptable request.

The reps were also requested to provide an electronic version of a campus map, including hydrant locations and building names, which they agreed to supply.

SITE ENGINEERING CONCEPTS, LLC  
CIVIL ENGINEERING AND CONSULTING SERVICES

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**TRANSMITTAL**

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TO:  
Township Engineer

FROM:  
Robert M. Lambert

COMPANY:  
Radnor Township

DATE:  
8/28/2017

STREET ADDRESS:

PHONE:

CITY, ZIP:

SENDER'S REFERENCE NUMBER:

RE:  
Cabrini University  
Preliminary Plan

CC:  
Cabrini University

COPIES	SHEETS	DATE	ITEM
12		08/25/17	NARRATIVE
12	3		EXHIBITS

NOTES/COMMENTS:

Please find the attached narrative and plans providing further information to the Planning Commission for their September 5 meeting.

Should you have any questions, please do not hesitate to contact me.

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On August 7<sup>th</sup>, Cabrini University met with the planning commission to present their Land Development submission. The meeting was attended by neighbors bordering the University. The neighbors expressed concerns regarding the proposed parking structure and loop road that included the following:

- automobile headlights shining into neighbor's windows from the parking structure and road
- light infiltration from the light fixtures on the parking garage
- visual impact of proposed development from their homes

The Planning Commission directed the University to meet with the neighbors to discuss their concerns before the September 5<sup>th</sup> Planning Commission meeting.

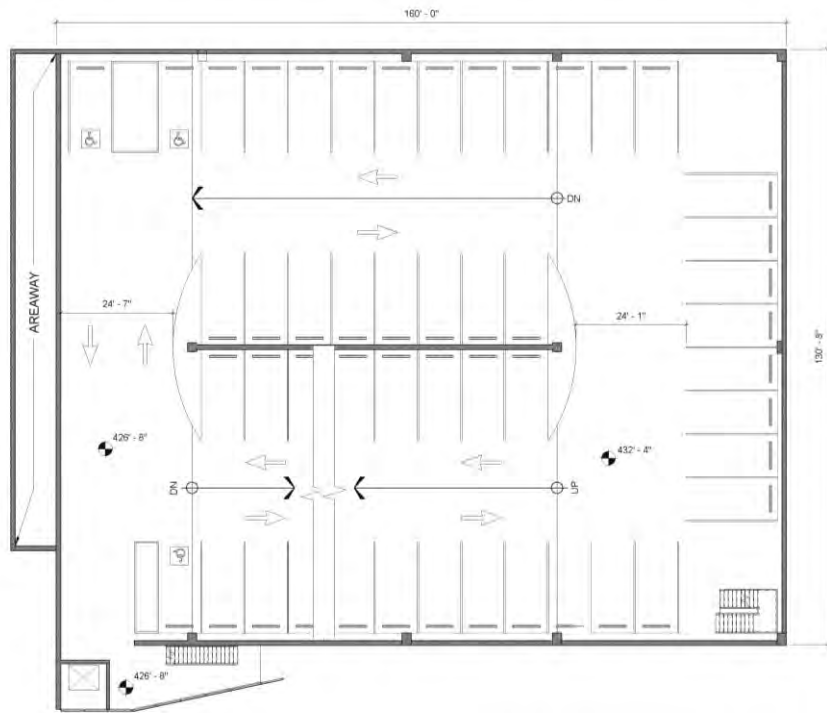
The University staked the corners of the parking structure and the edge of the loop road. The design team visited the site to photograph the project area, in preparation for the meeting with the neighbors. A walk through of the site was held on August 23<sup>rd</sup> for interested neighbors, and attended by six neighbors from three adjacent properties.

The parking structure was reoriented so that parking stalls would not be against the east wall facing the neighbors. This is depicted in the attached plan showing the original layout as compared to the currently proposed plan. In addition, a 2'-9" high concrete walls surround each level of the parking structure, eliminating the potential for headlights to shine beyond the perimeter of the building.

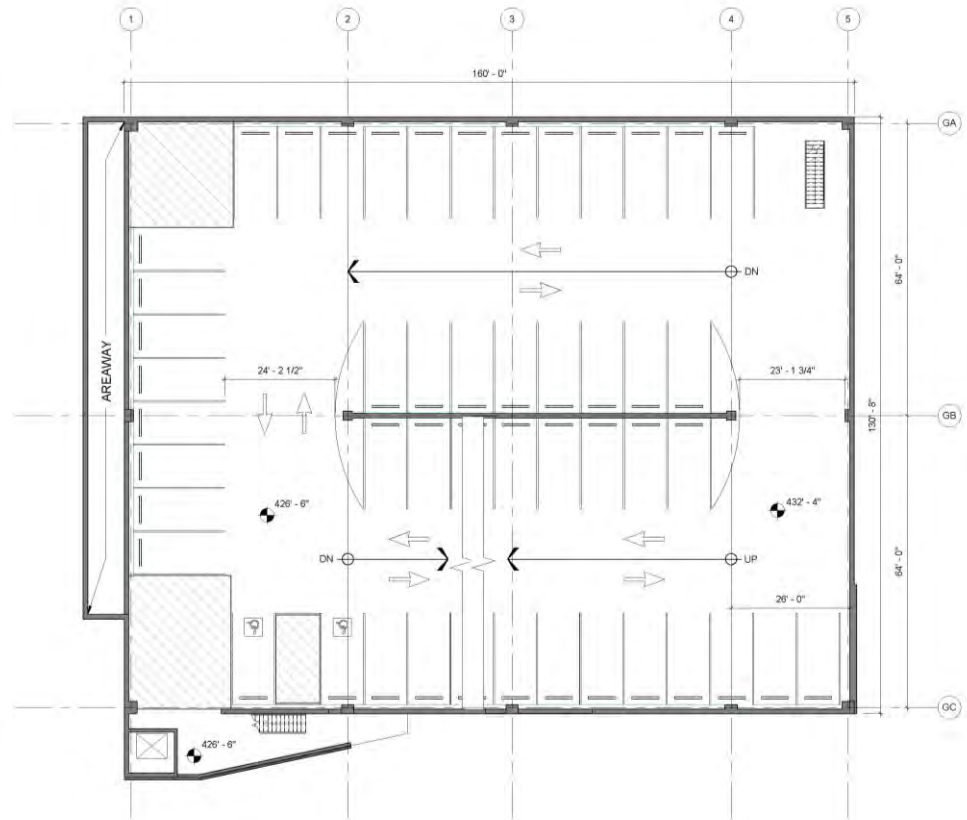
Artificial illumination on the uppermost level of the garage will be shielded and oriented to face away from the neighboring homes.

The planting plan has been developed to maintain and enhance the existing landscape buffer. Numerous mature trees will remain, as well as the existing understory vegetation. The loop road will have new trees on both sides. Evergreens will be strategically located to fill voids between trees to mask views of the campus from the property lines. A larger scale aerial map exhibit is provided to better depict the proposed landscaping in relation to the existing vegetation and proximity to neighboring properties. In addition, a photo simulation is included depicting the proposed view from the neighboring property.





ORIGINAL PLAN



PROPOSED PLAN

WRT

PARKING STRUCTURE

CABRINI  
UNIVERSITY





# SITE PLAN

CABRINI  
UNIVERSITY





WRT

VIEW WITH NEW TREES - THIRD LAYER

CABRINI  
UNIVERSITY



## 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, 2<sup>nd</sup> & Orange Sts., Media, PA 19063

Phone: (610) 891-5200

FAX: (610) 891-5203

E-mail: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

LINDA F. HILL  
DIRECTOR

August 17, 2017

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

RE: Name of Dev't: Cabrini University Phase II Expansion  
DCPD File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-  
12-14-17  
Developer: Cabrini University c/o Eric Olson  
Location: Northwest corner of Eagle Road and King  
of Prussia Road  
Recv'd in DCPD: July 25, 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 August 17, 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,

A handwritten signature in black ink, appearing to read "Linda F. Hill".

Linda F. Hill  
Director

cc: Cabrini University c/o Eric Olson  
Site Engineering Concepts





# DCPD

## DELAWARE COUNTY PLANNING DEPARTMENT

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

Date: August 17, 2017

File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-12-14-17

PLAN TITLE: Cabrini University Phase II  
Expansion

DATE OF PLAN: July 10, 2017

OWNER OR AGENT: Cabrini University c/o Eric Olson

LOCATION: Northwest corner of Eagle Road and  
King of Prussia Road

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Land Development

ZONING DISTRICT: PI - Planned Institutional

SUBDIVISION ORDINANCE: Local

PROPOSAL: Further develop 112 acres with a  
residence hall, parking  
improvements including a parking  
garage, and circulation  
modifications

UTILITIES: Public

RECOMMENDATIONS: Approval, with consideration given  
to staff comments

STAFF REVIEW BY: Michael A. Leventry



Date: August 17, 2017

File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-12-14-17

REMARKS:

**PREVIOUS ACTION**

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on June 19, 2015, as a land development. The applicant proposed to further develop 112 acres with a 28,000 sq. ft. addition to an athletic center. The Planning Commission recommended approval.

**CURRENT PROPOSAL**

The applicant currently proposes to develop an additional dormitory, add additional parking in the form of a garage and surface lots, and adjust the campus circulation system to be more pedestrian friendly.

**SITE CHARACTERISTICS**

The site is an existing academic campus. All modifications are well within the University's property and well buffered from neighboring uses.

**APPLICABLE ZONING**

The proposal is located within the PI - Planned Institutional district and is subject to applicable regulations set forth in the Township's zoning code.

**NONCONFORMITIES**

The site's existing parking does not appear to comply with the regulations established in the Township zoning code. Where Section 280-103 requires 2,060 parking spaces, the applicant is proposing 1,116. It should be noted that the shortfall of 944 spaces is an existing nonconformity that is not exacerbated by the current proposal.

Date: August 17, 2017

File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-12-14-17

REMARKS (continued):

#### **COMPLIANCE**

With exception of the existing nonconformity, the proposal appears to comply with the PI - Planned Institutional district provisions.

#### **VEHICLE CIRCULATION**

Western turnaround: To avoid motorist confusion and vehicle movement conflicts, it is recommended that the western turnaround be reconfigured to have overall rectangular shape and standard 24' drive aisles (i.e., a typical parking lot configuration). Stop signs should be installed at both points of egress. Staff are concerned that some motorists will treat the current design like a roundabout while others are maneuvering to find and utilize parking resulting in confusion and potential vehicle movement conflicts.

Eastern turnaround: To avoid motorist confusion and to improve pedestrian safety, it is recommended that this turnaround be modified to a typical roundabout design. The standard roundabout has pedestrian crosswalks, and the design lends itself to traffic calming by slowing vehicles upon approach.

Intersection located between proposed parking structure and Xavier hall: It is recommended that the geometry of this intersection be improved so that approaches are at right angles.

#### **PEDESTRIAN CIRCULATION**

Striping should be installed for the non-ADA crosswalk that leads to the Xavier residence hall.

Staff concurs with improvements that make the campus more ADA accessible and pedestrian friendly.

Date: August 17, 2017

File No.: 34-1486-83-94-95-96-99-02-03-04-05-11-12-14-17

REMARKS (continued):

**SEWAGE FACILITIES**

The Planning Department has received a sewage facilities planning module for review.

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

**STORMWATER MANAGEMENT**

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

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



**PHILIP M. AHR**  
*President*

**ELAINE P. SCHAEFER**  
*Vice President*

**JAMES C. HIGGINS, ESQ.**

**LUCAS A. CLARK, ESQ.**

**DON CURLEY**

**JOHN NAGLE**

**RICHARD F. BOOKER, ESQ.**



**RADNOR TOWNSHIP**  
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**ROBERT A. ZIENKOWSKI**  
*Township Manager*  
*Township Secretary*

**JOHN B. RICE, ESQ.**  
*Solicitor*

**JOHN E. OSBORNE**  
*Treasurer*

July 18, 2017

Eric Olson  
C/O Cabrini University  
610 King of Prussia Road  
Wayne, PA 19087

**RE: Final Land Development Application #2017-D-05**  
**Cabrini University – 610 King of Prussia Road**

Dear Mr. Olson:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your final land development application to construct a residence hall, parking structure, drive and parking improvements, and have found it complete. Therefore, I have accepted the application for final 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

Recd  
7/12

George W. Broseman  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: gbroseman@kaplaw.com  
www.kaplaw.com

July 11, 2017

**VIA HAND DELIVERY**

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

**RE: Cabrini University- Amended Preliminary Land Development Application  
for Campus Master Plan and Application for Final Land Development Approval  
for portion of Amended Master Plan  
Our Reference No.: 14044.002**

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Dear Mr. Norcini:

I represent Cabrini University with regard to its 110 (+/-) acre campus ("Campus") located along King of Prussia Road, Eagle Road and Upper Gulph Road. The Campus is currently improved with, among other things, residence halls, dining halls, classroom buildings, athletics facilities, administrative buildings, off-street parking facilities and related improvements.

**I. MASTERPLAN PROCESS & PHASE 1**

Beginning in 2011, Cabrini has been involved with implementation of a Campus Master Plan. In January 2013, the Radnor Township Board of Commissioners granted Preliminary Land Development Approval for the masterplan (Resolution No. 2013-05) ("Masterplan Preliminary Approval"). Subsequently Cabrini obtained preliminary land development approval of amendments to the Masterplan Preliminary Approval (Resolution No. 2014-71) as well as Final Plan Approval for the first phase of the Masterplan (Resolution No. 2014-72).

**II. AMENDMENTS TO MASTERPLAN - PHASE 2**

Cabrini now proposes additional amendments to the Masterplan Preliminary Approval and hereby submits an Application for Amended Preliminary Land Development Approval for those amendments. In addition, Cabrini now plans to implement the second phase of the Masterplan. To that end, we are also submitting an Application for Final Land Development Approval for Phase 2 of the Masterplan ("Phase 2"). Phase 2 includes, among other things, a residence hall, construction of a parking structure, as well as other associated pedestrian and vehicular

circulation improvements that will transform the core of the Campus into a more pedestrian-friendly atmosphere. It is noted that the residence hall is being proposed to facilitate more modern living accommodations for students and to aid in restoring enrollment to historic levels, thereby enhancing the continued vitality of the University.

### **III. SUBMISSION**

Along with this letter, I am filing the following:

#### **A. Application for Amendment to Preliminary Masterplan Approval**

1. A signed Subdivision and Land Development Application;
2. Twenty-six (26) copies of Amended Preliminary Land Development Plans consisting of one (1) sheet, Sheet 3 of 21, prepared by Site Engineering Concepts, LLC, dated September 4, 2012, last revised July 10, 2017;  
*Eight (8) of these copies are signed by the Applicant and notarized*
3. Seven (7) copies of the Amended Preliminary Land Development Plans at 11" x 17" in size;
4. A completed Delaware County Planning Commission review form;
5. A title report and deed to the Property;
6. Ten (10) thumb drives containing all of the above-referenced submission materials; and
7. Three (3) checks as follows:
  - a. \$2,900.00 payable to Radnor Township for the Amended Preliminary Land Development application fee;
  - b. \$15,000.00 payable to Radnor Township to establish the Professional Escrow Account for review of the Amended Preliminary Land Development application; and
  - c. \$1,450.00 payable to the Treasurer of Delaware County for the Delaware County Planning Commission review.

B. Application for Phase 2 - Final Plan Approval

1. A signed Subdivision and Land Development Application;
2. Twenty-Six (26) copies of Final Land Development Plans for Phase 2 consisting of Twenty-six (26) sheets prepared by Site Engineering Concepts, LLC, dated July 10, 2017;  
*Eight (8) of these copies are signed by the Applicant and notarized*
3. Seven (7) copies of the Final Land Development Plans at 11" x 17" in size;
4. A completed Delaware County Planning Commission application form;
5. Two copies of a Sewer Planning Module Application Mailer;
6. A title report and deed for the Property;
7. Two (2) copies of a Transportation Impact Assessment prepared by F. Tavani and Associates, Inc., dated July 7, 2017;
8. Two (2) copies of a Stormwater Management Analysis prepared by site Engineering Concepts, LLC, dated July 10, 2017;
9. Ten (10) thumb drives containing all of the above-referenced submission materials;
10. Three (3) checks as follows:
  - a. \$2,800.00 payable to Radnor Township for the Final Land Development application fee;
  - b. \$15,000.00 payable to Radnor Township to establish the Professional Escrow Account for review of the Final Land Development application; and
  - c. \$1250.00 payable to the Treasurer of Delaware County for the Delaware County Planning Commission review.

IV. REVIEW

Please submit the enclosed Applications and supplemental information to the County and Township Commission and appropriate Township staff, consultants and bodies for review, and public meetings. Please provide us with copies of all reviews, correspondence, notices and other documentation relating to this Project as soon as they are generated or received. Please contact



Stephen Norcini, P.E.  
July 11, 2017  
Page 4

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us immediately if you have any questions or require any further information to process these applications.

Sincerely,



George W. Broseman

Enclosures

cc:    Cabrini University  
      Site Engineering Concepts  
      Wallace Roberts & Todd  
      Frank Tavani, P.E.  
      John Cacciola

**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 610 King of Prussia Road

Zoning District PI Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$2800 Ward No. 1-1 Is property in HARB District no

Applicant: (Choose one) Owner \_\_\_\_\_ Equitable Owner X

Name Cabrini University, c/o Eric Olson, Treasurer

Address 610 King of Prussia Road, Wayne, PA 19087

Telephone 610-902-8240 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email ejo38@cabrini.edu

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name Site Engineering Concepts, LLC, c/o Peter Cokonis

Address P.O. Box 1992, Southeastern, PA 19399

Telephone 610-240-0450 Fax 610-240-0451

Email pcokonis@site-engineers.com

Area of property 112 acres Area of disturbance 6 acres

Number of proposed buildings 2 Proposed use of property Institutional Campus

Number of proposed lots 0

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final X Revised \_\_\_\_\_  
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?  
Explain the reason for noncompliance.  
none that we are aware of

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Are there any infringements of Chapter 280 (Zoning), and if so what and why?  
none that we are aware of

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Individual/Corporation/Partnership Name  
Cabrini University, c/o Eric Olson, Treasurer

---

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 Eric J. Olson

Print Name Cabrini University, c/o Eric Olson, Treasurer

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 Cabrini University E-mail ejo38@cabrini.edu  
C/o Eric Olson, Treasurer

Address 610 King of Prussia Road, Wayne, PA 19087 Phone 610-902-8240

Name of Development Cabrini University

Municipality Radnor Township

### ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Site Engineering Concepts, LLC Phone 610-240-0450

Address P.O Box 1992, Southeastern, PA 19399

Contact Peter Cokonis E-mail pcokonis@site-engineers.com

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

Zoning District PI

Tax Map # 36 /07 /025

Tax Folio # 36 02 /00979 /00



**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Cabrini University is an institutional campus. This project proposes to construct a residence hall and transform the core of campus to pedestrian only with the construction of a parking structure, drive, and parking improvements.

Total Site Area	<u>112</u>	Acres
Size of All Existing Buildings	<u>600,000 +/-</u>	Square Feet
Size of All Proposed Buildings	<u>40,186</u>	Square Feet
Size of Buildings to be Demolished	<u>2354</u>	Square Feet

Cabrini University  
C/o Eric Olson, Treasurer  
Print Developer's Name

Eric J. Olson  
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.**

# **Ebert Engineering, Inc.**

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**Water and Wastewater Engineering**

June 14, 2017

Ms. Stefanie Rittenhouse  
Pennsylvania Department of Environmental Protection  
2 East Main Street  
Norristown, PA 19401

Subject: Cabrini University Residence Hall  
Radnor Township, Delaware County  
Re: Sewage Facilities Planning Module Application Mailer  
EE, Inc. No.: 026-184

Dear Stefanie,

On behalf of Cabrini University, Ebert Engineering, Inc (EE, Inc.) is submitting a Sewage Facilities Planning Module Application Mailer for the proposed Cabrini University Residence Hall expansion, located on the existing Cabrini University campus at 610 King of Prussia Road in Radnor Township, Delaware County, PA.

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

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

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

Should you have any questions or need any additional information to process this request, please feel free to contact me.

Sincerely,



Christina Ruble  
Planning Specialist

Enclosures

CC: Dawn Barnett, Cabrini University  
Rob Lambert, SITE Engineering Concepts, LLC  
Peter Cokonis, P.E., SITE Engineering Concepts, LLC  
File

## 1. Development Information

Name of Development Cabrini University Residence Hall  
 Developer Name Cabrini University  
 Address 610 King of Prussia Road  
Radnor, PA 19087  
 Telephone # 610-902-8100  
 Email db724@cabrini.edu

## 2. Location of Development

- a. County Delaware County  
 b. Municipality Radnor Township  
 c. Address or Coordinates 610 King of Prussia Road,  
Radnor PA 19087  
 d. Tax Parcel # 36-02-00979-00  
 e. USGS Quad Name Valley Forge  
 inches up 9.6 over 0.1  
 from bottom right corner of map.  
 f. Located in a High Quality/Exceptional Value watershed?  
☐ Yes ☒ No

## 3. Type of Development Proposed (check appropriate box)

☐ Residential ☐ Multi-Residential  
 Describe \_\_\_\_\_

☐ Commercial ☒ Institutional  
 Describe Proposed residence hall for Cabrini College  
consisting of 187 beds

☐ Brownfield Site Redevelopment  
☐ Other (specify) \_\_\_\_\_

## 4. Size

- a. # of lots 1 Existing # of EDUs 65  
 b. # of lots since 5/15/72 1  
 c. Development Acreage 1  
 d. Remaining Acreage 111

5. Sewage Flows 16,830 gpd

## 6. Proposed Sewage Disposal Method (check applicable boxes)

- a. ☒ Sewerage System  
☐ Existing (connection only) ☐ New (extension)  
☒ Public ☐ Private  
☐ Pump Station(s)/Force Main ☐ Gravity  
 Name of existing system being extended  
RHM Sewer Authority  
 Interceptor Name SCUD  
 Treatment Facility Name DEL CORA via Philadelphia  
Southwest Pollution Control Plant  
 NPDES Permit # PA0026671

- b. ☐ Construction of Treatment Facility  
☐ With Stream Discharge  
☐ With Land Application (not including IRSIS)  
☐ Other  
☐ Repair?  
 Name of waterbody where point of discharge is proposed  
 (If stream discharge)

- c. ☐ Onlot Sewage Disposal Systems  
 (check appropriate box)  
☐ Individual onlot system(s) (including IRSIS)  
☐ Community onlot system  
☐ Large-Volume onlot system

d. ☐ Retaining tanks

Number of Holding Tanks \_\_\_\_\_  
 Number of Privies \_\_\_\_\_

7. ☐ Request Sewage Facilities Planning Module forms in electronic format

## 8. Request for Planning Exemption

## a. Protection of rare, endangered or threatened species

Check one:

- ☐ The "PNDI Project Environmental Review Receipt" is attached.  
 or  
☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials \_\_\_\_\_

- b. ☐ Plot Plan Attached ☐ Site Reports Attached

## c. Onlot Disposal Systems

- (1) I certify that the Official Plan shows this area as an onlot service area.

\_\_\_\_\_  
 (Signature of Municipal Official) Date

\_\_\_\_\_  
 Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone # \_\_\_\_\_

- (2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

\_\_\_\_\_  
 Signature of SEO Date

\_\_\_\_\_  
 Name (Print) Certification #

Telephone # \_\_\_\_\_

- (3) I certify that each lot in this subdivision is at least 1 acre in size

\_\_\_\_\_  
 (Signature of Project Applicant/Agent) Date

## d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

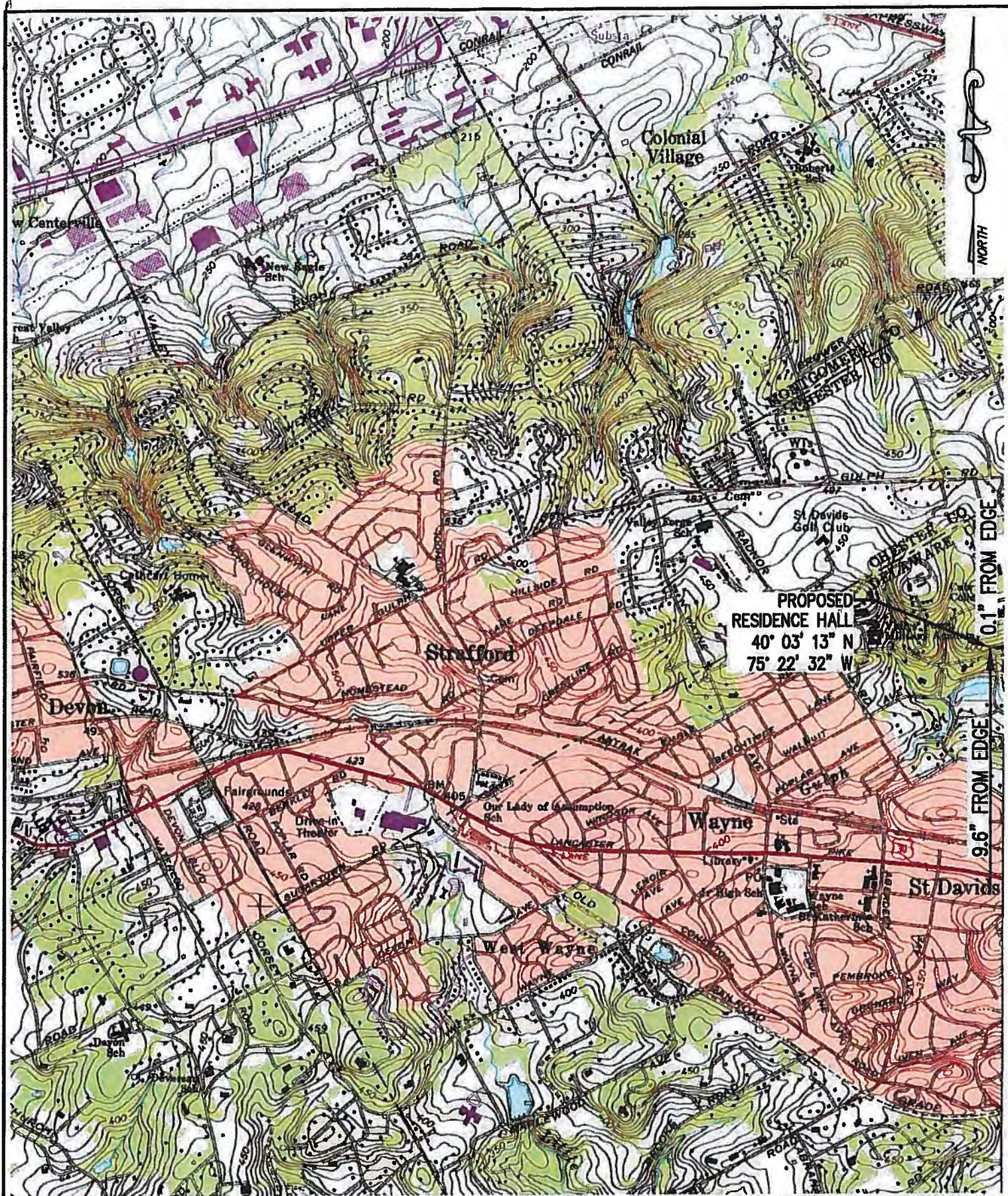
\_\_\_\_\_  
 (Signature of Municipal Official) Date

\_\_\_\_\_  
 Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone # \_\_\_\_\_





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

0' 2000' 4000' 6000'

**Ebert Engineering, Inc.**  
Water and Wastewater Engineering

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

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

E-mail [febert@ebertengineering.com](mailto:febert@ebertengineering.com)



**Lawyers Title Insurance Corporation**  
**1700 Market Street**  
**Suite 2110**  
**Philadelphia PA 19103**  
**215-665-3443**  
**FAX: 215-241-1641**

**Title Insurance Commitment**

**Order No:** PH005886HS  
**Reference No:** PHI-02-15355  
**Effective Date:** June 30, 2002

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**Schedule A**

1. Policies

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a. Policy to be Issued:  
ALTA Loan 1992  
**Proposed Insured:**  
**Amount of Insurance:** \$  
**Effective Date:**

2. The estate or interest in the land described or referred to in this Schedule and covered herein is a Fee Simple and title thereto is at the effective date hereof vested in:

Missionary Sisters of the Sacred Heart, an Illinois non-profit Corporation

3. The land referred to in this Report is described in Schedule C attached hereto and made part hereof.

Upper Gulph Road  
Radnor Township  
Delaware County, Pa.  
RIL/jc

Order No: PH005886HS

Reference No: PHI-02-15355

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### Schedule B Section 1 Requirements

#### THE FOLLOWING REQUIREMENTS MUST BE MET:

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
  - A. MORTGAGE FROM: Missionary Sisters of the Sacred Heart, an Illinois non-profit Corporation  
TO: \_\_\_\_\_  
AMOUNT: \$ \_\_\_\_\_  
DATED: \_\_\_\_\_  
RECORDED: \_\_\_\_\_
2. This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Land Title Insurance Commitment (1982) front cover form (the "Form") and is subject to the Conditions stated therein. Any title search and examination conducted by or for the Company in connection with the issuance of this Commitment is solely for the benefit of the Company. The sole liability of Company and its agent shall arise under and be governed by the Commitment and/or Policy subsequently issued. Neither the Company nor its issuing agent shall be liable to the proposed insured(s) or any other party for any claim of alleged negligence, negligent representation, or any other cause of action in tort in connection with this Commitment. If this copy of the Commitment is not accompanied by the Form, a copy of the Form may be obtained from this Company upon request.
3. Payment of full consideration to or for the account of the grantors or mortgagors.
4. Payment of the premiums, fees and charges for the policy.
5. Possible unfiled mechanics liens and municipal claims.
6. Terms of any unrecorded lease or rights of parties in possession.
7. Proof that all natural persons in this transaction are of full age and legally competent.
8. Proof of identity of parties as set forth in Recital.
9. **POWERS OF ATTORNEY:** If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
10. Possible additional assessments for taxes for new construction or for any major improvements pursuant to provisions of Acts of Assembly relating thereto.
11. **TAXES:**  
Receipts for Township, County and School Taxes for the three prior years to be produced.  
Township, County and School Taxes for the current year 2002.

16. Prior to settlement, search of statewide support lien system to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
17. Articles of Incorporation or Charter of mortgagor corporation.
18. Proof that the Charter of Mortgagor Corporation is still in full force and effect.
19. By-Laws of mortgagor corporation.
20. Consent of governing body to this transaction, if required by By-Laws.
21. Certified copy of resolution of Board of Directors showing the proper majority (depending upon the number of Directors -2/3's majority if less than 21 or simple majority if 21 or over) authorizing the execution of the instrument to be insured in accordance with articles and By-Laws of Insured Corporation.
22. Last Insured Not Available.

**Order No: PH005886HS****Reference No: PHI-02-15355**

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### **Schedule B Section 2 Exceptions**

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose.
2. Terms and conditions of Lease by and between Missionary Sisters of the Sacred Heart to Cabrini College dated 6/29/1988, a Memorandum of which is and recorded in Volume 634 page 1908.
3. Terms and conditions of Lease by and between Missionary Sisters of the Sacred Heart to Cabrini College dated 6/30/1988, a Memorandum of which is and recorded in Volume 651 page 1415.
4. Restrictions affecting title as in Deed Book I-10 page 256.
5. Rights granted to the public utility companies in Deed Books 2465 page 275, 2726 page 1 and Volumes 245 page 472, 526 page 901 and 875 page 37.
6. Easement over portion of premises for highway purposes acquired by Commonwealth of Pennsylvania Department of Transportation in Condemnation as in Deed Book 2595 page 90.
7. Restrictions and Reservations as in Deed Books 355 page 431, 607 page 342 and 386 page 1.
8. Covenants, conditions, restrictions, reservations and easements as shown on Plan Case 13 page 42:-(1) various sanitary sewer easements through premises and (2) easement of various driveways throughout premises.
9. Conditions disclosed by survey made by Yerkes Associates, Inc. for proposed Dormitory additions for Cabrini College dated 3-30-1995 and recorded in Delaware County in Plan Vol. 18 page 341:-(1) various notes, easements and conditions.
10. Conditions disclosed by survey made by Yerkes Associates, Inc. for a new Residence Hall for Cabrini College dated 1-15-1996 and recorded in Delaware County in Plan Vol. 19 page 102:-(1) various notes, easements and conditions.
11. Conditions disclosed by survey made by Yerkes Associates, Inc. for a proposed Sports/Athletic-Recreational Facility for Cabrini College dated 12-13-1995 and recorded in Delaware County in Plan Vol. 19 page 190:-(1) various notes, easements and conditions.



Order No: PH005886HS

Reference No: PHI-02-15355

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### Schedule C Description and Recital

ALL THOSE CERTAIN premises SITUATE in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania and more particularly described in a Lease Line Plan made for Cabrini College prepared by Site Engineers. Inc., dated June 15, 1988 and last revised September 8, 1988. Drawing C-2A:

STARTING from a point in the bed of Upper Gulph Road (30 feet wide), extending South fourteen degrees thirty-five minutes four seconds East six hundred and forty-eight feet to an iron-pin; THENCE South fifty-seven degrees thirty-five minutes forty-five seconds West two hundred and sixty-eight feet and three one-hundredths of a foot to a point; THENCE South sixteen degrees thirty-five minutes eighteen seconds East four hundred and twenty feet to the beginning point; THENCE continuing from the beginning point along the same course five hundred and fifty-nine feet and eight hundredths of a foot; THENCE North seventy-three degrees twenty-four minutes and forty-two seconds East six hundred and thirty-five feet to a point; THENCE North sixteen degrees thirty-five minutes and eighteen seconds West three hundred and sixty feet to a point; THENCE South seventy-three degrees twenty-four minutes forty-two seconds West one hundred feet to a point; THENCE North sixteen degrees thirty-five minutes and eighteen seconds West one hundred and ninety-nine feet and eight one hundredths of a foot to a point; THENCE South seventy-three degrees twenty-four minutes and forty-two seconds West five hundred and thirty feet to a point and place of beginning.

BEING Folio Numbers 36-02-00979-00 & 36-02-00979-01.

BEING part of the same premises which The Missionary Sisters of the Sacred Heart, a Pennsylvania Not-for-Profit Corporation by Indenture bearing date the 30th day of June A.D. 1988 and recorded at Media in the Office for the Recording of Deeds in and for the County of Delaware on the 7th day of March A.D. 1989 in Volume 661 page 1396 granted and conveyed unto Missionary Sisters of the Sacred Heart, an Illinois Not-for-Profit Corporation, its successors and assigns, in fee.

ALSO BEING part of the same premises which Cabrini College, a Pennsylvania Not-for-Profit Corporation by Corporation Quit-Claim Deed dated June 30, 1988 and recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media, Commonwealth of Pennsylvania in Volume 651 page 1406 granted and conveyed unto Missionary Sisters of the Sacred Heart, an Illinois Not-for-profit Corporation, its successors and assigns, in fee.

AND ALSO BEING part of the same premises which Cabrini College, a Pa. Not-for-Profit Corporation by Deed of Conformation dated 6-30-1986 and recorded in Delaware County, etc., in Volume 883 page 1118 granted and conveyed unto Missionary Sisters of the Sacred Heart, an Illinois Not-for-Profit Corporation, its successors and assigns, in fee.

# Lawyers Title Insurance Corporation

13485

*Cablin*

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

## Title Insurance Commitment COMMITMENT NUMBER

### Title Insurance Commitment INFORMATION Sheet

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy. The Company will give you a sample of the Policy form, if you ask. The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy. The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT  
YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, contact the issuing office shown on Schedule A or

Consumer Affairs Dept.  
Lawyers Title Insurance Corporation  
P.O. Box 27567  
Richmond, Virginia 23261

### AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A. If the Requirements shown in this Commitment have not been met within six (6) months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The provisions in Schedule A.
- The Requirements in Schedule B-I.
- The Exceptions in Schedule B-II.
- The Conditions listed below.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

Attest:

*[Signature]*

Secretary



By:

Lawyers Title Insurance Corporation

*[Signature]*

President

### CONDITIONS

#### 1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your land is located.

#### 2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

#### 3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

#### 4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

- comply with the Requirements shown in Schedule B - Section I or
- eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

#### CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

Lawyers Title  
Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

TITLE INSURANCE COMMITMENT

SCHEDULE A

1. Commitment Date: March 18, 1995

Case No.: LTI-95-D-13485

2. Policy (or policies) to be issued:

(a) ALTA Owner's Policy, 1992

Amount: \$

Proposed Insured:

(b) ALTA Loan Policy, 1992

Amount: \$ 3,500,000.00

Proposed Insured:

PENNSYLVANIA HIGHER EDUCATIONAL FACILITIES AUTHORITY, Its Successors  
and/or Assigns

(c)

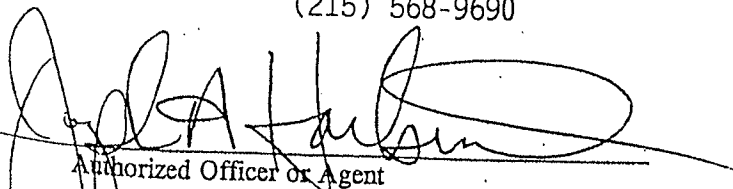
Amount: \$

Proposed Insured:

3. Fee simple estate or interest in the land described in this Commitment is owned, at the Commitment Date, by  
MISSIONARY SISTERS OF THE SACRED HEART, an Illinois Not-For-Profit Corporation (Fee)  
-and- CABRINI COLLEGE, a Pennsylvania Non-Profit Corporation (Leasehold Interest)

4. The land referred to in this Commitment is described as follows: SEE "LEGAL DESCRIPTION" ATTACHED.

COUNTERSIGNED AT: PHILADELPHIA METROPOLITAN OFFICE  
PHILADELPHIA, PENNSYLVANIA  
(215) 568-9690

  
Authorized Officer or Agent

Commitment No. 13485  
Schedule A - Page 1

**NATIONAL HEADQUARTERS**  
**RICHMOND, VIRGINIA**



# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

## SCHEDULE B - SECTION 1

### REQUIREMENTS

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

MORTGAGE FROM: Cabrini College, a Pennsylvania Non-Profit Corporation  
TO: Pennsylvania Higher Educational Facilities Authority, Its Successors and/or Assigns

DATED:

Item (c) Produce tax receipts for the following years:  
1992 COUNTY, TOWNSHIP and SCHOOL  
1993 " " "  
1994 " " "  
1995 " " "

1995 ASSESSMENT - \$832,000.00  
COUNTY TAX FOLIO NUMBER - 36-02-00979-00

Item (d) Produce water and sewer receipts for the following years:  
1992, 1993, 1994 and 1995

Item (e) Sufficient evidence to be produced to remove the following:

MORTGAGE(S): \$1,955,000.00 Cabrini College -to- Pennsylvania Higher Educational Facilities Authority, dated 3/17/1993, recorded 3/26/1993 in Volume 1070 page 2182.  
ASSIGNED TO: CoreStates Bank, N.A., Trustee dated 3/17/1993, recorded 3/26/1993 in Volume 1070 page 2231.

JUDGMENT(S): NONE OF RECORD

MECHANICS and  
MUNICIPAL  
CLAIM(S):  
-CONTINUED-

NONE OF RECORD

**NATIONAL HEADQUARTERS**  
**RICHMOND, VIRGINIA**

SCHEDULE B--SECTION I  
REQUIREMENTS CONTINUED

FEDERAL  
IN(S):

NONE OF RECORD

## INRUPTCIES:

NONE OF RECORD

FINANCING  
STATEMENT(S):

(TITLE TO PERSONALTY NOT INSURED)

DEBTOR(S): Cabrini College;

SECURED PARTY(IES): Pennsylvania Higher Educational Facilities  
Authority;

ASSIGNED TO: CoreStates Bank, N.A., Trustee;

recorded 3/26/1993 in Volume 1070 page 2233, Recorder of Deeds Office, Delaware County, Pennsylvania.

 $\text{em}(f)$ 

Articles of Incorporation or Charter of CABRINI COLLEGE, A PENNSYLVANIA NON-PROFIT CORPORATION to be produced and filed with this Company.

em (g)

By Laws of CABRINI COLLEGE, A PENNSYLVANIA NON-PROFIT CORPORATION  
to be produced and filed with this Company.

em (h)

Consent of governing body of CABRINI COLLEGE, A PENNSYLVANIA  
NON-PROFIT CORPORATION to this transaction, if required by By  
Laws.

2m (i)

Certified copy of resolution of the Board of Directors or other governing body of CABRINI COLLEGE, A PENNSYLVANIA NON-PROFIT CORPORATION showing the proper majority (depending upon the number of directors 2/3 majority if less than 21 or simple majority if 21 or over) authorizing the acquisition of premises hereon in accordance with articles and By Laws.

am (j)

Furnish a written statement from the MISSIONARY SISTERS OF THE SACRED HEART, AN ILLINOIS NOT-FOR-PROFIT CORPORATION (Fee Title Owners) stating that there is no default in the payment of rent, that there are no defaults under any other covenants of the lease, that there are no charges which the fee owner claims as a lien against the leasehold estate, and that the lease is in full force

CONTINUED-

# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

## SCHEDULE B--SECTION I REQUIREMENTS CONTINUED

and effect.

Item (k)

Rights of the United States of America to recover any public funds advanced under the Higher Education Facilities Act (20 U.S.C.A. Sec. 1132 (a) et seq.)

Item (l)

Rights of the Commonwealth of Pennsylvania, acting through the Pennsylvania Higher Educational Facilities Authority to recover any public funds advanced under the "Pennsylvania Higher Educational Authority Act of 1967" (24 P.S. Section 5501 etc.)

Item (m)

OFFICIAL SURVEY TO BE PRODUCED AD LEASEHOLD ESTATE DESCRIBED IN ACCORDANCE THEREWITH. DESCRIPTION PREPARED AND ADDED TO SCHEDULE "A", ITEM NO. 4, AND POSSIBLE ADDITIONAL EXCEPTIONS CERTIFIED HEREON.

# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

## SCHEDULE B - SECTION 2

### EXCEPTIONS

ANY POLICY ISSUED WILL HAVE THE FOLLOWING EXCEPTIONS UNLESS REMOVED TO THE SATISFACTION OF COMPANY:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or mortgage thereon covered by this Commitment.
2. Easements or servitudes which are unrecorded or are apparent from an inspection of the premises and any variation in location or dimensions, conflict with lines of adjoining property, encroachments, projections or other matters which might be disclosed by an accurate survey of the premises.
3. Terms and conditions of any unrecorded lease or rights of parties in possession of any portion of the land.
4. Possible additional assessments for taxes for new construction or for any major improvements pursuant to provisions of acts of assembly relating thereto, which are not yet due and payable.
5. Any reservations, restrictions, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured owner.
6. ✓ Terms and conditions of Lease by and between Missionary Sisters of the Sacred Heart to Cabrini College and recorded in Volume 634 page 1908.
7. ✓ Terms and conditions of Lease by and between Missionary Sisters of the Sacred Heart to Cabrini College and recorded in Volume 651 page 1415.
8. ✓ Rights granted to the public utility companies in Deed Book 2465 page 275; Deed Book 2726 page 1; Volume 245 page 472; Volume 526 page 901 and Volume 875 page 37.
9. ✓ Condemnation as in Deed Book 2595 page 90.
10. ✓ Restrictions and reservations as in Deed Book 355 page 431; Deed Book 607 page 342 and Deed Book 386 page 1.
11. ✓ Covenants, conditions, restrictions, reservations and easements as shown on Plan 13 page 42, as follows:

CONTINUED-

NOTE: IF POLICY IS TO BE ISSUED IN SUPPORT OF A MORTGAGE LOAN, ATTENTION IS DIRECTED TO THE FACT THAT THE COMPANY CAN ASSUME NO LIABILITY UNDER ITS POLICY, THE CLOSING INSTRUCTIONS, OR INSURED CLOSING SERVICE FOR COMPLIANCE WITH THE REQUIREMENTS OF ANY CONSUMER CREDIT PROTECTION OR TRUTH IN LENDING LAW IN CONNECTION WITH SAID MORTGAGE LOAN.

THIS COMMITMENT IS INVALID UNLESS THE INFORMATION SHEET AND SCHEDULES A AND B ARE ATTACHED.

Commitment No. 13485  
Schedule B, Section 2 - Page 1

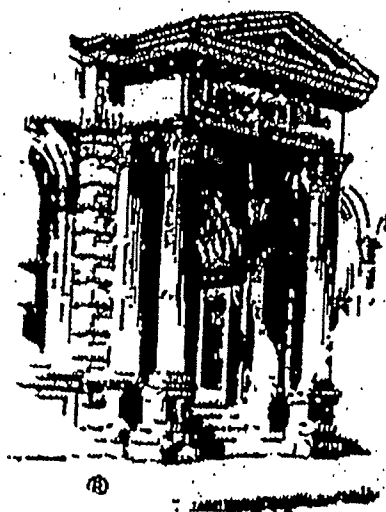


# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

## SCHEDULE B--SECTION 2 EXCEPTIONS CONTINUED

- (a) Various sanitary sewer easements through premises -and-
  - (b) Easement of various driveways throughout premises.
12. Right of Way as in Deed Book 607 page 342.
13. Easement of driveway as in Deed Book 2358 page 1093.
14. That part of premises in the bed of King of Prussia, Eagle and Upper Gulph Roads is subject to the public and private rights therein.



LAWYERS TITLE INSURANCE CORPORATION

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*Schedule B - Section 2*

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MEMORANDUM OF LEASE

MEMORANDUM OF LEASE entered into by and between MISSIONARY SISTERS OF THE SACRED HEART, a Pennsylvania not-for-profit corporation ("Lessor") and CABRINI COLLEGE, a Pennsylvania not-for-profit corporation ("Lessee").

The parties hereto have entered into a Lease (the "Lease") in connection with which this Memorandum of Lease is executed.

Lessor and Lessee hereby agree as follows:

1. The name and address of the Lessor in the Lease (referred to therein as "Landlord") is:

MISSIONARY SISTERS OF THE SACRED HEART, a Pennsylvania not-for-profit corporation  
67th & Callowhill Streets  
Philadelphia, Pennsylvania

2. The name and address of the Lessee in the Lease (referred to therein as "Tenant") is:

CABRINI COLLEGE, a Pennsylvania not-for-profit corporation  
King of Prussia and Eagle Roads  
Radnor, Pennsylvania

3. The date of the Lease is the 29th day of June, 1988.

4. The description of the demised premises is set forth in Exhibit A attached hereto and made a part hereof.

5. The date of commencement of the term of the Lease is July 1, 1988

6. The term of the Lease is 60 years, ending at 12:01 A.M. on the 30th of June, 2048.

7. Lessee has no right to extend or renew the term of the Lease.

8. Lessee has no right of the purchase of or refusal of the demised premises.

9. Lessor has granted to Lessee certain easements for vehicular and pedestrian access over and upon all other land owned by Landlord adjacent or contiguous to the Premises ("Additional Land") and Landlord has reserved unto itself an easement over and upon the Premises for pedestrian and vehicular access to and from the Additional Land all as more particularly described in the Lease.

10. This Memorandum of Lease has been executed merely to give notice of the Lease pursuant to the provisions of the Act of June 30, 1959, P.L. 454; 21 P.S. 405, and as agreed by the parties. All of the terms, conditions and covenants of the Lease are incorporated herein by reference. The parties hereto do not intend this Memorandum of Lease to modify, amend or supersede the Lease or any of the rights or obligations created thereunder. In the event of any variance or discrepancy between the Lease and this Memorandum of Lease, the terms and provisions of the Lease shall govern.

IN WITNESS WHEREOF, the parties to the Lease have duly executed this Memorandum of Lease, under seal this 29th day of June, 1988.

LESSOR  
MISSIONARY SISTERS OF THE SACRED  
HEART

By: Dr. Veronica Piccone, M.S.C. (SEAL)

ATTEST: S. Maria R. D. M. S. C.

LESSEE  
CABRINI COLLEGE

By: K. L. Curran (SEAL)

ATTEST: A. Patricia P. S. C.



EXHIBIT "A"LEGAL DESCRIPTION:

All those certain Premises situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania and more particularly described in a Lease Line Plan for Cabrini College prepared by Site Engineers, Inc. dated June 15, 1988 and last revised on September 8, 1988, Drawing C-2A.

starting from a point in the bed of Upper Gulph Road (30' wide) extending South fourteen degrees thirty-five minutes four seconds east six hundred and forty-eight feet to an iron-pin; thence South fifty-seven degrees thirty-five minutes forty-five seconds West two hundred and sixty-eight feet and three one-hundredths of a foot to a point; thence South sixteen degrees thirty-five minutes eighteen seconds East four hundred and twenty feet to the beginning point; thence continuing from the beginning point along the same course five hundred and fifty-nine feet and eight hundredths of a foot; thence North seventy-three degrees twenty-four minutes and forty-two seconds East six hundred and thirty-five feet to a point; thence North sixteen degrees thirty-five minutes and eighteen seconds West three hundred and sixty feet to a point; thence South seventy-three degrees twenty-four minutes forty-two seconds West one hundred feet to a point; thence North sixteen degrees thirty-five minutes and eighteen seconds West one hundred and ninety-nine feet and eight one hundredths of a foot to a point; thence south seventy-three degrees twenty-four minutes and forty-two seconds West five hundred and thirty feet to a point and place of the beginning.

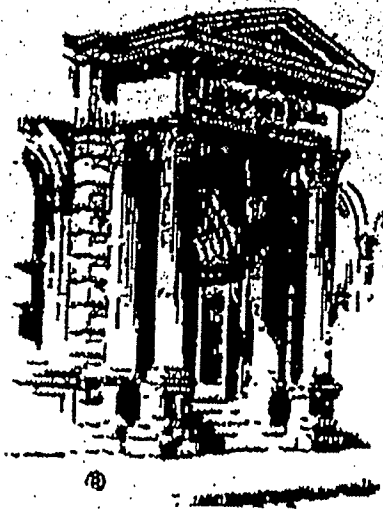
CONTAINING 7.7 acres more or less.

PARTIES		FINANCING STATEMENT CHANGE Uniform Commercial Code Form UCC-3 IMPORTANT - Please read instructions on reverse side of page 4 before completing.	
Debtor name (last name first if individual) and mailing address:  Gabrini College King of Prussia Road Radnor, Pa. 19087		Filing No. (stamped by filing office):  Date, Time, Filing Office (stamped by filing office):  H.F. 12.00 SF 36.00	
Debtor name (last name first if individual) and mailing address:		This Financing Statement Change is presented for filing pursuant to the Uniform Commercial Code, and is to be filed with the (check applicable box):  <input type="checkbox"/> Secretary of the Commonwealth. <input checked="" type="checkbox"/> Prothonotary of _____ County. <input checked="" type="checkbox"/> Federal Estate Records of Delaware _____ County.	
Debtor name (last name first if individual) and mailing address:		Number of Additional Sheets (if any): _____ Optional Special Identification (Max. 10 characters): AP	
1a		ORIGINAL FINANCING STATEMENT BEING CHANGED	
Debtor name (last name first if individual) and mailing address:		This Financing Statement Change relates to an original Financing Statement No. 074066 filed with the: 634/1982  <input type="checkbox"/> Secretary of the Commonwealth on (date) _____ <input type="checkbox"/> Prothonotary of _____ County on (date) _____ <input checked="" type="checkbox"/> Federal Estate Records of Delaware _____ County on (date) 12/29/88	
1b		DESCRIPTION OF FINANCING STATEMENT CHANGE	
Secured Party(ies) of Record name(s) (last name first if individual) and address for security interest information: CoreStates Bank, N.A. as successor to First Pennsylvania Bank, N.A. Centre Square West 1500 Market Street Phila. Pa. 19101		<input type="checkbox"/> Continuation - The original Financing Statement identified above is still effective. <input checked="" type="checkbox"/> Information - The Secured Party of Record no longer claims a security interest under the original Financing Statement identified above. <input type="checkbox"/> Release - The Secured Party of Record has released the collateral described in block 1) from the collateral covered by the original Financing Statement identified above. <input type="checkbox"/> Assignment - The Secured Party of Record has assigned to the Assignee, whose name and address are contained in block 1), rights in the collateral described in block 1) under the original Financing Statement identified above. <input type="checkbox"/> Amendment - The original Financing Statement identified above is amended as set forth in block 1) (signatures of Debtor and Secured Party of Record are required).	
2		Description of collateral released, rights assigned, Assignee (name and address), or other matter indicated in block 1):	
Special Types of Parties (check if applicable): <input type="checkbox"/> The terms "Debtor" and "Secured Party" mean "Lessor" and "Lessor," respectively. <input type="checkbox"/> The terms "Debtor" and "Secured Party" mean "Consignee" and "Consignor," respectively. <input type="checkbox"/> Debtor is a Transmitting Utility.		23868	
3		SIGNATURE(S)	
Debtor Signature(s) (only if Amendment):  _____  _____  _____		RETURN RECEIPT TO:  RETURN TO: CHICAGO TITLE INSURANCE COMPANY 1500 WALNUT STREET 2nd FLOOR PHILADELPHIA, PA 19102	
Secured Party Signature(s): CoreStates Bank, N.A. as successor to First Pennsylvania Bank, N.A.  Deborah K. Boehm, Operation Officer		93 JAN 25 PM 2:45 12	

STANDARD FORM UCC-3 (12/87)  
Approved by Secretary of Commonwealth of Pennsylvania

FILING OFFICE ORIGINAL  
NOTE—This page will not be returned by the Department of State.

VOL 1070 PG 2239



LAWYERS TITLE INSURANCE CORPORATION

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*Schedule B - Section 2*

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MEMORANDUM OF LEASE

MEMORANDUM OF LEASE entered into by and between MISSIONARY SISTERS OF THE SACRED HEART, an Illinois not-for-profit corporation ("Lessor") and CABRINI COLLEGE, a Pennsylvania not-for-profit corporation ("Lessee").

The parties hereto have entered into a Lease (the "Lease") in connection with which this Memorandum of Lease is executed.

Lessor and Lessee hereby agree as follows:

1. The name and address of the Lessor in the Lease (referred to therein as "Landlord") is:

MISSIONARY SISTERS OF THE SACRED HEART, an Illinois not-for-profit corporation  
434 W. Deming Place  
Chicago, Illinois 60614

2. The name and address of the Lessee in the Lease (referred to therein as "Tenant") is:

CABRINI COLLEGE, a Pennsylvania not-for-profit corporation  
King of Prussia and Eagle Roads  
Radnor, Pennsylvania

3. The date of the Lease is the 30th day of June, 1988.

4. The description of the demised premises is set forth in Exhibit A attached hereto and made a part hereof.

5. The date of commencement of the term of the Lease is July 1, 1988

6. The term of the Lease is 60 years, ending at 12:01 A.M. on the 30th of June, 2048.

7. Lessee has no right to extend or renew the term of the Lease.

8. Lessee has no right of the purchase of or refusal of the demised premises.

9. Lessor has granted to Lessee certain easements for vehicular and pedestrian access over and upon all other land owned by Landlord adjacent or contiguous to the Premises ("Additional Land") and Landlord has reserved unto itself an easement over and upon the Premises for pedestrian and vehicular access to and from the Additional Land all as more particularly described in the Lease.

VOLO651 PG1415

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2- Carter

RECORDED OF DEEDS  
DELAWARE CO., PA  
89 MAR -7 PM 1:17

Description #2  
Cabrini College Entire Tract  
excluding  
"College Parcel"

Beginning at a point in the bed of Eagle Road (30 ft wide) extending along said Eagle Road north sixty six degrees zero minutes thirty seconds west one hundred and seventeen ft and two tenths of a foot to a point; thence extending north seventy nine degrees three minutes twenty seconds east one thousand seven hundred and seventy six ft and two tenths of a foot to a point; thence extending north seventy five degrees forty two minutes east three hundred and eleven ft and fifteen one hundredths of a foot to a point; thence extending north fifty seven degrees twenty eight minutes and thirty seconds east fifty five ft and sixteen one hundredths of a foot to a point; thence extending north thirty nine degrees thirty seven minutes east two hundred and thirty seven ft and twenty three one hundredths of a foot to a point; thence extending north fifty two degrees twenty seven minutes east fifty two ft and eight one hundredths of a foot to a point; thence extending north seventy three degrees eight minutes east four hundred and eight ft and eighty five one hundredths of a foot to a point; thence extending north seventy four degrees twenty nine minutes east two hundred and nineteen ft and forty six one hundredths of a foot to a point; thence extending north seventy three degrees fifty nine minutes east five hundred and eighteen ft and fourteen one hundredths of a foot to a point. Such named point is located in the middle of the intersection of Eagle Road and King of Prussia Road; thence extending along King of Prussia Road north twenty five degrees eighteen minutes forty seconds west four hundred and eighty five ft and sixty eight one hundredths of a foot to a point; thence leaving aforesaid King of Prussia Road and extending south sixty eight degrees two minutes and thirty seconds west twenty eight ft to an iron pin; thence extending along the same courses four hundred and twenty nine ft and sixty five one hundredths of a foot to a point; thence extending north sixty four degrees thirty nine minutes and thirty seconds west one thousand five hundred and twelve ft and sixteen one hundredths of a foot to an iron pin; thence extending south fifty seven degrees fifty seven minutes fifty eight seconds west one hundred and seventy six ft and eighteen one hundredths of a foot to a point; thence extending north thirty three degrees forty three minutes and two seconds west eight hundred and fifty two ft and eighty five one hundredths of a foot to a point; thence extending north fourteen degrees fifty eight minutes twenty seven seconds west four hundred and fifty one ft and eighty nine one hundredths of a foot to a point; thence extending along the same course forty two ft and thirty five one hundredths of a foot to a point in the bed of Upper Gulph Road; thence extending along aforesaid Upper Gulph Road south eighty five degrees fifty six minutes forty seven seconds west two hundred and eighty seven ft and one tenth of a foot to a point, thence extending along the same course seventy six ft and forty one hundredths of a foot to a point; thence leaving aforesaid Upper Gulph Road and



Description #2  
Cabrini College Entire Tract  
excluding  
"College Parcel"  
(continuation)

extending south fourteen degrees thirty five minutes and four seconds east twenty eight ft and eight tenths of a foot to an iron pin; thence extending along the same course six hundred and forty eight ft to an iron pin; thence extending south fifty seven degrees thirty five minutes forty-five seconds west two hundred and three ft and three hundredths of a foot to a point; thence extending along the same course three hundred and thirty five ft to a monument; thence extending north sixty nine degrees forty four minutes west one hundred and ninety nine ft and twenty five one hundredths of a foot to an iron pin; thence extending south five degrees fifty minutes and fifteen seconds east one hundred and seventy seven ft and seven one hundredths of a foot to a monument; thence extending north fifty seven degrees thirty five minutes forty-five seconds east ninety six ft and forty seven one hundredths of a foot to an iron pin; thence extending south thirty degrees twenty eight minutes and five seconds east five hundred and forty five ft and eighty six one hundredths of a foot to an iron pin; thence extending south seventeen degrees twenty four minutes and forty two seconds west eight hundred and fifty two ft and twenty two one hundredths of a foot to an iron pin; thence extending south eleven minutes forty one seconds west five hundred and eighty nine ft and forty three one hundredths of a foot to an iron pin; thence extending along the same course twenty three ft and eighty one one hundredths of a foot to the point and place of beginning in the bed of Eagle Road. Said parcel lying partly in Chester County and partly in Delaware County excluding the parcel described as follows: Beginning at an interior point marked by a spike set in the title line in the bed of a driveway extending through "Cabrini College" from Eagle Road to King of Prussia Road said spike is at the distance of two thousand and seventy ft and forty three one hundredths of a foot measured by the following various courses and distances North eastwardly along the said title line in the bed of said driveway from its intersection with the title line in the bed of Eagle Road, said point being measured the two following courses and distances along the same from a nail in the line of land of Valley Forge Military Academy viz: North seventy nine degrees three minutes twenty seconds east one hundred and sixty six ft and eighteen one hundredths of a ft to a point; thence from said point extending the following sixteen courses and distances along the title line in the bed of the aforesaid driveway viz: (1) north twelve degrees fifty nine minutes east one hundred and ninety nine ft and ninety seven one hundredths of a foot to a spike; (2) north two degrees forty eight minutes east one hundred and seventeen ft and eighty three one hundredths of a foot to a spike; (3) north eight degrees twelve minutes thirty seconds west ninety nine ft and eighty one hundredths of a foot to a spike; 4) north five degrees thirteen minutes thirty seconds west one

Description #2  
Cabrin College Entire Tract  
excluding  
"College Parcel"  
(continuation)

hundred ft to a spike; (5) north zero degrees thirty six minutes thirty seconds east one hundred ft to a spike; (6) north twenty four degrees fifty five minutes thirty seconds east one hundred ft to a spike; (7) north forty six degrees forty two minutes thirty seconds east one hundred ft to a spike; (8) north fifty six degrees forty four minutes thirty seconds east one hundred ft to a spike; (9) north sixty three degrees twenty eight minutes thirty seconds east one hundred ft to a spike; (10) north sixty eight degrees fifty eight minutes thirty seconds east one hundred ft to a spike; (11) north seventy two degrees fifty seven minutes east one hundred ft to a spike; (12) north seventy four degrees forty two minutes east one hundred ft to a spike; (13) north seventy six degrees zero minutes thirty seconds east four hundred and seventy four ft and sixty eight one hundredths of a foot to a spike; (14) north seventy six degrees forty minutes east one hundred twenty five ft and ninety four one hundredths of a foot to a spike; (15) north seventy four degrees three minutes east sixty two ft and eighty one one hundredths of a foot to an iron pin, the point of beginning; thence extending from said beginning point along the title line in the bed of the driveway the four following courses and distances: (1) north seventy four degrees three minutes east sixty seven ft and forty one one hundredths of a foot to a spike; (2) north sixty eight degrees forty five minutes thirty seconds east one hundred ft and zero hundredths of a foot to a spike; (3) north sixty two degrees nineteen minutes thirty seconds east one hundred ft and zero one hundredths of a foot to a spike; (4) north fifty five degrees fifty eight minutes thirty seconds east forty three ft and twenty three one hundredths of a foot to a spike; thence leaving aforesaid driveway three following courses and distances: (1) south ten degrees five minutes east three hundred and seventy four ft and one one hundredths of a foot to an iron pin; (2) south seventy nine degrees fifty five minutes west three hundred ft and zero one hundredths of a foot to an iron pin; (3) north ten degrees five minutes west three hundred ft and zero one hundredths of a foot to an iron spike to the point and place of the beginning of the college partial; thence following the courses (16) to (1) returning to the point in the title line bed of the driveway.

RADNOR TWP 36-02-60978-00

VOL 651 PG 1418

10. This Memorandum of Lease has been executed merely to give notice of the Lease pursuant to the provisions of the Act of June 30, 1959, P.L. 454; 21 P.S. 405, and as agreed by the parties. All of the terms, conditions and covenants of the Lease are incorporated herein by reference. The parties hereto do not intend this Memorandum of Lease to modify, amend or supersede the Lease or any of the rights or obligations created thereunder. In the event of any variance or discrepancy between the Lease and this Memorandum of Lease, the terms and provisions of the Lease shall govern.

IN WITNESS WHEREOF, the parties to the Lease have duly executed this Memorandum of Lease, under seal this 30th day of June, 1983.

LESSOR  
MISSIONARY SISTERS OF THE SACRED  
HEART

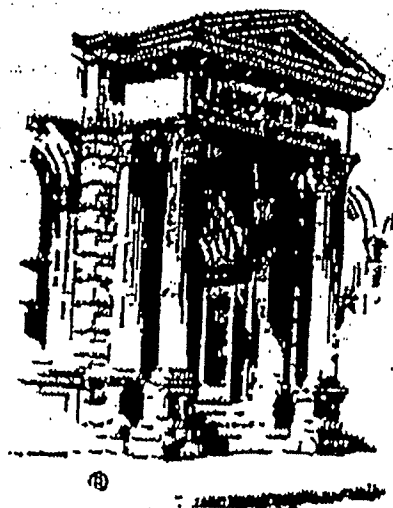
By: Sr. Antoinette (SEAL)

ATTEST: Sr. Marilyn Taber, MSC

LESSEE  
CABRINI COLLEGE

By: Heleen Curran (SEAL)

ATTEST: Sr. Patricia Rosington, MSC



LAWYERS TITLE INSURANCE CORPORATION

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*Schedule B - Section 2*

M 7037

The undersigned owner of premises situate on the northeast side of Eagle Road in the Township of RADNOR, County of DELAWARE, Commonwealth of PENNSYLVANIA, as described in Deed dated December 17, 1953, and recorded in Deed Book No. 1676, page 282 &c.; for and in consideration of the sum of One Dollar (\$1.00), paid by PHILADELPHIA ELECTRIC COMPANY to the undersigned, the receipt whereof is hereby acknowledged, hereby grant to the said Philadelphia Electric Company its successors and assigns, the uninterrupted right, liberty and privilege to install, maintain, repair, renew, inspect, relocate and remove a manhole within and outside the legal right of way limits of Eagle Road, aforesaid, on the northeast side thereof, said manhole to have the dimensions of approximately 4 feet by 6 feet by 8 feet, the center of which is to be approximately 15 feet northeast of the northeast side of Eagle Road and approximately 363 feet southeast of the center line of Fairview Road; also the right to install, operate, maintain, repair, renew, inspect, add to, relocate and remove such facilities including transformers, cables and appurtenances therein, as shall be necessary for the transmission and distribution of electricity, as well as the right of ingress and egress for the purposes aforesaid.

Executed this 2nd day of February A.D. 1973.

THE MISSIONARY SISTERS OF THE SACRED HEART

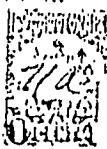
ATTEST: Shirley M. Harrison Secretary Robert M. Harrison President

COMMONWEALTH OF PENNSYLVANIA State of New York  
COUNTY OF New York

"I hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County of New York."

On this, the 2nd day of February AD, 1973 before me, James S. Harrison, the undersigned officer, personally appeared Robert M. Harrison, who acknowledged himself to be the President of The Missionary Sisters of the Sacred Heart, a corporation, and that he as such President, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



James S. Harrison  
Notary Public  
My Commission Expires: 12/31/74

R/W GRANT.

PLEASE - SIGN AT THE CHECK MARKS  
AFFIX CORPORATE SEAL NEAR SIGNATURES  
KEEP FOR OWNERS RECORDS

BOOK 2405 PAGE 275



118242

**This Indenture**, made this 11<sup>th</sup> day of June

A.D. 19 85, between MISSIONARY SISTERS OF THE SACRED HEART (PA-Corp.)

a corporation organized and existing under the laws of the Commonwealth of Pennsylvania

(hereinafter called the Grantor), of the one part, and PHILADELPHIA ELECTRIC COMPANY, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, (hereinafter called the Grantee), of the other part:

WHEREAS, the Grantor(s) are the owner(s) of premises situate on South side of Upper Gulph Road in the Township of TREDYFFRIN, County of CHESTER and the Township of RADNOR, County of DELAWARE, Commonwealth of PENNSYLVANIA, as more particularly described in a Deed dated November 17, 1953 and recorded in the Office for the Recording of Deeds, in and for the Counties aforesaid, in Deed Book Q-24, page 358 and Deed Book 1676, page 282, respectively;

063007  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY  
TRANSFER JUN 20 85  
TAX  
P8.11276  
00.01

Now, therefore, this Indenture Witnesseth: That the said Grantor(s) for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money unto IT well and truly paid by the Grantee at and before the sealing and delivery of this Indenture, the receipt whereof is hereby acknowledged, do(es) hereby give and grant to the said Grantee, and its successors and assigns, the perpetual right, liberty, privilege and authority to locate, relocate, construct, erect, install, renew, replace, add to, operate and maintain on, over, under, along, across and within said premises such communication, gas and electric transmission and distribution facilities as from time to time the Grantee, its successors or assigns, shall determine are necessary or proper to supply said premises and those adjacent thereto with communication service and gas and electricity, for the service of light, heat and power (hereinafter referred to as facilities), together with the right of ingress and egress and the right to trim and keep trimmed, in a workmanlike manner, all trees, roots and branches of trees to the extent determined necessary by said grantee, its Successors and Assigns, to provide sufficient clearance for the protection of the aforesaid facilities; together with the right to attach said facilities to the buildings erected or to be erected on said premises.

The aforesaid rights are granted under and subject to the following conditions:

- (1) The location of said facilities to be installed and constructed by virtue of this agreement shall be shown and delineated on plans prepared by the Grantee, copies of which will be in the possession of the parties hereto having first been approved by them;
- (2) The final grades of all locations where the facilities are to be constructed on said premises are to be established by Grantor(s) prior to the construction of said facilities;
- (3) Grantor(s) agree(s) to establish and stake property lines as needed before said facilities are constructed;
- (4) Grantor(s) agree(s) to reimburse the Grantee for any excess cost incurred due to changes deemed feasible in the opinion of Grantee and made in facilities constructed hereunder to accommodate Grantor(s) in accordance with the then effective provisions of its tariff;
- (5) Grantor(s) agree(s) to keep the area where underground facilities are located clear of trees, tall shrubs, buildings or any other permanent structure which could, in the opinion of Grantee, interfere with the construction, maintenance or use of the said facilities as provided for under the terms of this agreement;
- (6) Grantor(s) agree(s) that the initial exercise of any of the powers and rights herein granted shall not be construed as limiting Grantee's rights and privileges hereunder;

(7) Any utility easement shown on the developers' recorded plan shall not be construed as limiting the Grantee's rights hereunder.

The conditions herein contained shall enure to and bind the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said Grantor to these presents ha  
hereunto caused common or corporate seal to be hereunto af-  
fixed, duly attested, the day and year first above written.

THE MISSIONARY SISTERS OF THE  
SACRED HEART (PA-Corp.).

Attest: Sr. Veronica Piccone, nsc.

By: Sister Barbara Leonard, nsc.

~~STATE~~ NEW YORK  
~~COMMONWEALTH OF PENNSYLVANIA~~  
COUNTY OF WESTCHESTER

On this, the 11<sup>th</sup> day of June

AD, 1985 before me,

SISTER BERYL JUNE MALLAUN, the undersigned officer, personally appeared  
SISTER BARBARA LEONARDO, nsc., who acknowledged herself to be the  
President of MISSIONARY SISTERS OF THE SACRED HEART - PA, nsc., a corporation, and  
that as such President, being authorized to do so executed the fore-  
going instrument for the purposes therein contained by signing the name of the  
corporation by herself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sister Beryl June Mallaun  
Notary Public

SISTER BERYL JUNE MALLAUN  
Notary Public, State of New York  
No. 31-9027757  
Qualified in New York County  
Cert. Filed in Westchester County  
Commission Expires March 30, 1986



**Bell of Pennsylvania**  
A Bell Atlantic Company

# Building Entrance Facility Grant

2885  
(Rev. 9/85)  
Side 1

Received of THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, good and

valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, Grantor(s),  
Cabrini College

(CORP., PARTNERSHIP, INDIVIDUAL)

hereby grant(s) unto said Telephone Company, its successors, assigns, Lessees and agents, the right, privilege and authority to construct, reconstruct, operate, maintain and remove its entrance facilities to the Rate Demarcation Point (RDP) with associated terminals and other facilities (hereinafter referred to as utility facilities) required to provide telephone service to the various occupants of building known as College

Located at Eagle and Fairview Roads

Municipality of Dover, County of Delaware

Commonwealth of Pennsylvania with the right of access to and from said building to construct, maintain and remove said utility facilities.

The Grantor(s) being the owner(s) of record of the above mentioned Property also grants to Grantee the right of use and access on said Property outside said building as shown on exhibit "A" (which is attached hereto and made a part hereof) for the purpose of providing utility facilities to the R.D.P. of said building.

Said utility facilities shall be installed in a good and workmanlike manner by and at the expense of the said Telephone Company; but any subsequent relocation or removal of said utility facilities shall be done by said Telephone Company at the expense of the building owner unless such relocation or removal is caused by the Telephone Company.

Right of Way Agent:

IN WITNESS WHEREOF,

I 17 have hereunto set 47 hand(s)  
and seal(s) this 17 day of August, A.D. 1987 at

(Post Office Address)

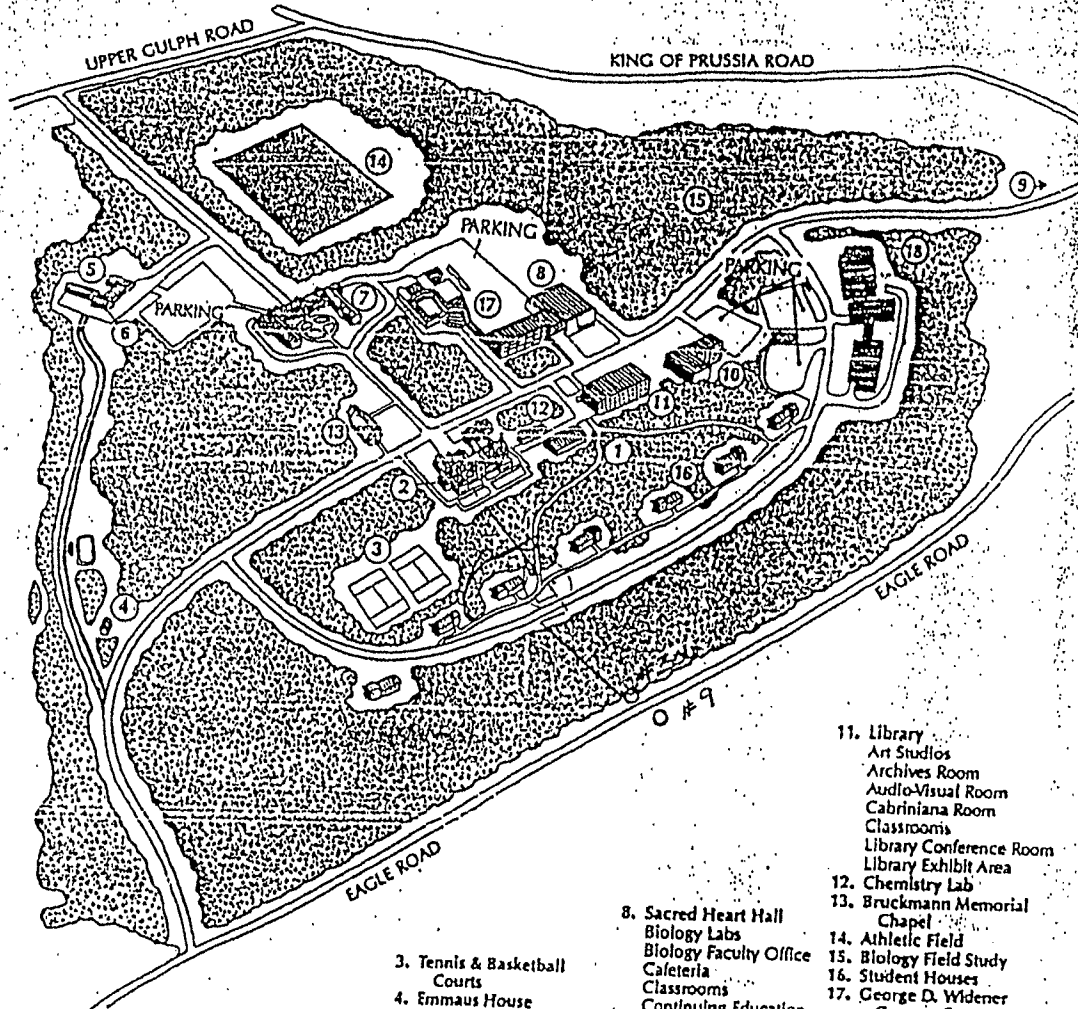
WITNESS OR ATTEST:

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cabrini College  
William S. Battles  
Vice-President

VOLO-52/b R60-90-1

# THE CAMPUS



1. Rooymans Counseling Center  
Counselor's Offices  
Nurse's Office  
Writing Center

2. Mansion  
President's Office  
Alumni Office  
Business Office  
Development Office  
Public Relations Office  
Dormitory  
Convent

3. Tennis & Basketball Courts  
4. Emmaus House  
5. The Children's School  
6. Maintenance  
7. Grace Hall  
Academic Dean's Office  
Admissions Office  
Counsel Hall Dormitory  
Faculty Offices  
Financial Aid Office  
Little Theater

8. Sacred Heart Hall  
Biology Labs  
Biology Faculty Office  
Cafeteria  
Classrooms  
Continuing Education  
Offices  
(Evening & Summer Division)  
Gymnasium  
Language Lab  
Psychology Lab  
Registrar  
9. Gatehouse  
10. Woodcrest Dormitory

11. Library  
Art Studios  
Archives Room  
Audio-Visual Room  
Cabrinianna Room  
Classrooms  
Library Conference Room  
Library Exhibit Area  
12. Chemistry Lab  
13. Bruckmann Memorial Chapel  
14. Athletic Field  
15. Biology Field Study  
16. Student Houses  
17. George D. Widener Campus Center  
Bookstore  
Campus Ministry Offices  
Communications Lab  
Dean of Students Offices  
Lounge & Study areas  
Resident Life Office  
Snack Bar  
Student Activities Rooms  
18. New Dormitory



Folio # 36-02-00979-00  
36-02-00979-01



Bell of Pennsylvania  
A Bell Atlantic Company

Controlled Environmental Vault  
CEV Grant

2867  
(1/87)  
SMA 1

In consideration of the sum of Two Thousand Dollar(s) (\$ 2,000.00) and other

good and valuable consideration to it paid, receipt whereof is hereby acknowledged,

The Missionary Sisters of the Sacred Heart Corporation

(corporation, partnership, individual)

hereby grant(s) to The Bell Telephone Company of Pennsylvania, and to

(Power Service Company)

and to their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain serial and/or underground communication and electric lines (hereinafter referred to as utility facilities) associated with the placement and use of a Controlled Environmental Vault (CEV), the same being in itself a utility facility, installed owned and maintained by said Telephone Company. Said utility facilities and associated CEV shall be placed in accordance with the plan marked exhibit "A" which is attached hereto and made a part hereof, with owner(s)

concurrence, on said land being located at Cabrini College

municipality of Radnor Township in the County of Delaware

Commonwealth of Pennsylvania, more particularly described in Deed Book 1676, Page 282. Owner(s) further grant(s) right of access over said land to or from said utility facilities, and associated CEV, by Telephone Company employees and or representatives, and equipment, for the purposes set forth above, by any reasonable route over said land, including but not limited to private lanes, roads or driveways and the right to make such alterations in said land as mutually agreed is necessary to construct said utility facilities and place the CEV.

Owner(s) further grant(s) the exclusive use of that portion of said land not to exceed 30 feet in length by 11 feet in width in and upon which said CEV and associated conduit is located. Said utility facilities shall remain the property of the Telephone Company and they above named Power Company respectively which shall, at all times, retain the right to remove same.

Owner(s) further grants to Telephone Company the right to cut back such foliage (trees, shrubs, brush, etc.) as may interfere with the use and operation of said utility facilities.

The said utility facilities shall be installed in a good and workman-like manner by and at the expense of grantees.

Grantees shall indemnify and save harmless the owner and tenants of said premises from all damages caused by the negligence of their respective employees in the installation, maintenance or removal, or presence of said utility facilities.

Landscaping to be done by said Telephone Company at its expense.

IN WITNESS WHEREOF, I have hereunto set my hand and

seal(s) this 24 day of February, A.D. 19 88, at

Upper Gulph Road Radnor, PA 19087

WITNESS OR ATTEST:

(POST OFFICE ADDRESS)

Cyrene D. Coranora

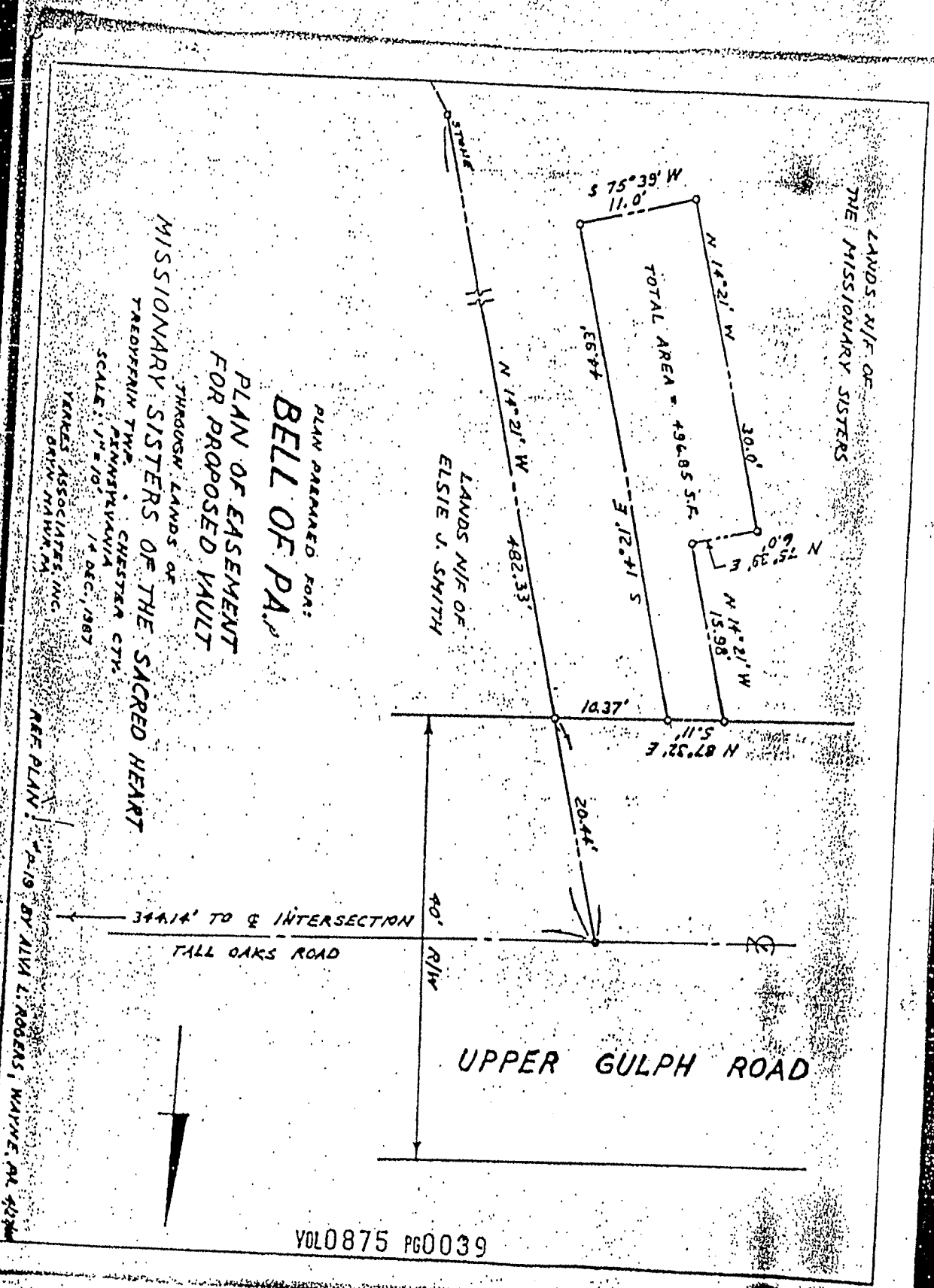
Spencer

MORTGAGE CONCURRENCE:

VOLO875 PG0037

(DATE)

Right of Way Agent: Cyrene D. Coranora



# Yerkes

YERKES ASSOCIATES, INC. 1444 Phoenixville Pike, P.O. Box 1568, West Chester, PA 19380-0046 • (215) 644-4254

January 12, 1988

DESCRIPTION OF EASEMENT  
FOR  
BELL OF PENNSYLVANIA  
THROUGH LANDS OF  
THE MISSIONARY SISTERS  
TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

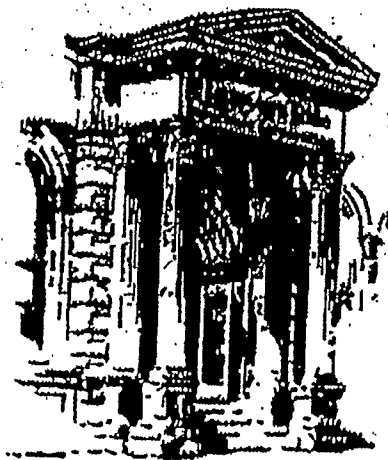
All that certain parcel of land situate in the Township of Lower Merion, County of Chester and Commonwealth of Pennsylvania designated as a proposed vault easement, bounded and described in accordance with a plan of proposed vault easement made for Bell of Pennsylvania, dated December 14, 1987 as prepared by Yerkes Associates, Inc., West Chester, Pennsylvania.

BEGINNING at a point on the southwesterly right-of-way line of Upper Gulph Road (40 feet wide), said point being a distance of 10.37 feet measured South 87 degrees 32 minutes West from a point, a corner of land of Elsie J. Smith; said last mentioned point being 20.44 feet measured South 14 degrees 21 minutes East from the center line of said Upper Gulph Road; said last mentioned point being 344.14 feet measured southwesterly along the center line of Upper Gulph Road from the center line of Tall Oaks Road; thence from said point of BEGINNING in and through land of The Missionary Sisters the following five (5) courses and distances: (1) South 14 degrees 21 minutes East - 44.93 feet to a point; thence (2) South 75 degrees 39 minutes West - 11.00 feet to a point; thence (3) North 14 degrees 21 minutes East - 30.00 feet to a point; thence (4) North 75 degrees 39 minutes East - 6.00 feet to a point; thence (5) North 14 degrees 21 minutes East - 15.98 feet to a point on the right-of-way of said Upper Gulph Road; thence North 87 degrees 32 minutes East - 5.11 feet to the first mentioned point and place of BEGINNING.

Consulting Engineers / Architects / Landscape Architects / Surveyors

Offices: Bryn Mawr and West Chester, Pennsylvania

VOLO875 PG0038



LAWYERS TITLE INSURANCE CORPORATION

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#9

*Schedule B - Section 2*



COUNTY	Delaware
<del>XXXXXXXXXX</del> TWP.	Radnor
L.A. SEC.	23041 - 111 NW

**SCHEDULE OF CONDEMNED PROPERTY**  
(Duckett on of Taking)

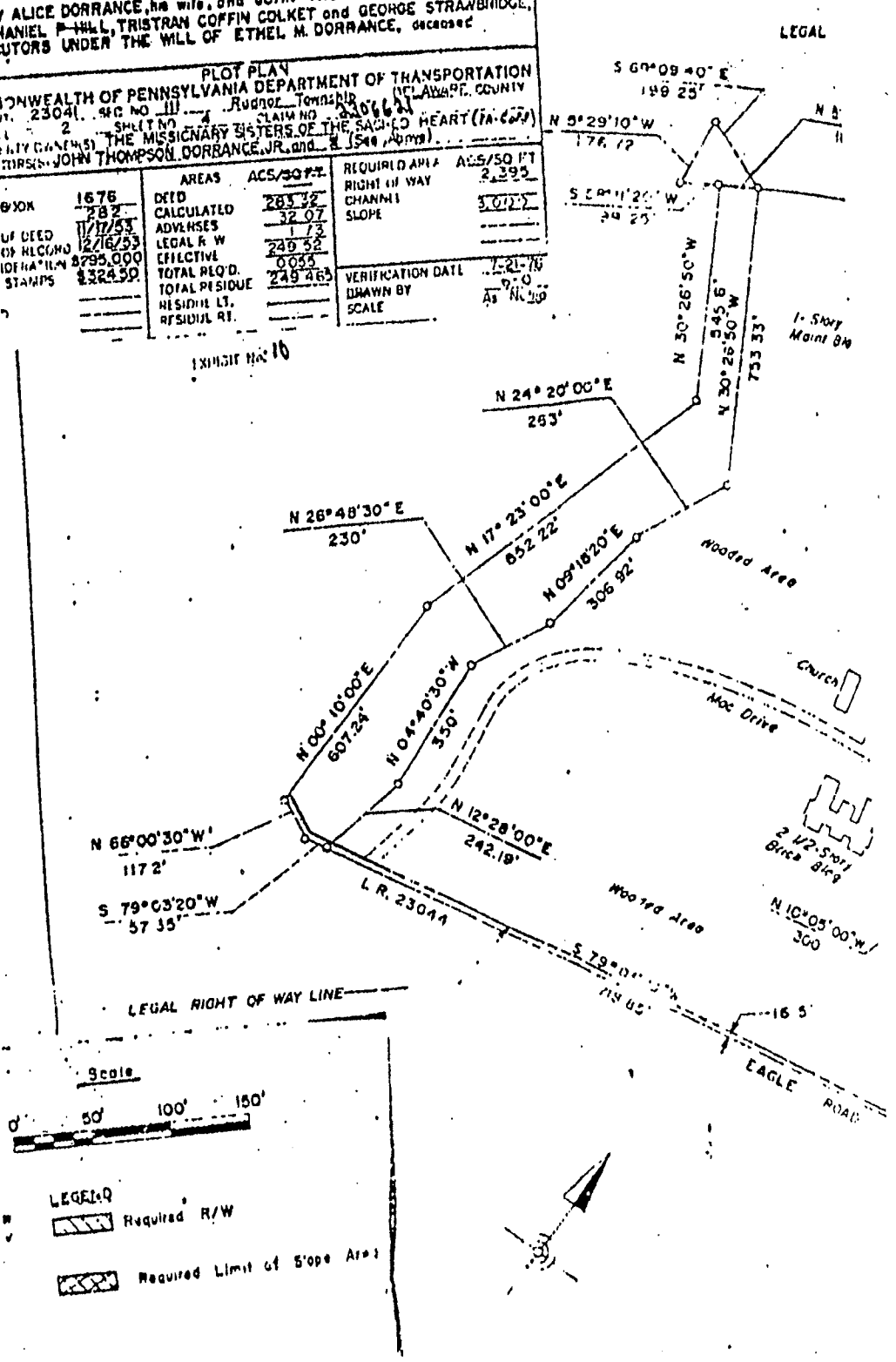
NO.	NAME, MAILING ADDRESS, PROPERTY INTEREST OF CONDEMNED, AND LOCATION OF CONDEMNED PROPERTY	CLAIM I.O.	PARCEL NO.	PLOT PLAN RECORDED IN:
9.	<p>Eastern Baptist College</p> <p><u>Property Address:</u> King of Prussia Road Radnor, Pennsylvania</p> <p><u>Mailing Address:</u> Attn: Mr. Wayne Perry, Jr., Business Manager King of Prussia Road Radnor, Pennsylvania</p>	2306620	1	
10.	<p>The Missionary Sisters of the Sacred Heart (Pa. Corp.)</p> <p><u>Property Address:</u> Eagle &amp; King of Prussia Roads Radnor, Pennsylvania</p> <p><u>Mailing Address:</u> Attn: Mr. Axler, Business Manager Eagle &amp; King of Prussia Roads Radnor, Pennsylvania</p>	2306621	2	



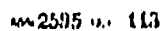
MARY ALICE DORRANCE, ne wife, and JOHN THOMPSON DORRANCE, JR.,  
NATHANIEL P. HILL, TRISTRAM COFFIN COLKET and GEORGE STRANDBIDGE,  
EXECUTORS UNDER THE WILL OF ETHEL M. DORRANCE, deceased

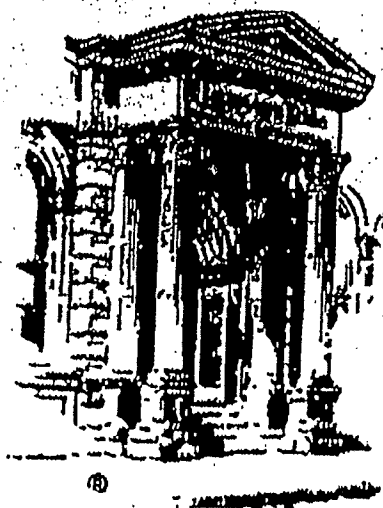
PLOT PLAN  
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION  
LEG. NO. 23041, SEC. NO. 11, TOWNSHIP OF RUGGLES, COUNTY OF DELAWARE  
PARTIAL 2, SPLIT NO. 4, CLAIM NO. 23041  
PROPERTY OWNERS: THE MISSIONARY SISTERS OF THE SACRED HEART (INCORPORATED)  
GRANTORS: JOHN THOMPSON DORRANCE, JR. and E. (SHE) (MRS.)

DEED BOOK	1676	DEED	283 32	REQUIRED AREA	ACS/50 FT
PAGE	282	CALCULATED	32.07	RIGHT OF WAY	2.395
DATE OF DEED	11/17/53	ADVISES	1.13	CHANNEL	5.012
DATE OF RECORD	12/16/53	LEGAL R. W.	249.52	SLOPE	
CONSIDERATION	\$795,000	EFFECTIVE	0.055	VERIFICATION DATE	1-21-70
I.R.S. STAMPS	\$324.50	TOTAL REQ'D.	249.465	DRAWN BY	As N. 20
		TOTAL RESIDUE		SCALE	
		RESIDUAL LT.			
		RESIDUAL RT.			



THIS MAP IS PLACED FROM THE RECORD OF RECORD IN THE COUNTY COURT  
AND HEREBY IS MADE A PART OF THE RECORD OF THE DEED





LAWYERS TITLE INSURANCE CORPORATION

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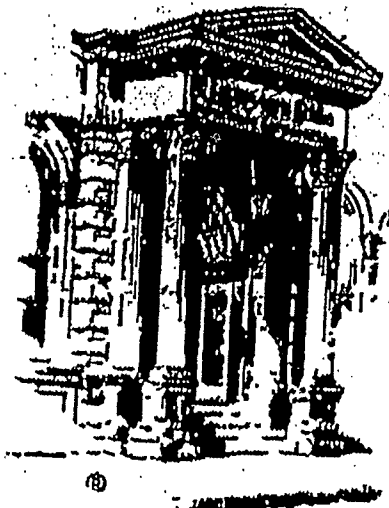
#10

*Schedule B - Section 2*

South fifty eight degrees thirty seconds East one hundred and sixty and nineteen are  
fifty four degrees thirty nine minutes thirty seconds East one thousand and thirteen and  
fifty nine one hundredths feet to a stone, thence still along said road South twenty deg  
rees seven minutes thirty seconds East two hundred and fifteen and ninety three one  
hundred and eighty four and eight tenths feet to a spike, and South twenty five deg  
rees eight minutes thirty seconds East four hundred and eighty seven and eight  
and nine thousandths feet to the place of beginning, containing one hundred and nine  
together with the right of way appurtenant to the lands lying north of Eagle Road  
over a strip of land forty feet wide now known as Paul Road, extending from Eagle  
Road, southwardly into Shamouni Avenue and over and along said Shamouni A  
venue as the same was granted by Francis Fenimore and Martha E. his wife to Fran  
cis M. Brooke and Hunter Brooke by Indenture bearing date the fourteenth day of  
May 1889, and recorded in the Office for Recording of Deeds in and for Delaware in  
Deed Book 3, No. 6, page 272 &c. and by Benjamin Brooke et al. Executors &c. James  
Paul, Jr. by Indenture bearing date the fifth day of July 1900, and recorded in the  
office of said in Deed Book 2, No. 10, page 288 &c.

And together with the free and un  
interrupted right of way and passage at all times hereafter over over a strip  
land fifty feet in width extending from the County line and northwardly through  
parcel No. 3 sold to A. G. Drexel Paul, in Chester County to the Upper Gulph Road, the  
middle line of said fifty foot strip being described as follows: Beginning at a point  
in the County line one hundred and nineteen and fifty five one hundredths feet  
westwardly from the stone in said County line marking a corner of parcel No. 2 and  
lands of Sallie V. Stinson, and extending thence along the middle line of the present  
drive North fourteen degrees fifty six minutes West of one hundred and fifty one and  
fifty two one hundredths feet to a point in the Northernly portion of Upper Gulph R  
Being composed of the whole of three tracts of land one of which Mary E. Pechin  
et al. by Indenture bearing date the twenty seventh day of June 1900, and the other  
two of which Peter Pechin by Indenture bearing date the eleventh day of July 1900,  
and of part of the same premises in Benjamin Brooke et al. Executors &c. by Ind.

DBK 355 page 431



LAWYERS TITLE INSURANCE CORPORATION

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#13

*Schedule B - Section 2*



No. 70-B CORPORATION DEED.

# This Indenture Made the fourteenth

day of November

hundred and sixty nine (1969)

in the year of our Lord one thousand nine

Between **THE MISSIONARY SISTERS**  
**OF THE SACRED HEART**, a Pennsylvania corporation

(hereinafter called the Grantor), of the one part, and  
**CABRINI COLLEGE**, a Pennsylvania corporation

**Witnesseth,**

**SACRED HEART**

**ONE (\$1.00) DOLLAR**

(hereinafter called the Grantee), of the other part.

That the said **THE MISSIONARY SISTERS OF THE**  
for and in consideration of the sum of

money of the United States of America, unto it well and truly paid by the said Grantee,  
at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does  
grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors  
and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings  
and improvements thereon erected, SITUATE in the Township of Radnor, County  
of Delaware, State of Pennsylvania and described according to a Map of  
Property of "Cabrini College", said map made by Yerkes Engineering Company  
of Bryn Mawr, Pennsylvania, dated 12/5/1966. and last revised 9/2/1967, as  
follows, to wit:-

BEGINNING at an interior point marked by a spike set in  
the title line in the bed of a driveway extending through "Cabrini College"  
from Eagle Road to King of Prussia Road said spike is at the distance of  
2070.43 feet measured by the following various courses and distances North-  
eastwardly along the said title line in the bed of said driveway from its  
intersection with the title line in the bed of Eagle Road, said point being  
measured the two following courses and distances along the same from a nail  
in the line of land of Valley Forge Military Academy viz: (1) South 66  
degrees 00 minutes 30 seconds East 117.20 feet to a point and (2) North 79  
degrees 3 minutes 20 seconds East 166.18 feet to a point, thence from said

BOOK 2358 PAGE 1092

Recd 12/8/69

point extending the following sixteen courses and distances along the title line in the bed of the aforesaid driveway viz: (1) North 12 degrees 59 minutes East 199.97 feet to a spike, (2) North 2 degrees 48 minutes East 117.83 feet to a spike, (3) North 8 degrees 12 minutes 30 seconds West 99.80 feet to a spike, (4) North 5 degrees 13 minutes 30 seconds West 100 feet to a spike, (5) North 0 degrees 36 minutes 30 seconds East 100 feet to a spike, (6) North 34 degrees 53 minutes 30 seconds East 100 feet to a spike, (7) North 46 degrees 42 minutes 30 seconds East 100 feet to a spike, (8) North 56 degrees 44 minutes 30 seconds East 100 feet to a spike, (9) North 63 degrees 28 minutes 30 seconds East 100 feet to a spike, (10) North 68 degrees 58 minutes 30 seconds East 100 feet to a spike, (11) North 72 degrees 57 minutes East 100 feet to a spike; (12) North 74 degrees 42 minutes East 100 feet to a spike, (13) North 76 degrees 54 minutes 30 seconds East 89.40 feet to a spike, (14) North 79 degrees 00 minutes 30 seconds East 474.68 feet to a spike, (15) North 76 degrees 40 minutes East 125.94 feet to a spike, (16) North 74 degrees 3 minutes East 62.81 feet to an iron pin, the point of beginning, thence extending from said beginning point along the title line in the bed of the driveway the four following courses and distances: (1) North 74 degrees 3 minutes East 67.41 feet to a spike; (2) North 68 degrees 45 minutes 30 seconds East 100.00 feet to a spike; (3) North 62 degrees 19 minutes 30 seconds East 100.00 feet to a spike; (4) North 55 degrees 58 minutes 30 seconds East 43.23 feet to a spike; thence leaving aforesaid driveway three following courses and distances: (1) South 10 degrees 5 minutes East 374.01 feet to an iron pin; (2) South 79 degrees 55 minutes West 300.00 feet to an iron pin; (3) North 10 degrees 5 minutes West parallel to and 50.00 feet East of the East wall of Holy Spirit Library Building 300.00 feet to an iron spike in the title line in the bed of said driveway which extends through "Gabrini College" from Eagle Road to King of Prussia Road the first mentioned point and place of BEGINNING.

CONTAINING 2.258 Acres more or less.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a driveway, passageway and watercourse in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof at all times hereafter forever.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order and repair.

BEING part of the premises which John Thompson Dorrance, Jr. and Mary Alice Dorrance, his wife, and John Thompson Dorrance, Jr., Nathaniel P. Hill, Tristram Coffin Colket and George Strawbridge, Executors under the Will of Ethel M. Dorrance, deceased, conveyed to The Missionary Sisters of the Sacred Heart by deed dated 11/17/1953 and recorded in Delaware County in Deed Book 1676, page 282.

## AMENDED AND RESTATED MEMORANDUM OF LEASE

THIS AMENDED AND RESTATED MEMORANDUM OF LEASE is dated April 30, 2010, and is effective as of January 1, 2006 by and between **MISSIONARY SISTERS OF THE SACRED HEART**, an Illinois not-for-profit corporation ("Lessor") and **CABRINI COLLEGE**, a Pennsylvania nonprofit corporation ("Lessee").

### WITNESSETH:

WHEREAS, the Lessor and Lessee are parties to a certain Master Ground Lease Agreement dated June 30, 1988. A Memorandum of Lease ("Memorandum") dated June 30, 1988 and recorded March 7, 1989 at Volume 0651, page 1415 in the Records of Deeds of Delaware County, Pennsylvania, and recorded on March 7, 1989 at Book 1532, page 306 in Chester County, Pennsylvania memorialized certain provisions of the Master Ground Lease Agreement. A copy of the Memorandum is attached hereto as Exhibit "A."

The Master Ground Lease Agreement has been amended several times since June 30, 1988, with the most recent and current amendment being dated January 1, 2006 and denominated the Second Amended and Restated Master Ground Lease ("Restated Master Ground Lease").

The parties wish to memorialize certain provisions of the Restated Master Ground Lease by entering into this Amended and Restated Memorandum of Lease ("Amended Memorandum").

The Lessor and Lessee hereby agree as follows:

1. The name and address of the Lessor is: Missionary Sisters of the Sacred Heart, an Illinois not-for-profit corporation, 434 W. Deming Place, Chicago, Illinois 60614.
2. The name and address of the Lessee is: Cabrini College, a Pennsylvania nonprofit corporation, King of Prussia and Eagle Roads, Radnor, Pennsylvania 19087.
3. The date of the Restated Master Ground Lease is January 1, 2006.
4. The description of the Premises is set forth on Exhibit "B" attached hereto and made a part hereof.
5. The Commencement Date of the term under the Restated Master Ground Lease is January 1, 2000.
6. The Term of the Restated Master Ground Lease is sixty (60) years, ending on December 31, 2059.
7. Lessee has no right to extend or renew the Term under the Restated Master Ground Lease.
8. Subject to the terms and conditions of the Restated Master Ground Lease, Lessor has granted Lessee a purchase option.

9. Subject to the terms and conditions of the Restated Master Ground Lease, Lessor has granted Lessee a right of first refusal.

10. Subject to the terms and conditions of the Restated Master Ground Lease, Lessor has granted Lessee a right of first offer.

11. Lessor has granted to Lessee certain easements for vehicular and pedestrian access over and upon all other land owned by Landlord adjacent or contiguous to the Premises ("Additional Land") and Lessor has reserved unto itself an easement over and upon the Premises for pedestrian and vehicular access to and from the Additional Land all as more particularly described in the Restated Master Ground Lease.

12. This Amended Memorandum may be executed in counterpart, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

**IN WITNESS WHEREOF**, Lessor and Lessee have executed this Amended Memorandum of Ground Lease as of the date first hereinabove written.

**LESSOR:**

**MISSIONARY SISTERS OF THE  
SACRED HEART**

By: *Sr. Joan M<sup>c</sup> Glinckey, MSC*  
Name: *Sr. JOAN M<sup>c</sup> GLINCKEY*  
Title: *First Vice-President*

**LESSEE:**

**CABRINI COLLEGE**

By: *Marie Angelella George, Ph.D.*  
Name: *MARIE ANGELELLA GEORGE*  
Title: *PRESIDENT*

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Delaware : SS

On this, the 30<sup>th</sup> day of April, 2010, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Marie A. George, who acknowledged himself/herself to be the President of **CABRINI COLLEGE**, a Pennsylvania nonprofit 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 such officer.

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

Nancy L. Ollinger [SEAL]  
Notary Public in and for the  
Commonwealth of Pennsylvania

My Commission Expires:

Dec 7, 2011

Commonwealth of Pennsylvania

NOTARIAL SEAL  
Nancy L. Ollinger, Notary Public  
Radnor, Delaware County  
My Commission expires Dec. 7, 2011



STATE OF ILLINOIS :  
: SS  
COUNTY OF COOK :

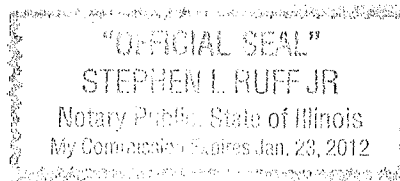
On this, the 29<sup>th</sup> day of March, 2010, before me a Notary Public in and for the State of Illinois, the undersigned officer, personally appeared Sr. Joan McGlinchey, MSC, who acknowledged herself to be the First Vice-President of **MISSIONARY SISTERS OF THE SACRED HEART**, an Illinois not-for-profit corporation, and that **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 herself as such officer.

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

 [SEAL]  
Notary Public

My Commission Expires:

January 23, 2012



# EXHIBIT A

③  
1-201  
2-10-10

## MEMORANDUM OF LEASE

013348

MEMORANDUM OF LEASE entered into by and between MISSIONARY SISTERS OF THE SACRED HEART, an Illinois not-for-profit corporation ("Lessor") and CABRINI COLLEGE, a Pennsylvania not-for-profit corporation ("Lessee").

The parties hereto have entered into a Lease (the "Lease") in connection with which this Memorandum of Lease is executed.

Lessor and Lessee hereby agree as follows:

1. The name and address of the Lessor in the Lease (referred to therein as "Landlord") is:

MISSIONARY SISTERS OF THE SACRED HEART, an Illinois  
not-for-profit corporation  
434 W. Deming Place  
Chicago, Illinois 60614

2. The name and address of the Lessee in the Lease (referred to therein as "Tenant") is:

CABRINI COLLEGE, a Pennsylvania not-for-profit corporation  
King of Prussia and Eagle Roads  
Radnor, Pennsylvania

3. The date of the Lease is the 10th day of June, 1988.

4. The description of the demised premises is set forth in Exhibit A attached hereto and made a part hereof.

5. The date of commencement of the term of the Lease is July 1, 1988.

6. The term of the Lease is 60 years, ending at 12:01 A.M. on the 30th of June, 2048.

7. Lessee has no right to extend or renew the term of the Lease.

8. Lessee has no right of the purchase of or refusal of the demised premises.

9. Lessor has granted to Lessee certain easements for vehicular and pedestrian access over and upon all other land owned by Landlord adjacent or contiguous to the Premises ("Additional Land") and Landlord has reserved unto itself an easement over and upon the Premises for pedestrian and vehicular access to and from the Additional Land all as more particularly described in the Lease.

RECORDED IN DEEDS  
DELAWARE CO., PA.  
89/22-7 PM 11:17

YOL0651 PG1415

BK1532PG306

Description #2  
Gabrini College Entire Tract  
excluding  
"College Parcel"

Beginning at a point in the bed of Eagle Road (30 ft wide) extending along said Eagle Road north sixty six degrees zero minutes thirty seconds west one hundred and seventeen ft and two tenths of a foot to a point; thence extending north seventy nine degrees three minutes twenty seconds east one thousand seven hundred and seventy six ft and two tenths of a foot to a point; thence extending north seventy five degrees forty two minutes east three hundred and eleven ft and fifteen one hundredths of a foot to a point; thence extending north fifty seven degrees twenty eight minutes and thirty seconds east fifty five ft and sixteen one hundredths of a foot to a point; thence extending north thirty nine degrees thirty seven minutes east two hundred and thirty seven ft and twenty three one hundredths of a foot to a point; thence extending north fifty two degrees twenty seven minutes east fifty two ft and eight one hundredths of a foot to a point; thence extending north seventy three degrees eight minutes east four hundred and eight ft and eighty five one hundredths of a foot to a point; thence extending north seventy four degrees twenty nine minutes east two hundred and sixteen ft and forty six one hundredths of a foot to a point; thence extending north seventy three degrees fifty nine minutes east five hundred and eighteen ft and fourteen one hundredths of a foot to a point. Such newed point is located in the middle of the intersection of Eagle Road and King of Prussia Road; thence extending along King of Prussia Road north twenty five degrees eighteen minutes forty seconds west four hundred and eighty five ft and sixty eight one hundredths of a foot to a point; thence leaving aforesaid King of Prussia Road and extending south sixty eight degrees two minutes and thirty seconds west twenty eight ft to an iron pin; thence extending along the same course four hundred and twenty nine ft and sixty five one hundredths of a foot to a point; thence extending north sixty four degrees thirty nine minutes and thirty seconds west one thousand five hundred and twelve ft and sixteen one hundredths of a foot to an iron pin; thence extending south fifty seven degrees fifty seven minutes fifty eight seconds west one hundred and seventy six ft and eighteen one hundredths of a foot to a point; thence extending north thirty three degrees forty three minutes and two seconds west eight hundred and fifty two ft and eighty five one hundredths of a foot to a point; thence extending north fourteen degrees fifty eight minutes twenty seven seconds west four hundred and fifty one ft and eighty nine one hundredths of a foot to a point; thence extending along the same course forty two ft and thirty five one hundredths of a foot to a point in the bed of Upper Gulph Road; thence extending along aforesaid Upper Gulf Road south eighty five degrees fifty six minutes forty seven seconds west two hundred and eighty seven ft and one tenth of a foot to a point, thence extending along the same course seventy six ft and forty one hundredths of a foot to a point; thence leaving aforesaid Upper Gulph Road and

Description #1  
Cabrini College Entire Tract  
excluding  
"College Parcel"  
(continuation)

extending south fourteen degrees thirty five minutes and four seconds east twenty eight ft and eight tenths of a foot to an iron pin; thence extending along the same course six hundred and forty eight ft to an iron pin; thence extending south fifty seven degrees thirty five minutes forty-five seconds west two hundred and three ft and three hundredths of a foot to a point; thence extending along the same course three hundred and thirty five ft to a monument; thence extending north sixty nine degrees forty four minutes west one hundred and ninety nine ft and twenty five one hundredths of a foot to an iron pin; thence extending south five degrees fifty minutes and fifteen seconds east one hundred and seventy seven ft and seven one hundredths of a foot to a monument; thence extending north fifty seven degrees thirty five minutes forty-five seconds east ninety six ft and forty seven one hundredths of a foot to an iron pin; thence extending south thirty degrees twenty eight minutes and five seconds east five hundred and forty five ft and eighty six one hundredths of a foot to an iron pin; thence extending south seventeen degrees twenty four minutes and forty two seconds west eight hundred and fifty two ft and twenty two one hundredths of a foot to an iron pin; thence extending south eleven minutes forty one seconds west five hundred and eighty nine ft and forty three one hundredths of a foot to an iron pin; thence extending along the same course twenty three ft and eighty one one hundredths of a foot to the point and place of beginning in the bed of Eagle Road. Said parcel lying partly in Chester County and partly in Delaware County excluding the parcel described as follows: Beginning at an interior point marked by a spike set in the title line in the bed of a driveway extending through "Cabrini College" from Eagle Road to King of Prussia Road said spike is at the distance of two thousand and seventy ft and forty three one hundredths of a foot measured by the following various courses and distances North eastwardly along the said title line in the bed of said driveway from its intersection with the title line in the bed of Eagle Road, said point being measured the two following courses and distances along the same from a nail in the line of land of Valley Forge Military Academy viz: North seventy nine degrees three minutes twenty seconds east one hundred and sixty six ft and eighteen one hundredths of a ft to a point; thence from said point extending the following sixteen courses and distances along the title line in the bed of the aforesaid driveway viz: (1) north twelve degrees fifty nine minutes east one hundred and ninety nine ft and ninety seven one hundredths of a foot to a spike; (2) north two degrees forty eight minutes east one hundred and seventeen ft and eighty three one hundredths of a foot to a spike; (3) north eight degrees twelve minutes thirty seconds west ninety nine ft and eighty one hundredths of a foot to a spike; (4) north five degrees thirteen minutes thirty seconds west one

Description #2  
Cahrsini College Entire Tract  
excluding  
"College Parcel"  
(continuation)

hundred ft to a spike; (5) north zero degrees thirty six minutes thirty seconds east one hundred ft to a spike; (6) north twenty four degrees fifty five minutes thirty seconds east one hundred ft to a spike; (7) north forty six degrees forty two minutes thirty seconds east one hundred ft to a spike; (8) north fifty six degrees forty four minutes thirty seconds east one hundred ft to a spike; (9) north sixty three degrees twenty eight minutes thirty seconds east one hundred ft to a spike; (10) north sixty eight degrees fifty eight minutes thirty seconds east one hundred ft to a spike; (11) north seventy two degrees fifty seven minutes east one hundred ft to a spike; (12) north seventy four degrees forty two minutes east one hundred ft to a spike; (13) north seventy six degrees zero minutes thirty seconds east four hundred and seventy four ft and sixty eight one hundredths of a foot to a spike; (14) north seventy six degrees forty minutes east one hundred twenty five ft and ninety four one hundredths of a foot to a spike; (15) north seventy four degrees three minutes east sixty two ft and eighty one one hundredths of a foot to an iron pin, the point of beginning; thence extending from said beginning point along the title line in the bed of the driveway the four following courses and distances: (1) north seventy four degrees three minutes east sixty seven ft and forty one one hundredths of a foot to a spike; (2) north sixty eight degrees forty five minutes thirty seconds east one hundred ft and zero hundredths of a foot to a spike; (3) north sixty two degrees nineteen minutes thirty seconds east one hundred ft and zero one hundredths of a foot to a spike; (4) north fifty five degrees fifty eight minutes thirty seconds east forty three ft and twenty three one hundredths of a foot to a spike; thence leaving aforesaid driveway three following courses and distances: (1) north ten degrees five minutes east three hundred and seventy four ft and one one hundredths of a foot to an iron pin; (2) south seventy nine degrees fifty five minutes west three hundred ft and zero one hundredths of a foot to an iron pin; (3) north ten degrees five minutes west three hundred ft and zero one hundredths of a foot to an iron spike to the point and place of the beginning of the college partial; thence following the courses (16) to (1) returning to the point in the title line bed of the driveway.

Radnor Twp 36-02-60977-00



10. This Memorandum of Lease has been executed merely to give notice of the Lease pursuant to the provisions of the Act of June 30, 1959, P.L. 454; 22 P.S. 405, and as agreed by the parties. All of the terms, conditions and covenants of the Lease are incorporated herein by reference. The parties hereto do not intend this Memorandum of Lease to modify, amend or supersede the Lease or any of the rights or obligations created thereunder. In the event of any variance or discrepancy between the Lease and this Memorandum of Lease, the terms and provisions of the Lease shall govern.

IN WITNESS WHEREOF, the parties to the Lease have duly executed this Memorandum of Lease, under seal this 30th day of June, 1988.

LESSOR  
MISSIONARY SISTERS OF THE SACRED  
HEART

By: L. Antonicopoulos (SEAL)

ATTEST: L. Marilyn Tabor, OSC

LESSEE  
CABRINI COLLEGE

By: William Curran (SEAL)

ATTEST: L. Patricia Cunningham, sec

OK 532 PG 310

- 1 - VOL 0551 PG 1419

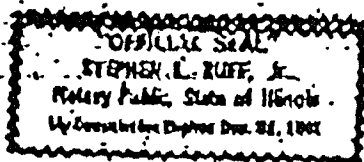
STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE )

On the 10th day of June, 1988, before me, the subscriber, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Sister Antonia Lanzoni, M.S.C. who acknowledged herself to be the Treasurer of the Missionary Sisters of the Sacred Heart, an Illinois not for profit corporation, and that she, as such President being authorized to do so, executed the foregoing instruments for the purposes therein contained by signing the name of the corporation by herself as such President, and desired that the same might be recorded as such.

WITNESS my hand and seal the day and year aforesaid.



*Stephen L. Ruff, Jr.*  
Notary Public

My Commission Expires:

AK1532PG311

YOL0651 PG1420

735-2853



### LIBRARY RECORDS IN RETURN TO:

NOBLE-EST ABSTRACT CORPORATION  
260 South Potomac Street  
Fredericktown, Pennsylvania 17102  
PA 17102

5074-5075

RETURN TO

24  
15  
3

Missionary Sister of the  
Sacred Heart

-7  
C

Chabiri College

ВК 1532 PC312.

## **EXHIBIT B**

### **CABRINI COLLEGE ENTIRE TRACT**

Beginning at a point in the bed of Eagle Road (30 ft wide) extending along said Eagle Road north sixty six degrees zero minutes thirty seconds west one hundred and seventeen ft and two tenths of a foot to a point; thence extending north seventy nine degrees three minutes twenty seconds east one thousand seven hundred and seventy six ft and two tenths of a foot to a point; thence extending north seventy five degrees forty two minutes east three hundred and eleven ft and fifteen one hundredths of a foot to a point; thence extending north fifty seven degrees twenty eight minutes and thirty seconds east fifty five ft and sixteen one hundredths of a foot to a point; thence extending north thirty nine degrees thirty seven minutes east two hundred and thirty seven ft and twenty three one hundredths of a foot to a point; thence extending north fifty two degrees twenty seven minutes east fifty two ft and eight one hundredths of a foot to a point; thence extending north seventy three degrees eight minutes east four hundred and eight ft and eighty five one hundredths of a foot to a point; thence extending north seventy four degrees twenty nine minutes east two hundred and nineteen ft and forty six one hundredths of a foot to a point; thence extending north seventy three degrees fifty nine minutes east five hundred and eighteen ft and fourteen one hundredths of a foot to a point. Such named point is located in the middle of the intersection of Eagle Road and King of Prussia Road; thence extending along King of Prussia Road north twenty five degrees eighteen minutes forty seconds west four hundred and eighty five ft and sixty eight one hundredths of a foot to a point; thence leaving aforesaid King of Prussia Road and extending south sixty eight degrees two minutes and thirty seconds west twenty eight ft to an iron pin; thence extending along the same courses four hundred and twenty nine ft and sixty five one hundredths of a foot to a point; thence extending north sixty four degrees thirty

nine minutes and thirty seconds west one thousand five hundred and twelve ft and sixteen one hundredths of a foot to an iron pin; thence extending south fifty seven degrees fifty seven minutes fifty eight seconds west one hundred and seventy six ft and eighteen one hundredths of a foot to a point; thence extending north thirty three degrees forty three minutes and two seconds west eight hundred and fifty two ft and eighty five one hundredths of a foot to a point; thence extending north fourteen degrees fifty eight minutes twenty seven seconds west four hundred and fifty one ft and eighty nine one hundredths of a foot to a point; thence extending along the same course forty two ft and thirty five one hundredths of a foot to a point in the bed of Upper Golf Road; thence extending along aforesaid Upper Gulph Road south eighty five degrees fifty six minutes forty seven seconds west two hundred and eighty seven ft and one tenth of a foot to a point, thence extending along the same course seventy six ft and forty one hundredths of a foot to a point; thence leaving aforesaid Upper Gulph Road and extending south fourteen degrees thirty five minutes and four seconds east twenty eight ft and eight tenths of a foot to an iron pin; thence extending along the same course six hundred and forty eight ft to an iron pin; thence extending south fifty seven degrees thirty five minutes forty five seconds west two hundred and three ft and three hundredths of a foot to a point; thence extending along the same course three hundred and thirty five ft to a monument; thence extending north sixty nine degrees forty four minutes west one hundred and ninety nine ft and twenty five one hundredths of a foot to an iron pin; thence extending south five degrees fifty minutes and fifteen seconds east one hundred and seventy seven ft and seven one hundredths of a foot to a monument; thence extending north fifty seven degrees thirty five minutes forty five seconds east ninety six ft and forty seven one hundredths of a foot to an iron pin; thence extending south thirty degrees twenty eight minutes and five seconds east five hundred and forty five ft and eighty six one hundredth, of a foot to an iron pin; thence



extending south seventeen degrees twenty four minutes and forty two seconds west eight hundred and fifty two ft and twenty two one hundredths of a foot to an iron pin; thence extending south eleven minutes forty one seconds west five hundred and eighty nine ft and forty three one hundredths of a foot to an iron pin; thence extending along the same course twenty three ft and eighty one one hundredths of a foot to the point and place of beginning in the bed of Eagle Road.

## GRACE HALL PARCEL

All those certain Premises situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania and more particularly described in a Lease Line Plan for Cabrini College prepared by Site Engineers, Inc. dated June 15, 1988 and last revised on September 8, 1988, Drawing C 2A.

Starting from a point in the bed of Upper Gulph Road (30' wide), extending South fourteen degrees thirty five minutes four seconds east six hundred and forty eight feet to an iron pin: thence South fifty seven degrees thirty-five minutes forty five seconds West two hundred and sixty eight feet and three one hundredths of a foot to a point: thence South sixteen degrees thirty five minutes eighteen seconds East four hundred and twenty feet to the beginning point: thence continuing from the beginning point along the same course five hundred and fifty nine feet and eight hundredths of a foot: thence North seventy three degrees twenty four minutes and forty two seconds East six hundred and thirty five feet to a point: thence North sixteen degrees thirty five minutes and eighteen seconds West three hundred and sixty feet to a point; thence South seventy three degrees twenty four minutes forty two seconds West one hundred feet to a point; thence North sixteen degrees thirty five minutes and eighteen seconds West one hundred and ninety nine feet and eight one hundredths of a foot to a point: thence south seventy three degrees twenty four minutes and forty two seconds West five hundred and thirty feet to a point and place of the beginning.

CONTAINING 7.7 acres more or less.



# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** November 20, 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:** 1Meadowood Road– Minor Final Plan  
Margo P Ememus – Applicant

Date Accepted: October 2, 2017  
90 Day Review: December 31, 2017

---

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plans for compliance with the Radnor Township Code. These Plans was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the tract into 3 lots. All the existing improvements will remain on Lot #1. Any buildings proposed for lot 2 and 3 will be reviewed as part of the grading permit process if the lots are developed in the future.

The applicant has indicated that the following waivers are being requested:

1. §255-22(B).1.h – Wetlands delineated by an accredited consultant, and said delineation, unless waived by the Radnor Township Board of Commissioners, shall be approved by the Army Corps of Engineers.
2. §255-22(B).5 – Wetlands, as delineated in accordance with the requirements of §255-20B(4)(d).
3. §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.



1 Meadowood Road

Plans Prepared By: Site Engineering Concepts, LLC

Dated: 09/28/2017

**Sewage Facilities Planning**

1. A sewage facilities planning module must be prepared for the proposed subdivision. Final plan approval will not be granted until Planning Approval is received from the PA DEP.

**Zoning**

1. §280.15.C – There shall be a front yard on each street on which a lot abuts, which shall not be less the 60 feet in depth. The existing house is 24.8 feet. This is a non-conformity that the applicant wishes to continue.

**Subdivision and Land Development**

1. §255-22(B).1.h – Wetlands delineated by an accredited consultant, and said delineation, unless waived by the Radnor Township Board of Commissioners, shall be approved by the Army Corps of Engineers, must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-22(B).5 – Wetlands, as delineated in accordance with the requirements of §255-20B(4)(d), must be shown on the plans. The applicant has requested a waiver from this requirement.
3. §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.
4. §255.27.C(2) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. The right-of-way for Conestoga Road and Meadowood Road must be shown on the plans.
5. §255.34.E – The depth of lots shall generally not exceed their width by more than 2.5 times.
6. §255-36 - Curbs shall be provided along streets when required by the Township.

7. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.
8. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
9. §255-51.A – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience.

**General**

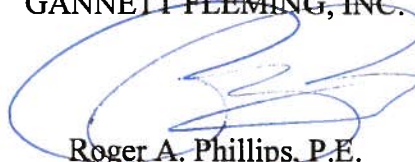
1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
2. The existing sanitary sewer connection to Lot 1 must be shown on the plans.
3. The potential site plan on sheet 4 of 4 indicates that the proposed driveway for Lot 3 will be through man made steep slopes of greater than 20% and it appears that the driveways for Lot 2 and 3 will be made through the existing retaining wall.
4. The potential site plan on sheet 4 of 4 indicates that the proposed sanitary sewer to service the lots will be through the back of the properties to Meadowood Road since there are no sanitary sewer lines in Conestoga Road. Easements must be provided through this subdivision process to ensure that sewer service will be provided to Lot 2 and Lot 3.

The applicant appeared before the Planning Commission on November 6, 2017. The Planning Commission recommended approval conditioned on the applicant only providing one curb cut for access to lots 2 and 3 and granting the requested waivers.

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

Very truly yours,

GANNETT FLEMING, INC.



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



# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



### Memorandum

To: Radnor Township Planning Commission

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

CC: Roger Phillips, PE, Gannett Fleming, Incorporated  
Amy Kaminski, PE, PTOE, Gilmore & Associates, Incorporated  
Kevin Kochanski, CZO, Director of Community Development  
Peter Nelson, Solicitor, Grim, Biehn, & Thatcher

Date: October 31, 2017

---

**Re: 1 Meadowood Road – Minor Final Plan**

**Applicant: Margo P. Emerus**

---

The application before the Planning Commission for 1 Meadowood Road is proposing to subdivide an existing lot of +/- 5.6 acres into three lots. The subject property is bound by Conestoga Road and Meadowood Road, and backs up the homes on Browning Lane. The house on the parent lot was built at the turn of the 19<sup>th</sup> century.

As noted in the detailed review letters from Gannett Fleming, the applicant is requesting waivers from the requirements for wetlands delineation and the manmade features map.

Included in the packet, amongst the applications, etc., are the applicant's plan set, and the Gannett Fleming and Gilmore & Associates review letters.

Enclosures: Gannett Fleming Review Letter  
Gilmore & Associates Review Letter  
1 Meadowood Road Plan Set



# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** October 30, 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:** 1 Meadowood Road– Minor Final Plan  
Margo P Ememus – Applicant

Date Accepted: October 2, 2017  
90 Day Review: December 31, 2017

---

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plans for compliance with the Radnor Township Code. These Plans was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the tract into 3 lots. All the existing improvements will remain on Lot #1. Any buildings proposed for lot 2 and 3 will be reviewed as part of the grading permit process if the lots are developed in the future.

The applicant has indicated that the following waivers are being requested:

1. §255-22(B).1.h – Wetlands delineated by an accredited consultant, and said delineation, unless waived by the Radnor Township Board of Commissioners, shall be approved by the Army Corps of Engineers.
2. §255-22(B).5 – Wetlands, as delineated in accordance with the requirements of §255-20B(4)(d).
3. §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.



1 Meadowood Road

Plans Prepared By: Site Engineering Concepts, LLC  
Dated: 09/28/2017

**Sewage Facilities Planning**

1. A sewage facilities planning module must be prepared for the proposed subdivision. Final plan approval will not be granted until Planning Approval is received from the PA DEP.

**Zoning**

1. §280.15.C – There shall be a front yard on each street on which a lot abuts, which shall not be less the 60 feet in depth. The existing house is 24.8 feet. This is a non-conformity that the applicant wishes to continue.

**Subdivision and Land Development**

1. §255-22(B).1.h – Wetlands delineated by an accredited consultant, and said delineation, unless waived by the Radnor Township Board of Commissioners, shall be approved by the Army Corps of Engineers, must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-22(B).5 – Wetlands, as delineated in accordance with the requirements of §255-20B(4)(d), must be shown on the plans. The applicant has requested a waiver from this requirement.
3. §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.
4. §255.27.C(2) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. The right-of-way for Conestoga Road and Meadowood Road must be shown on the plans.
5. §255.34.E – The depth of lots shall generally not exceed their width by more than 2.5 times.
6. §255-36 - Curbs shall be provided along streets when required by the Township.

7. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.
8. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
9. §255-51.A – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience.

General

1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
2. The existing sanitary sewer connection to Lot 1 must be shown on the plans.
3. The potential site plan on sheet 4 of 4 indicates that the proposed driveway for Lot 3 will be through man made steep slopes of greater than 20% and it appears that the driveways for Lot 2 and 3 will be made through the existing retaining wall.
4. The potential site plan on sheet 4 of 4 indicates that the proposed sanitary sewer to service the lots will be through the back of the properties to Meadowood Road since there are no sanitary sewer lines in Conestoga Road. Easements must be provided through this subdivision process to ensure that sewer service will be provided to Lot 2 and Lot 3.

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:** October 23, 2017

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

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

**cc:** Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** 1 Meadowood Road  
Minor Final Subdivision Review 1  
Radnor Township, Delaware County, PA  
G&A 17-10039

---

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

**A. BACKGROUND**

The Applicant is proposing to subdivide one (1) existing lot into three (3) lots in addition to constructing two (2) single family dwelling units. The existing dwelling units, located at 1 Meadowood Road, will continue to take access to Meadowood Road while proposed lots 2 and 3 will take access to Conestoga Road (S.R. 1019).

**B. DOCUMENTS REVIEWED**

1. Final Minor Subdivision Plans for 1 Meadowood Road, prepared for Joseph & Margo Eremus, prepared by Site Engineering Concepts, LLC, dated September 28, 2017.
2. Waiver Request Letter for 1 Meadowood Road, prepared for Radnor Township, prepared by Site Engineering Concepts, LLC, dated September 28, 2017.
3. Subdivision and Land Development Application.
4. Application for Act 247 Review.

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-22.B(1)(k) – The Applicant is requesting a waiver from providing man-made features within 500 feet of the site. An aerial image has been provided in lieu of this requirement.

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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](http://www.gilmore-assoc.com)



2. §255-27.A(8) – Any Applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall initiate the HOP process simultaneous to the preliminary plan submission in accordance with the latest PennDOT procedures. The developer shall include the municipality in any and all meetings, including the Scoping Meeting and/or correspondence or discussions regarding the permitting process. Any documentation submitted as part of the HOP process shall be simultaneously submitted to the municipality for review purposes. Additionally, in order to facilitate our review of the highway occupancy plan submission, the Applicant shall include Gilmore & Associates as an “Engineering Firm” on the permit application within the PennDOT ePermitting System.
3. §255-27.B(3)(c) and §255-27.C(1) - Conestoga Road (S.R. 1019) is identified as a Major Collector and requires an 80’ right-of-way, a minimum 48’ cartway width, curb and sidewalk. Revise the plans to identify the right-of-way and cartway widths along Conestoga Road. The Applicant shall be required to widen the cartway and right-of-way width in addition to providing curb and sidewalk for the full length of the site frontage along Conestoga Road.
4. §255-27.H(6) – Minimum curb radii at street intersections shall be 10 feet for driveways.
5. §255-27.I(5) & §255-28.B Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. The plans shall be revised to include the calculated sight-distance for the proposed driveways utilizing the 85<sup>th</sup> percentile speed (or 5 mph above the posted speed limit) for Conestoga Road.

**D. GENERAL COMMENTS**

1. The plans should be revised to include driveway apron details in accordance with PennDOT RC-67M.

**PHILIP M. AHR**  
*President*

**ELAINE P. SCHAEFER**  
*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*

October 10, 2017

Margo P. Eremus  
1 Meadowood Road  
Bryn Mawr, PA 19010

**RE: Minor Final Subdivision Application #2017-S-08**  
**1 Meadowood Road**

Dear Ms. Eremus:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your minor final subdivision application to subdivide one lot into three lots. Therefore, I have accepted the application for minor final subdivision 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 November 6, 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  
Radnor Township

# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

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September 28, 2017

Mr. Robert Zienkowski  
Township Manager  
Radnor Township  
301 Iven Ave  
Wayne, PA 19087

**Re: Waiver Request  
Minor Subdivision Plan  
1 Meadowood Road**

The Owners of 1 Meadowood Road propose to subdivide the tract into 3 lots. The following waiver is requested for Minor Subdivision Application.

1. §255-22 - plan contents: the applicant is requesting a waiver, to the extent necessary, from certain provisions of chapter 255-22 requiring a minor subdivision plan to contain:
  - A. §255-22.b.(1)(h) & b.(5): wetlands delineation;
  - B. §255-22.b.(1)(k): man-made features within 500' of the site;

Wetlands Delineation is not necessary as the property is fully developed with impervious, lawn and landscaping. It consists of high ground with no streams or other conditions conducive to wetlands. There are no hydric soils on the property per USDA NRCS web soil survey.

An aerial showing the significant man-made features in the surrounding area within 500' of the property has been provided. A site survey provides features on the site and immediately adjacent to the property lines.

We appreciate your consideration of this request. Should you have any questions and/or comments, please contact me at [pspellman@site-engineers.com](mailto:pspellman@site-engineers.com) or 610.523.9002.

Sincerely,



Patrick Spellman, P.E.

# SITE ENGINEERING CONCEPTS, LLC

## CIVIL ENGINEERING AND CONSULTING SERVICES

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### TRANSMITTAL

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TO:	Stephen Norcini, P.E., Township Engineer	FROM:	Patrick Spellman
COMPANY:	Radnor Township	DATE:	9/28/2017
STREET ADDRESS:	301 Iven Avenue	PHONE:	
CITY, ZIP:	Wayne, PA 19087	SENDER'S REFERENCE NUMBER:	36-31-061 Eremus 1 Meadowood Rd
RE:	Final Minor Subdivision Application	CC:	Joseph and Margo Eremus, Owner

COPIES	SHEETS	DATE	ITEM
1	2	9/22/17	MINOR SUBDIVISION APPLICATION
1	1	9/22/17	ACT 247 REFERRAL
1	CHK	9/22/17	\$1,400 MINOR SUBDIVISION APPLICATION FEE
1	CHK	9/22/17	\$7,000 PROFESSIONAL SERVICES FEE
1	CHK	9/22/17	\$180 ACT 247 FEE
26	4	9/28/17	FINAL MINOR SUBDIVISION PLAN SET
7	4	9/28/17	FINAL MINOR SUBDIVISION PLAN SET, REDUCED, 11X17
2	1	9/28/17	WAIVER REQUEST LETTER
2	16	6/23/92	DEED, 1 MEADOWOOD ROAD
10	-		USB DRIVE WITH PDF FILES

#### NOTES/COMMENTS:

Enclosed please find the Final Minor Subdivision Application for a 3 Lot Subdivision at 1 Meadowood Road. If you have any questions or comments, please contact me at [pspellman@site-engineers.com](mailto:pspellman@site-engineers.com) or 610.523.9002.

## 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 JOSEPH L. (DECEASED) & MARGO P. EREMUS E-mail C/O PSPELLMAN@SITE-ENGINEERS.COM

Address 1 MEADOWOOD ROAD Phone 610.523.9002

Name of Development 1 MEADOWOOD ROAD

Municipality RADNOR

#### ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm SITE ENGINEERING CONCEPT LLC Phone 610.523.9002

Address PO BOX 1992, SOUTHEASTERN, PA 19399

Contact PATRICK SPELLMAN E-mail PSPELLMAN@SITE-ENGINEERS.COM

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

Zoning District R-1

Tax Map # 36 / 31 / 061

Tax Folio # 36 / 07 / 04403 / 00



WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

SINGLE FAMILY RESIDENTIAL.

① Margo Eremus  
Developer's Signature

**ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.**

**IMPORTANT:** If previously submitted, show assigned DCPD File # \_\_\_\_\_

Date \_\_\_\_\_

Review Fee:	Check #	Amount \$	Date Received
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Page 2 of 2

**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 1 MEADOWOOD ROAD

Zoning District R-1

Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_

Ward No. \_\_\_\_\_

Is property in HARB District NO

Applicant: (Choose one)

Owner X

Equitable Owner \_\_\_\_\_

Name JOSEPH L. (DECEASED) AND MARGO P. EREMUS

Address 1 MEADOWOOD ROAD, BRYN MAWR, 19010

Telephone 610.523.9002 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email C/O PSPELLMAN@SITE-ENGINEERS.COM

Designer: (Choose one)

Engineer X

Surveyor \_\_\_\_\_

Name SITE ENGINEERING CONCEPTS, LLC

Address PO BOX 1992, SOUTHEASTERN, PA 19399

Telephone 610.523.9002 Fax \_\_\_\_\_

Email PSPELLMAN@SITE-ENGINEERS.COM

Area of property 215,315 SF NET Area of disturbance 0

Number of proposed buildings 0 Proposed use of property SINGLE FAMILY

Number of proposed lots 3

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final X Revised \_\_\_\_\_

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

**NO**

Are there any requirements of Chapter 255 (SALDO) not being adhered to?

Explain the reason for noncompliance.

WAIVERS ARE REQUESTED FOR WETLANDS DELINEATION (255-22.B(1)(h) AND  
USE OF AERILA FOR SIGNIFICANT FEATURES WITHIN 500' (255-22.B(1)(k).

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

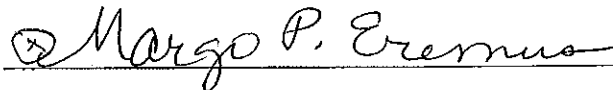
NO

Individual/Corporation/Partnership Name

JOSEPH L. (DECEASED) AND MARGO P. EREMUS

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 MARGO P. EREMUS

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.

2

**This Indenture** Made the 23<sup>rd</sup> day of

in the year of our Lord one thousand nine hundred and NINETY-TWO (19 92)

**Between**

A. WILLING PATTERSON AND LEILA D. PATTERSON, HUSBAND AND WIFE

(hereinafter called the Grantors), of the one part, and

JOSEPH L. EREMUS AND MARGE P. EREMUS, husband and wife,

(hereinafter called the Grantee<sup>s</sup>), of the other part,

**Witnesseth** That the said Grantor s

for and in consideration of the sum of

Seven hundred eighty thousand (\$780,000.00) Dollars lawful

money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and

sell, release and confirm unto the said Grantee & their heirs and assigns, as tenants by entirety.

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan and Survey thereof made by M. R. and J. B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated January 16, 1945, as follows, to wit:

BEGINNING at an iron pin set in the title line at or near the Southerly side of Conestoga Road, which iron pin is at the distance of Two hundred seventy four and twenty three one-hundredths feet measured Northwestwardly along said title line from a stone marking the intersection of said title line with the extension of the middle line of Lowry's Lane; thence extending along the title line on or near the Southerly side of Conestoga Road, North eighty degrees, thirty one minutes, West, Six hundred forty and forty two one-hundredths feet to an iron pin; thence extending North nine degrees, twenty nine minutes East, Three hundred and sixty feet to an iron pin; thence extending North eighty eight degrees, fifty nine minutes, East Two hundred and eighty feet to an iron pin; thence extending on the arc of a circle curving to the right with a radius of Three hundred ninety eight and seventy four one-hundredths feet, the arc distance of Four hundred one and seventy one-hundredths feet to an iron pin; thence extending South nine degrees, twenty nine minutes, West, Two hundred and ninety feet to an iron pin, being the first mentioned point and place of beginning.

CONTAINING Five and six hundred and seventy two one-thousandths acres, more or less.

BEING Folio Number 36-07-04403-00.

YOL0976 PG1199

BEING the same premises which Girard Trust Company, a Pennsylvania Corp., by Indenture bearing date the 13th day of February AD, 1946 and recorded at Media in the Office for the Recording of Deeds, in and for the County of Delaware on 28th day of February AD, 1946 in Deed Book No. 1271 page 499 etc., granted and conveyed unto A. Willing Patterson and Leila D. Patterson, Husband and Wife, in fee.

9750  
7800

RADNOR TWP RTT	9750.00
PA TRANS TAX	7800.00
TOTAL	17550.00
CHECK	7800.00

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX  
#2 CHECK 7800.00  
22CL 7883 07-16-92 13152TH

CHECK	9750.00
ITEM 2	
07-16-92 THU #2	GERRY 7883 13152TH

VOL 0976 PG 1200



**Together** with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

them the said Grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantee and their heirs and assigns forever. As tenants by entirety.

**And** the said Grantors, for themselves and their

heirs, executors and administrators do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee and their heirs and assigns, against them, the said Grantors and their

heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part hereonto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

*James T. Biddar*

*A. Willing Patterson* (SEAL)  
A. WILLING PATTERSON

*Leila D. Patterson* (SEAL)  
LEILA D. PATTERSON

YUL0976 PG1201

Commonwealth of Pennsylvania  
County of Delaware

as: Delaware

On this, the 23rd day of June, 1992, before me,

the undersigned Officer,

personally appeared A. WILLING PATTERSON AND LEILA D. PATTERSON, HUSBAND AND WIFE

known to me (satisfactorily proven) to be the person s whose name s it (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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



*Teresa L. Fender*  
NOTARY PUBLIC

NOTARIAL SEAL  
TERESA LYNN FENDER, Notary Public  
Bryn Mawr, Delaware Co.  
My Commission Expires March 21, 1994

MERIDIAN TITLE INSURANCE CO.

453952-M

**DEED**

A. WILLING PATTERSON AND LEILA D. PATTERSON, HUSBAND AND WIFE

*1.7  
45*

TO

JOSEPH L. ERENUS AND MARGE F. ERENUS, HUSBAND AND WIFE

PREMISES:

765 Conestoga Road

Radnor Township

Delaware County, Pennsylvania

FOLIO #36-07-04403-00

MAIL TAX BILL TO: M/M Joseph L. Erenus  
765 Conestoga Rd. Rosemont, PA 19016

The address of the above-named Grantee  
765 Conestoga Road

Rosemont, PA 19016  
On behalf of the Grantee  
DELAWARE J. PA.

92 JUN 15 2:25 PM

VNL 0976 PG 1202

**TRIDENT LAND TRANSFER COMPANY LP**  
431 West Lancaster Avenue, Devon, PA 19333  
Agent for  
**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

Commitment No.: 16PA00068

**SCHEDULE A**

1. Commitment Date: December 11, 2015 at 12:00 AM

2. Policy (or Policies) to be issued:

(a) Owner's Policy	Amount
--------------------	--------

Proposed Insured:	\$0.00
-------------------	--------

To Be Determined

(b) Loan Policy	Amount
-----------------	--------

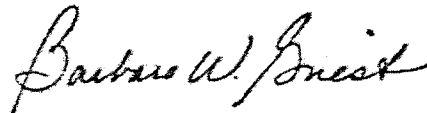
Proposed Insured:	\$0.00
-------------------	--------

TBD, its successors and/or assigns as their respective interests may appear.

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:  
Joseph L. Eremus and Marge P. Eremus

4. The land referred to in the Commitment is described as follows:  
1 Meadowbrook Road , Bryn Mawr, PA 19010

SEE SCHEDULE C ATTACHED HERETO



Barbara W. Griest  
President  
Trident Land Transfer Company

## COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 16PA00068

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:  
  
Deed from Joseph L. Eremus and Marge P. Eremus to To Be Determined.  
  
Mortgage from To Be Determined to TBD, securing the principal amount of \$0.00.
5. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
6. Payment of full consideration to or for the account of the grantors or mortgagors.
7. Payment of the premiums, fees and charges for the policy.
8. Possible unfilled mechanics liens and municipal claims.
9. Terms of any unrecorded lease or rights of parties in possession.
10. Proof that all natural persons in this transaction are of full age and legally competent.
11. Proof of identity of parties as set forth in Recital.
12. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
13. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.
14. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
15. TAXES:Receipts for Township, County and School Taxes for the three prior years to be produced.Township, County and School Taxes for the current year 2016Assessment \$597,530.00 Tax ID / Parcel No. 36-07-04403-00
16. WATER AND SEWER RENTS:Receipts for Water and Sewer Rents for the three prior years to be produced.Water and Sewer Rents for the current year 2016.

**SCHEDULE B - SECTION I**  
(Continued)

17. MECHANICS AND MUNICIPAL CLAIMS: NONE
18. MORTGAGES:
- a. Amount: \$383,500.00Mortgagor: Joseph L. Eremus and Margo P. EremusMortgagee: Trident Mortgage Company, LPDated: 5/6/2011 and Recorded 5/19/2011 in Volume Volume 4938 Page 987.
  - b. Amount: \$210,000.00 (Open-End Mortgage)Mortgagor: Joseph L. Eremus and Margo P. EremusMortgagee: The Bryn Mawr Trust CompanyDated: 4/24/2003 and Recorded 5/5/2003 in Volume 2761 Page 2184. Mortgage Subordination Agreement Recorded 5/19/2011 in Volume 4938 Page 1004
  - c. Note: The above mortgage appears to be an OPEN END MORTGAGE securing future advances. If this mortgage is to be paid in full/satisfied and removed from the policy to be issued on this matter, the equity loan account is to be closed or frozen before the payoff is issued. For further information on this requirement please review and comply with Company Underwriting Bulletin - No. 2011-RC-01.
19. JUDGMENTS: NONE
20. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
21. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
22. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
23. Name of mortgagor to be furnished and additional searches made.
24. Last Insured: Trident Land Transfer Company; No. 3446805; Dated: 5/19/2011; Amount: \$383,500.00.
25. The following note is for Informational Purposes Only:The following deed(s) affecting said land were recorded within six (6) months of the date of this report: NONE



## COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 16PA00068

### SCHEDULE B - SECTION II EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
6. Rights granted to Philadelphia Electric Company and Bell Telephone Company in Deed Book 1480 page 518.
7. Restrictions affecting title as in Deed Book 1609 page 102, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
8. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Conestoga Road.
9. Rights granted to Suburban Water Co. in Deed Books 1479 page 584 and 1481 page 285 and 1571 page 615.

DELAWARE COUNTY

RIGHT OF WAY: Old Oaks, Inc. (Pa. Corp.) to Philadelphia Electric Co. and The Bell Telephone Company of Pennsylvania, (Pa. Corporation) dated 7/5/1951 recorded 10/13/1951 DEED BOOK 1480 page 518.

GRANTING the full, free and uninterrupted right, liberty and privilege to place, renew, relocate, operate and maintain on, over under and across:  
All that certain lot of ground, Situate in the Township of Radnor, County of Delaware Commonwealth of Pennsylvania, bounded and described as follows:  
Beginning at a stone on the Southwesterly side of Conestoga Road (50 feet wide) intersected by the center line of Lowrys Lane (33 feet wide); thence extending along the Southwesterly side of Conestoga Road, North 79 degrees 49 minutes West 274.23 feet to a point on the Westerly side of proposed Meadowood Road (50 feet wide); thence extending North 10 degrees 11 minutes East along said Westerly side of proposed Meadowood Road 289.88 feet to a point; thence extending along the arc of a circle curving to the left with a radius of 398.74 feet, the arc distance of 175.22 feet the chord of which arc bears North 45 degrees 11 minutes 40 seconds West 173.81 feet to a point; thence extending North 19 degrees 00 minutes 30 seconds East 285.77 feet to a point in the center line of proposed Browning Lane (50 feet wide); thence extending along the center line of said proposed Browning Lane on the arc of a circle curving to the left with a radius of 926.09 feet, the arc distance of 19.93 feet to a point; thence extending North 12 degrees 47 minutes East 130 feet to a point; thence extending South 88 degrees 39 minutes, East 176.88 feet to a point in the center line of proposed Meadowood Road (50 feet wide); thence extending along the center line of said Meadowood Road, South 10 degrees 26 minutes West 21.79 feet to a point; thence extending South 79 degrees 34 minutes East 261.02 feet to a point; thence extending along the arc of a circle curving to the left with a radius of 312 feet, the arc distance of 219.99 feet to reverse curve; thence extending along the arc of a circle curving to the right with a radius of 199 feet, the arc distance of 109.06 feet to another point of reverse curve; thence extending along the arc of a circle curving to the left with a radius of 780 feet, the arc distance of 381.20 feet to a point in the center line of Lowrys Lane (33 feet wide); thence extending along the center line of said Lowry's Lane South 67 degrees 33 minutes West 239.70 feet to first mentioned point of beginning.  
and the various highways now existing or subsequently established, intersecting and abutting said premises, such facilities as shall be necessary to supply the grantor and the other owners, tenants and occupiers of said premises, and those adjacent thereto, with electricity, gas and telephone service, together with the right of ingress and egress and the right to trim and keep trimmed, in a workmanlike manner, all trees to the extent deemed necessary by said grantees to provide sufficient clearance for the protection of the aforesaid facilities, and together with the right to attach and facilities to the buildings erected or to be erected on said premises.  
UNDER AND SUBJECT to the conditions that the facilities shall be placed at convenient locations on the said premises, and should the facilities of either of the said grantees, outside the limits of the said highways interfere with improvements or alterations to building thereon erected, the owner of such facilities shall, at its own expense, relocate same on the aforesaid premises so as to avoid such interference.

DELAWARE COUNTY

CONDITIONS AND RESTRICTIONS as set forth in Deed Book 1609 page 102.

UNDER AND SUBJECT to the condition and restriction that not more than one single family dwelling with its necessary garage shall ever be erected on any of the above described lots, and the location of the building on said lot or lots, together with plans and specifications must be approved by the Grantor herein before work whatsoever is started, which Grantor's approval shall not be unreasonably withheld.

DELAWARE COUNTY

RIGHT OF WAY: Old Oaks, Incorporated  
To

Philadelphia Suburban Water Company (both Penna. Corp.)

Dated 6/26/1951 Recorded 7/25/1951 Deed Book 1479 page 584

GRANTING the Right of Way for the laying of water pipe in Merwood Road and Browning Road;- in Merwood Road connecting to an existing water pipe in Conestoga Road and extending to a point 89 feet North of Browning Road, a distance of approximately 824 feet; in Browning Road connecting to a proposed water pipe in Merwood Road and extending Westwardly, a distance of approximately 208 feet;- all of which is in Radnor Township, Delaware County, Commonwealth of Pennsylvania, a distance of approximately 1032 feet as per plan attached. The land through which the said Old Oaks, Incorporated conveys the right of way to the Philadelphia Suburban Water Company by this instrument being deeded to it as per deed dated and recorded at Media, Pennsylvania, in Deed Book No.           page no.

This right of way is granted to the Philadelphia Suburban Water Company for the purpose of laying their pipes or conduits, appurtenances and appliances thereto, to conduct water with the privilege of entering upon the same and making such excavations, fills and levels as may be requisite, and the privilege of laying such other pipe or pipes or their conduits, appurtenances and appliances thereto as they may deem necessary, and of making such repairs and laying other pipes or conduits, appurtenances and appliances thereto as may from time to time be necessary.

DELAWARE COUNTY

RIGHT OF WAY: Old Oaks, Incorporated, (a Pa. corp.)

To: Philadelphia Suburban Water Company ( Pa. corp.)  
dated 10-31-1951 Recorded 11-7-1951 Deed Book 1481/285.

GRANTING a right of way for laying of water pipe in South Browning Road connecting to an existing water pipe in South Browning Road, approximately 180 feet West of Meadowood Road and extending Westwardly in Radnor Township, Delaware County, Commonwealth of Pennsylvania, a distance of approximately 494 feet as per plan attached.

The Right of way is granted to the Philadelphia Suburban Water Company for the purpose of laying their pipes conduits, appurtenances and appliances thereto, to conduct water with the privilege of entering upon the same and making such excavations, fills and levels as may be requisite, and the privilege of laying such other pipe or pipes or other conduits, appurtenances and appliances thereto as they may deem necessary, and of making such repairs and laying other pipes or conduits, appurtenances and appliances thereto as may from time to time be necessary.

To have and to hold such Right of way for the purpose aforesaid unto the said Philadelphia Suburban Water Company, its successors and assigns forever.

...

...

...

RESTRICTIONS AS IN DEED BOOK 1629 PAGE 440.

ENDER AND SUBJECT to the condition and restriction that not any more than one single family dwelling with its necessary garage shall ever be erected on any of the above described lots, and that the location of the building on said lot or lots together with plans and specifications, must be approved by Grantor herein before any work whatsoever is started, which Grantor's approval shall not be reasonably withheld.



DELAWARE COUNTY

RIGHT OF WAY: Old Oaks, Incorporated (a Penna. Corp.) to Philadelphia Suburban Water Company (a Penna. Corp.) Dated 1/23/1953 recorded 1/28/1953 in Deed Book 1571 page 615.

GRANTING a right of way for the laying of water pipe in Meadowood Road and Browning Lane, In Meadowood Road connecting to an existing water pipe in Meadowood Road approximately 90 feet North of Browning Lane and extending to Browning Lane, a distance of approximately 378 feet; in Browning Lane connecting to an existing water pipe in Browning Lane approximately 685 feet West of Meadowood Road and extending Northwestwardly a distance of approximately 480 feet; all of which is in Radnor Township, Delaware County, Commonwealth of Pennsylvania, a distance of approximately 858 feet as per plan attached.

This right of way is granted to the Philadelphia Suburban Water Company for the purpose of laying their pipes or conduits appurtenances and appliances thereto, to conduct water with the privilege of entering upon the same and making such excavations fills and levels as may be requisite and the privilege of laying such other pipe or pipes or other conduits appurtenances and appliances thereto as they may deem necessary and of making such repairs and laying other pipes or conduits appurtenances and appliances thereto as may from time to time be necessary.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 16PA00068

**SCHEDULE C  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan and Survey thereof made by M. R. and J. B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated January 16, 1945 as follows, to wit:-

BEGINNING at an iron pin set in the title line at or near the Southerly side of Conestoga Road, which iron pin is at the distance of 274.23 feet measured Northwestwardly along side title line from a stone marking the intersection of said title line with the extension of the middle line of Lowry's Lane; thence extending along the title line on or near the Southerly side of Conestoga Road, North 80 degrees 31 minutes West 640.42 feet to an iron pin; thence extending North 9 degrees 29 minutes East 360 feet to an iron pin; thence extending North 88 degrees 59 minutes East 280 feet to an iron pin; thence extending on the arc of a circle curving to the right with a radius of 398.74 feet the arc distance of 401.70 feet to an iron pin; thence extending South 9 degrees 29 minutes West 290 feet to an iron pin, being the first mentioned point and place of beginning.

Tax Parcel Number: 36-07-04403-00

BEING the same premises which A. Willing Patterson and Leila D. Patterson, husband and wife by Deed dated June 23, 1992 and recorded July 16, 1992 in Delaware County in Volume 976 Page 1199 conveyed unto Joseph L. Eremus and Marge P. Eremus, husband and wife, in fee.

AND the said Marge P. Eremus is also known as Margo P. Eremus.

APPROVED FLP  
Description of FLP  
Form

# This Indenture,

Made the 10th day of May  
in the year of our Lord one thousand nine hundred and fifty-one (1951)

BETWEEN GIRARD TRUST COMPANY, a Corporation organized and existing under the laws of the Commonwealth of Pennsylvania, (hereinafter called the Grantor), of the one part,

AND

OLD OAKS, INC., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, (hereinafter called the Grantee), of the other part:

Witnesseth, That the said Grantor

for and in consideration of the sum of ELEVEN THOUSAND TWO HUNDRED DOLLARS (\$11,200.)  
lawful money of the United States of America, unto it well and truly paid by the said Grantee

as 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, do as sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns,

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a plan made for Townsend B. Young, by M.R. and J.B. Yerkes, Civil Engineers of Bryn Mawr, Pennsylvania, dated March 19th, 1951, and revised March 22nd, 1951, for Townsend B. Young as follows:

BEGINNING at a stone on the Southwesterly side of Conestoga Road (Fifty feet wide) intersected by the center line of Lowrys Lane (Thirty-three feet wide); thence extending along the Southwest side of Conestoga Road, North seventy-nine degrees, forty-nine minutes West Two hundred seventy-four feet and twenty-three one-hundredths feet to a point on the Westerly side of proposed Meadowood Road (Fifty feet wide); thence extending North ten degrees, eleven minutes East, along said Westerly side of proposed Meadowood Road Two hundred eighty-nine feet and eighty-eight one-hundredths feet to a point; thence extending along the arc of a circle curving to the left with a radius of Three hundred ninety-eight feet and seventy-four one-hundredths feet, the arc distance of One hundred seventy-five feet and twenty-two one-hundredths feet, the chord of which arc bears North forty-five degrees, eleven minutes, forty seconds West, One hundred seventy-three feet and eighty-one one-hundredths feet to a point; thence extending North nineteen degrees, no minutes, thirty seconds East, Two hundred eighty-five feet and seventy-seven one-hundredths feet to a point in the center line of proposed Brooking Lane (Fifty feet wide); thence extending along the center line of said proposed Brooking Lane on the arc of a circle curving to the left with a radius of Nine hundred twenty-six feet and nine one-hundredths feet, the arc distance of Nineteen feet and ninety-three one-hundredths feet to a point; thence extending North twelve degrees, forty-seven minutes East, One hundred thirty feet to a point; thence extending South eighty-eight degrees, thirty-nine minutes East, One hundred seventy-six feet and eight-eighths one-hundredth foot to a point in the center line of proposed Meadowood Road (Fifty feet wide); thence extending along the center line of said Meadowood Road, South ten degrees, twenty-six minutes West, Twenty-one feet and seventy-nine one-hundredths feet to a point; thence extending South seventy-nine degrees, thirty-four minutes East, Two hundred one foot and two one-hundredths feet to a point; thence extending along the arc of a circle curving to the left with a radius of Three hundred twelve feet, the arc distance of Two hundred nineteen feet and ninety-nine one-hundredths feet to a point of reverse curve; thence extending along the arc of a circle curving to the right with a radius of One hundred ninety-nine feet, the arc distance of One hundred nine feet and six one-hundredths feet to another point of reverse curve; thence extending along the arc of a circle curving to the left with a radius of Seven hundred eighty feet, the arc distance of Eighty-one feet and twenty one-hundredths feet to a point in the center line of Lowrys Lane (Thirty-three feet wide); thence extending along the center line of said Lowrys Lane, South sixty-seven degrees, thirty-three minutes West, Two hundred thirty-nine feet and seventy one-hundredths feet to the first mentioned point and place of beginning. BEING Lots Numbered 31 to 43 inclusive and Number 45 on the above mentioned plan.

BEING part of the same premises which George H. McFadden, Widower, by instrument bearing date the 28th day of August, A.D. 1918, and recorded at Media in the Office for the Recording of Deeds, in and for the County of Delaware on the 12th day of August, A.D. 1918, in Deed Book No. 430 page 270, etc., granted and conveyed unto Girard Trust Company, in fee.

Together with all and singular the improvement, ways, streets, alleys, passages, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor,

in law, equity,

or otherwise howsoever, of, in, and to the same and every part thereof.

To Have and to Hold the said lot or piece of ground above described

Hereditaments and Premises hereby granted, or mentioned and intended so to be, unto the said Grantee, its Successors

and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors

and Assigns forever.

UNDER AND SUBJECT to the condition and restriction that not more than one single family dwelling with its necessary garage shall ever be erected on any of the above described lots, and the location of the building on said lot or lots, together with plans and specifications, must be approved by the Grantor herein before any work whatsoever is started, which Grantor's approval shall not be unreasonably withheld.

I hereby certify that the value (as defined by the Radnor Township Real Estate Transfer Tax Ordinance) of the real estate transferred herein is \$12000.00, and the tax imposed thereon in the amount of \$112.00 has been paid.

WILL BRYN MAWR TOWNSHIP COM. AUTH.  
Title Insurance Company or Owner

Horace Shriker  
Sufficiency, Clerk or Agent

And the said Grantor, for itself, its Successors

Do th by

these presents, covenant, grant and agree, to and with the said Grantee, its Successors

and Assigns, that it the said Grantor and its Successors

all and singular the

Hereditaments and Premises herein

described and granted, or mentioned and intended so to be, with the Appurtenances,

unto the said Grantee, its Successors

and Assigns, against it

the said 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, whom or any of them,

Warrant and forever Defend

In Witness Whereof, the said Grantor has caused to be hereunto affixed its Common or Corporate Seal, duly attested at Philadelphia, the date the above written.

SEALED AND DELIVERED  
IN THE PRESENCE OF:

H. L. Payne

GIRARD TRUST COMPANY

U. S.

1912.35 :

STAMPS

By G. H. Brown, Jr. (CORP. SEAL)

Vice President

Attest: J. M. Richards  
Assistant Secretary

Received on the day of the date of the above Indenture, of the above-named Grantee the full consideration herein mentioned.

WITNESS MY SIGNATURE:

GIRARD TRUST COMPANY

By G. H. Brown Jr.

Vice President

H. L. Payne

On the 10th day of May

Anno Domini 1911, before me, the subscriber, a Notary Public

for the Commonwealth of Pennsylvania residing in the County of Philadelphia

personally appeared J. M. RICHARDS ASSISTANT SECRETARY of the GIRARD TRUST COMPANY

who being duly SWORN according to law, says that he was personally present at the execution of the within Indenture, and saw the common or corporate seal of the said Corporation duly affixed thereto; that the seal so affixed is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and delivered by G. H. BROWN, JR. VICE PRESIDENT

of the said Corporation, as and for the act and deed of the said Corporation, for the uses and purposes therein

mentioned

and that the names of this deponent as ASSISTANT SECRETARY

and of G. H. BROWN, JR.

as VICE PRESIDENT of the said Corporation, subscribed to the within

Indenture in attestation of its due execution and delivery, are of their and each of their respective handwritings.

Sworn to and subscribed before me, the day and year

J. M. Richards

ASSISTANT SECRETARY

I hereby certify that I am Not a Director, Stockholder, or Officer of the above mentioned Corporation

The residence of the within-named Grantee is  
Bosconnet, Pa. Horace Shriker on behalf of the Grantee  
Registered County of Delaware  
Pennsylvania May 11, 1911

Howard L. Payne

Notary Public

My Commission Expires Mar. 2, 1915  
Registered in Radnor Township 6-11-61

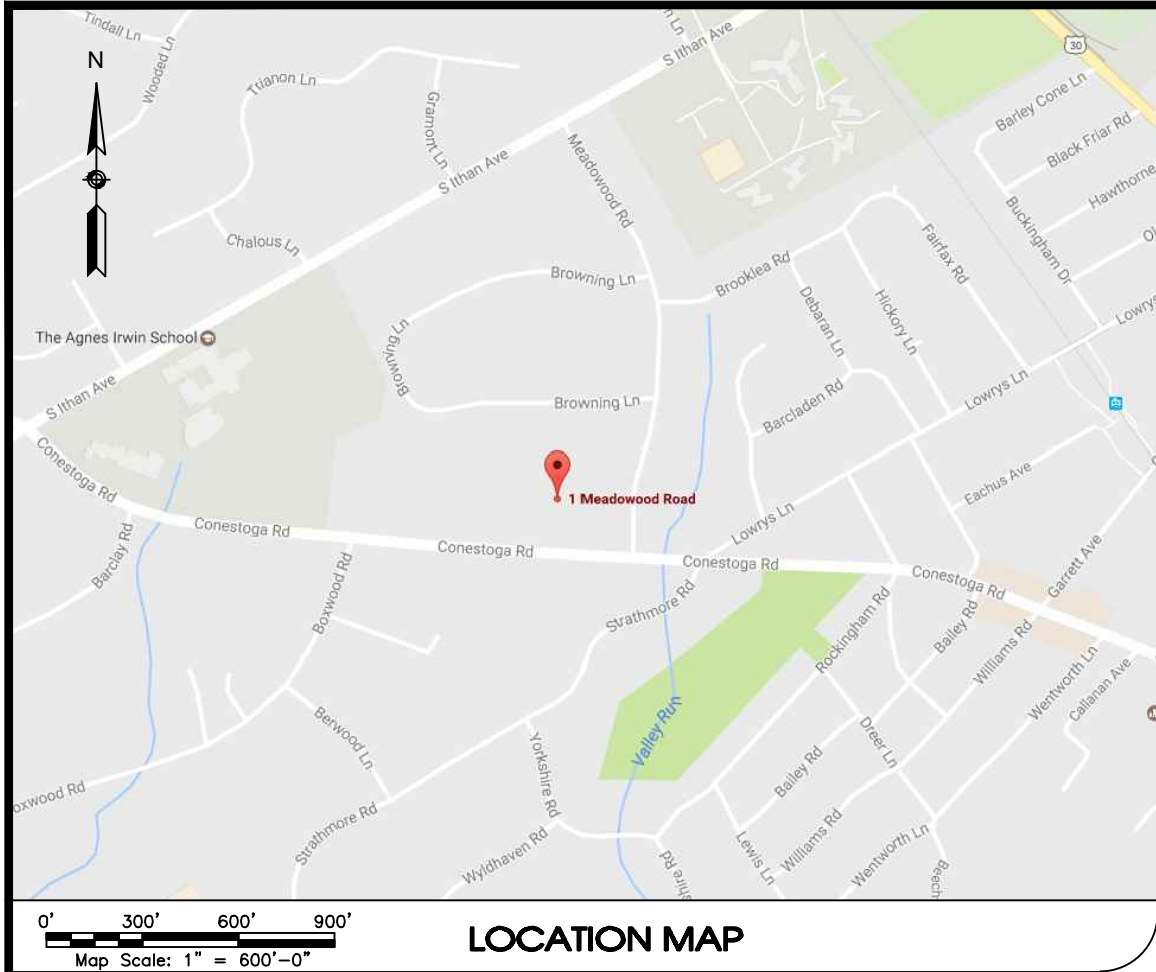
Received May 11, 1911

Written by H. Boylan

Compared by

WILLIAM S.





# FINAL MINOR SUBDIVISION PLAN

## 1 MEADOWOOD ROAD



AERIAL VIEW PLAN  
SCALE: 1"=100 +/-

CIVIL ENGINEER:

SITE ENGINEERING CONCEPTS, LLC  
ATTN: PATRICK SPELLMAN, P.E.  
P.O. BOX 1992 SOUTHEASTERN, PA 19399  
P: 610-523-9002  
E: PSPELLMAN@SITE-ENGINEERS.COM

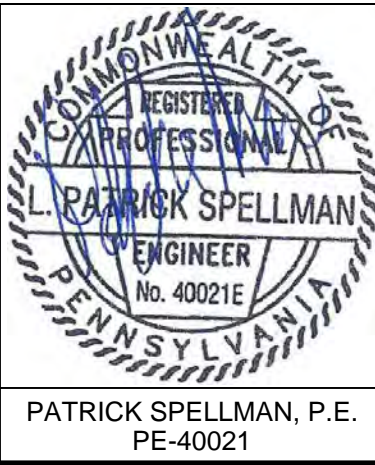
OWNERS, 1 MEADOWOOD ROAD:

JOSEPH L. & MARGO P. EREMUS  
1 MEADOWOOD ROAD  
BRYN MAWR, PA 19010

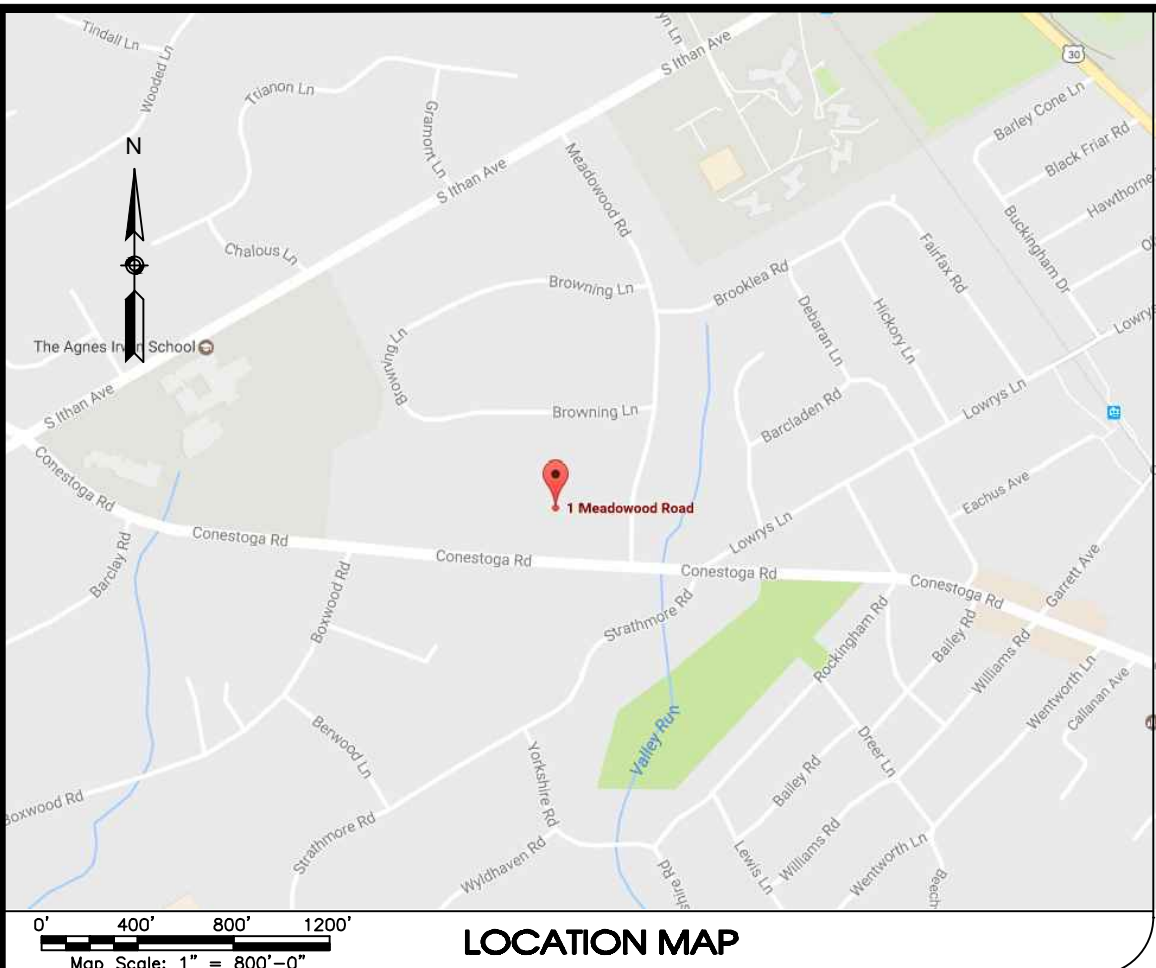
DRAWING SCHEDULE	SHEET No.
COVER SHEET	1
EXISTING FEATURES PLAN	2
FINAL SUBDIVISION PLAN (RECORDING SHEET 1 OF 1)	3
POTENTIAL SITE PLAN	4

THIS MINOR SUBDIVISION PLAN IS BEING  
SUBMITTED AS A FINAL PLAN PER §255-22.

NUM.	DATE	REVISION
PLAN PREPARED BY: <i>SITE ENGINEERING CONCEPTS, LLC</i> P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM		
PLAN PREPARED FOR: <i>JOSEPH L &amp; MARGO P EREMUS</i> 1 MEADOWOOD ROAD BRYN MAWR, PA 19010 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA DATE: 28 SEPT 2017		
COVER SHEET		SHEET 1 of 4 SCALE: 1" = 30'





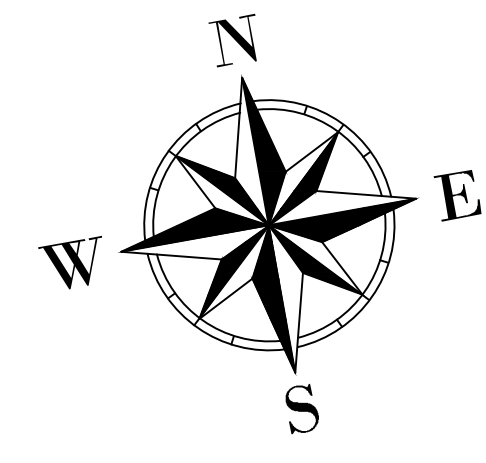


NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20170761125

**PENNSYLVANIA ONE CALL SYSTEM**  
800-488-7827  
CALL BEFORE YOU DIG

- PLAN LEGEND**
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
  - INDEX CONTOUR (5' INTERVAL)
  - EXISTING STORM SEWER PIPING
  - EXISTING SANITARY SEWER PIPING
  - EXISTING GAS MAIN
  - EXISTING WATER MAIN / SERVICE
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING EDGE OF WOODS
  - EXISTING EDGE OF PAVEMENT
  - EXISTING FENCE LINE
  - PROPERTY LINE
  - BUILDING SETBACK LINE
  - MAN-MADE SLOPES  
2,511 SF 14% TO <20%+
  - MAN-MADE SLOPES  
854 SF >=20%+
  - ZONING BOUNDARY
  - SOIL BOUNDARY & MAP SYMBOL
- TREE LEGEND**
- |    |                |    |            |
|----|----------------|----|------------|
| AL | ALANTHUS       | MB | MULBERRY   |
| AS | ASH            | MG | MAGNOLIA   |
| AV | ARBORE VITAE   | J  | J. MAPLE   |
| B  | BEECH          | OK | OAK        |
| BR | BIRCH          | P  | PINE       |
| CD | CEDAR          | SA | SASSAFRAS  |
| CH | CHESTNUT       | SG | SWEETGUM   |
| CO | CORY           | SP | SPICE      |
| DO | DOGWOOD        | SW | SOURWOOD   |
| EL | ELM            | SY | SYCAMORE   |
| FR | FRUIT          | TL | TUPELO     |
| HB | HACKBERRY      | TU | TULIP      |
| HK | HICKORY        | WA | WALNUT     |
| HM | HEMLOCK        | WP | WHITE PINE |
| HY | HOLLY          |    |            |
| MA | MAPLE          |    |            |
| KD | KOUSSA DOGWOOD |    |            |

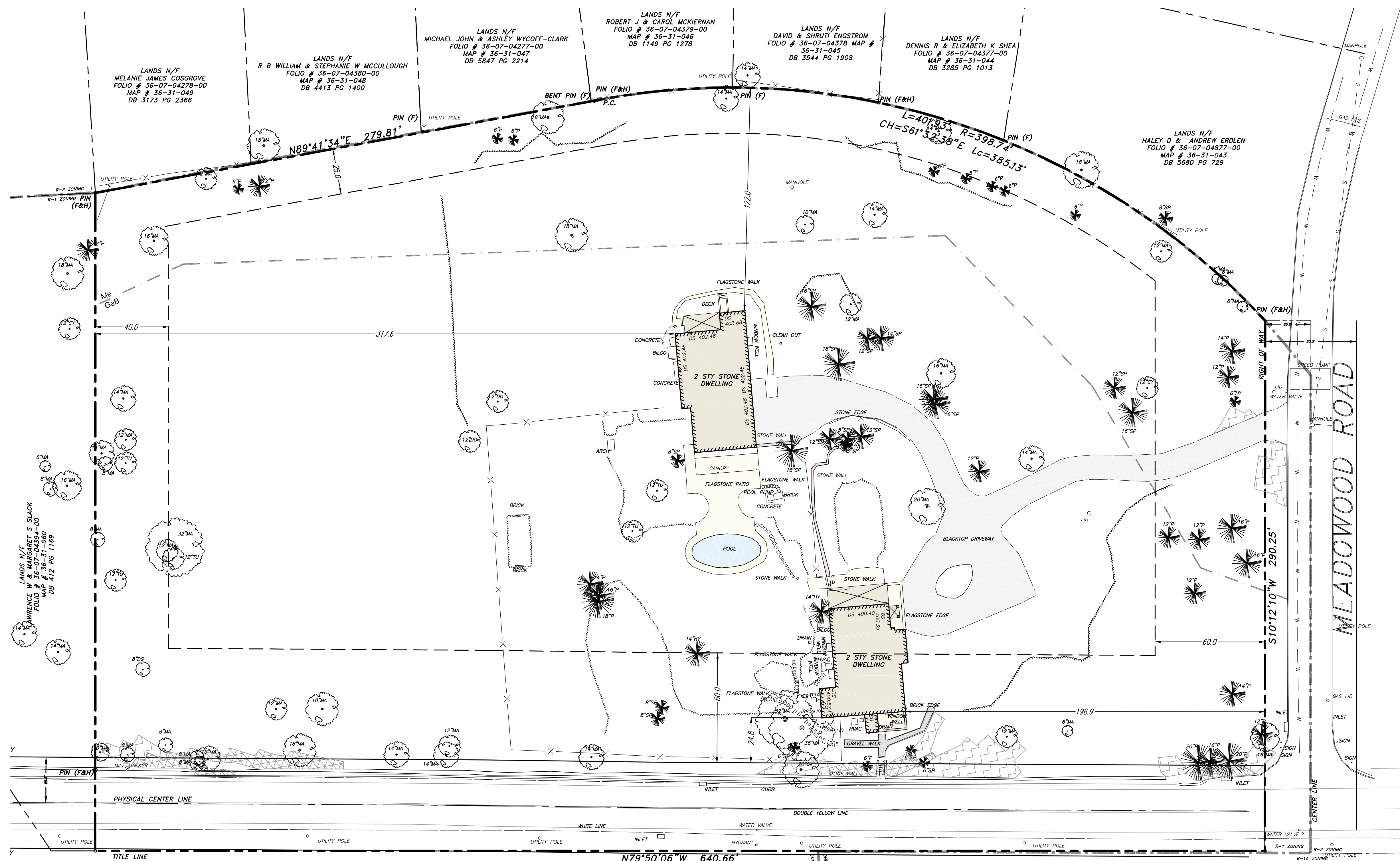
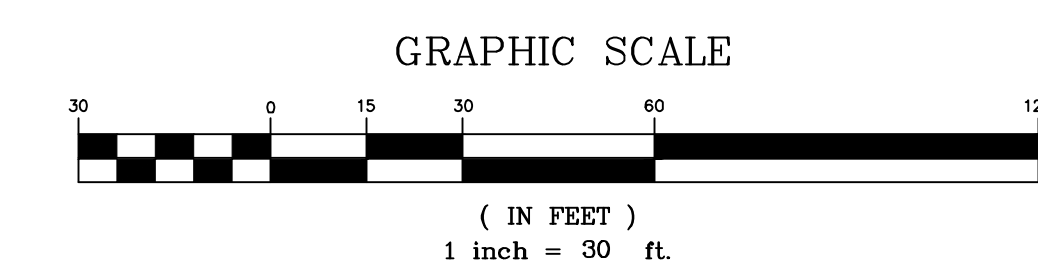


- GENERAL NOTES**
- PARCEL INFORMATION:  
TWP# 36-07-04403-00-0 Block 36-31 Unit 61  
DEED BOOK 976 PAGE 1199
  - GROSS LOT AREA: 247,235 Sq. Ft.  
LOT AREA CLEAR OF ROAD RIGHT OF WAY: 215,315 Sq. Ft.
  - ELEVATION BENCHMARK IS BASED ON APPROXIMATE USGS DATUM.
  - THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
  - THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420428-0008D OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
  - EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.

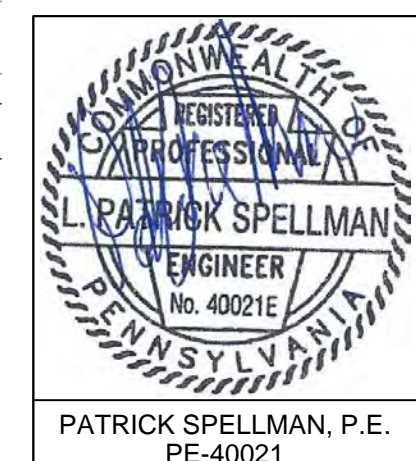
NET LOT CALCULATION (SF)	
GROSS LOT AREA	247,235
LESS	
75% OF 100 YEAR FLOODPLAIN	0
75% OF WETLANDS	0
75% OF SLOPES >=20%	641
EXISTING PUBLIC ROW	31,279
NET LOT AREA	215,315

ZONING SUMMARY	
R1 - RESIDENTIAL DISTRICT	
ORDINANCE ITEM	REQUIREMENT
MIN. LOT AREA	43,560 SF
MIN. LOT WIDTH @ BLDG	120 FT
MIN. SETBACKS	
FRONT	60 FT
SIDE (INDIVIDUAL/AGGREGATE)	25 FT / 60 FT
REAR	40 FT
MAX. BUILDING HEIGHT	35 FT
MAX. BUILDING COVERAGE	15%
MAX. IMPERVIOUS COVERAGE	22%

IMPERVIOUS COVERAGE SUMMARY (SQ. FT.)					
GROSS AREA	247,235	EXISTING	TO BE REMOVED	TO BE ADDED	NET
BUILDINGS	5,576	0	0	0	5,576
WALKS	1,513	0	0	0	1,513
PATIOS	1,673	0	0	0	1,673
DRIVES	8,510	0	0	0	8,510
DECKS	0	0	0	0	0
OTHER	238	0	0	0	238
TOTAL IMPERVIOUS COVERAGE	17,510	0	0	0	17,510
TOTAL BUILDING %	2.3%				2.3%
TOTAL IMPERVIOUS %	7.1%				7.1%

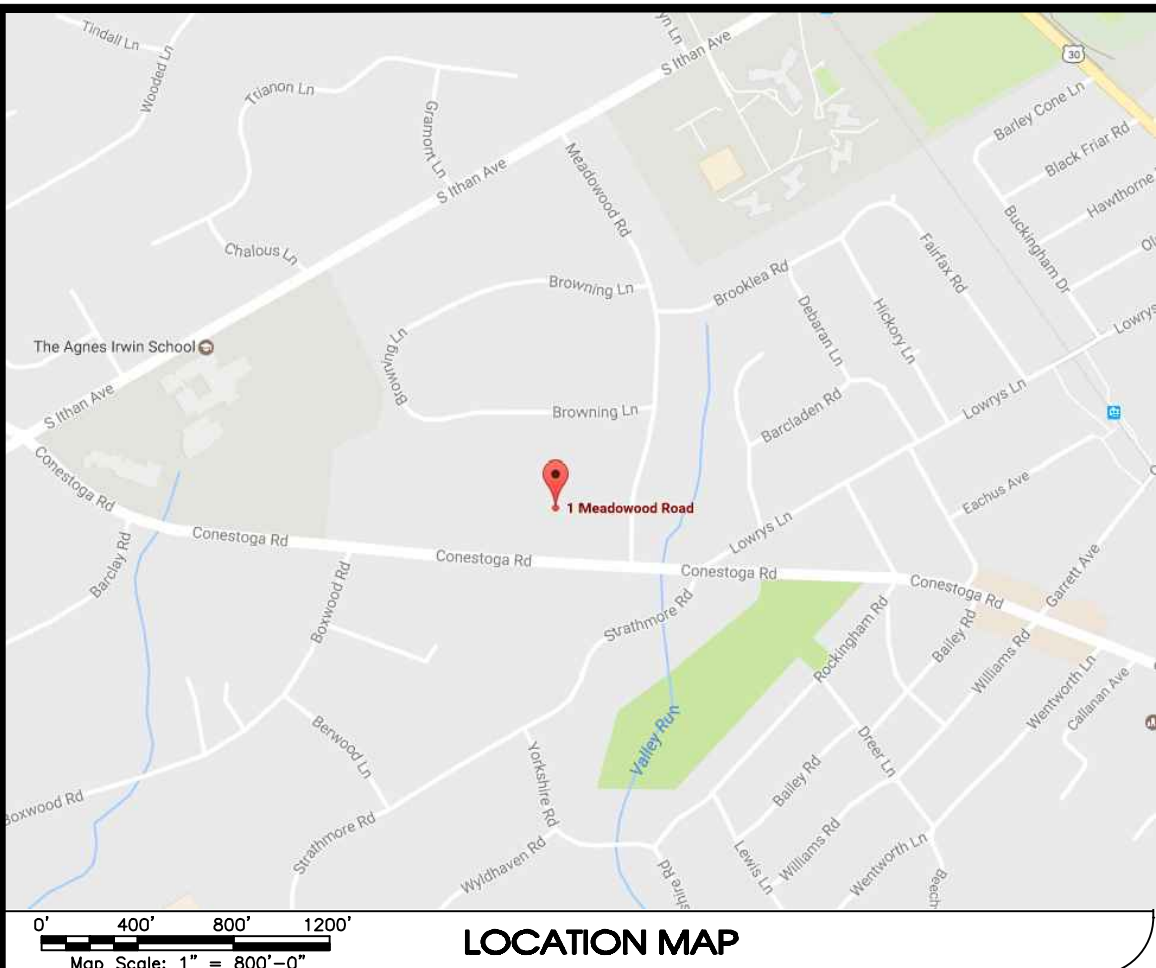


**CONESTOGA ROAD**  
(SR 1019; MAJOR COLLECTOR)  
(35 MPH)



NUM.	DATE	REVISION
PLAN PREPARED BY: <b>SITE ENGINEERING CONCEPTS, LLC</b> P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM PLAN PREPARED FOR:		
<b>JOSEPH L &amp; MARGO P EREMUS</b> 1 MEADOWOOD ROAD BRYN MAWR, PA 19010 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA DATE: 28 SEPT 2017		
<b>EXISTING FEATURES PLAN</b>		<b>SHEET 2 of 4</b> SCALE: 1" = 30'





NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20170761125

TREE LEGEND

- AL ALNANTHUS
- AS ASH
- AV ARBORVITAE
- BE BIRCH
- CH CHERRY
- CO COYNE
- CU CUPRESS
- EL ELM
- FR FRUIT
- HB HACKBERRY
- HK HICKORY
- HM HEMLOCK
- HY HOLLY
- MA MAPLE
- KD KOUSA DOGWOOD
- MB MULBERRY
- MA MAGNOLIA
- MA MAPLE
- OK OAK
- SA SASSAFRAS
- SW SWEETGUM
- SY SYCAMORE
- SW SOUTHWOOD
- TU TUPLO
- PO POPLAR
- WA WALNUT
- WI WILLOW
- WP WHITE PINE

PLAN LEGEND

- BOLD LINES: PROPOSED
- FADED LINES: EXISTING
- 1" INTERVAL CONTOUR
- 5' INTERVAL CONTOUR
- ST STORM SEWER PIPING
- S SANITARY SEWER PIPING
- G GAS MAIN
- W WATER MAIN / SERVICE
- T UNDERGROUND TELEPHONE
- EDGE OF WOODS
- EDGE OF PAVEMENT
- FENCE LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY
- SOIL BOUNDARY & MAP SYMBOL

- MAN-MADE SLOPES 2,511 SF 14% TO <20%+
- MAN-MADE SLOPES 854 SF >=20%+

PROPOSED LOT 1 IMPERVIOUS COVERAGE SUMMARY (SQ. FT.)					
GROSS AREA	141,113				
EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED	
BUILDINGS	5,576	0	0	0	5,576
WALKS	1,513	0	0	0	1,513
PATIOS	1,673	0	0	0	1,673
DRIVES	8,510	0	0	0	8,510
DECKS	0	0	0	0	0
OTHER	238	0	0	0	238
TOTAL IMPERVIOUS COVERAGE	17,510	0	0	0	17,510
TOTAL BUILDING %	4.0%				4.0%
TOTAL IMPERVIOUS %	12.4%				12.4%

NET LOT CALCULATION (SF)				
PARCEL	PARENT	LOT 1	LOT 2	LOT 3
GROSS LOT AREA	247,235	141,113	54,646	51,476
LESS				
75% OF 100 YEAR FLOODPLAIN	0	0	0	0
75% OF WETLANDS	0	0	0	0
75% OF SLOPES >=20%	641	0	0	641
EXISTING PUBLIC ROW	31,279	17,447	6,828	7,004
NET LOT AREA	215,315	123,666	47,818	43,831

GENERAL NOTES

- ELEVATION BENCHMARK IS BASED ON APPROXIMATE USGS DATUM.
- THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
- THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420428-0008D OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.

ZONING SUMMARY

ORDINANCE ITEM	R-1 DISTRICT REQUIREMENT	EXISTING TRACT	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT AREA-ZONING DISTRICT	43,560 SF	215,315 SF	123,666 SF	47,818 SF	43,831 SF
MIN. LOT WIDTH @ BLDG LINE - CONESTOGA	120 FT	640.7 FT	365.8 FT	138.9 FT	136.0 FT
MIN. LOT WIDTH @ BLDG LINE - MEADOWWOOD	120 FT	243.6 FT	243.6 FT	N/A	N/A
MIN. PRINCIPLE SETBACKS					
FRONT - CONESTOGA	60 FT	24.8 FT*	24.8 FT*	>=60 FT	>=60 FT
FRONT - MEADOWWOOD	60 FT	196.9 FT	196.9 FT	N/A	N/A
SIDE (INDIVIDUAL/AGGREGATE)	25 FT / 60 FT	122.0 FT**	42.5 FT**	>=25 FT / >=60 FT	>=25 FT / >=60 FT
REAR	40 FT	317.6 FT	122.0 FT	>=40 FT	>=40 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	<=35 FT	<=35 FT
MAX. BUILDING COVERAGE	15%	2.3%	4.0%	<=15%	<=15%
MAX. IMPERVIOUS COVERAGE	22%	7.1%	12.4%	<=22%	<=22%
MEAN DEPTH TO STREET LINE		640	365	349	322
WIDTH AT STREET LINE		240	329	137	138
DEPTH/WIDTH RATIO		2.5:1	2.7:1*	1.1:1	2.3:1

NOTES:  
\* EXISTING NON-CONFORMING CONDITION  
\*\* CORNER LOT W/ ONE SIDE YARD

SOILS DATA

GeB (71%) - GLENELG CHANNERY LOAM, 3 TO 8 PERCENT SLOPES  
DEPTH TO RESTRICTIVE FEATURE: 96 TO 98 INCHES  
TO PARALITHIC BEDROCK  
NATURAL DRAINAGE CLASS: WELL DRAINED  
DEPTH TO WATER TABLE: MORE THAN 80 INCHES  
HYDROLOGIC SOIL GROUP: B  
HYDRIC SOIL RATING: NO  
Me (29%) - MADE LAND, SCHIST & GNEISS, 40 TO 72 INCHES  
TO PARALITHIC BEDROCK  
NATURAL DRAINAGE CLASS: WELL DRAINED  
DEPTH TO WATER TABLE: ABOUT 60 INCHES  
HYDROLOGIC SOIL GROUP: C  
HYDRIC SOIL RATING: NO

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF \_\_\_\_\_, BEFORE ME, NOTARY PUBLIC ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, WHO ACKNOWLEDGED TO BE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED.

(DECEASED)  
JOSEPH L. EREMUS, 1 MEADOWWOOD ROAD

MARGO P. EREMUS, 1 MEADOWWOOD ROAD  
NOTARY PUBLIC:  
MY COMMISSION EXPIRES: \_\_\_\_\_

WAIVER REQUESTED

- §255-22 - PLAN CONTENTS: THE APPLICANT IS REQUESTING A WAIVER, TO THE EXTENT NECESSARY, FROM CERTAIN PROVISIONS OF CHAPTER 255-22, REQUIRING A MINOR SUBDIVISION PLAN TO CONTAIN:  
A. §255-22.B.(1)(h) & B.(5): WETLANDS DELINEATION;  
B. §255-22.B.(1)(k): MAN-MADE FEATURES WITHIN 500' OF THE SITE;

WETLANDS DELINEATION IS NOT NECESSARY AS THE PROPERTY IS FULLY DEVELOPED WITH IMPERVIOUS, LAWN AND LANDSCAPING. IT CONSISTS OF HIGH GROUND WITH NO STREAMS OR OTHER CONDITIONS CONDUVE TO WETLANDS. THERE ARE NO HYDRIC SOILS ON THE PROPERTY PER USDA NRCS WEB SOIL SURVEY.

AN AERIAL SHOWING THE SIGNIFICANT MAN-MADE FEATURES IN THE SURROUNDING AREA WITHIN 500' OF THE PROPERTY HAS BEEN PROVIDED. A SITE SURVEY PROVIDES FEATURES ON THE SITE AND IMMEDIATELY ADJACENT TO THE PROPERTY LINES.

PROJECT NARRATIVE

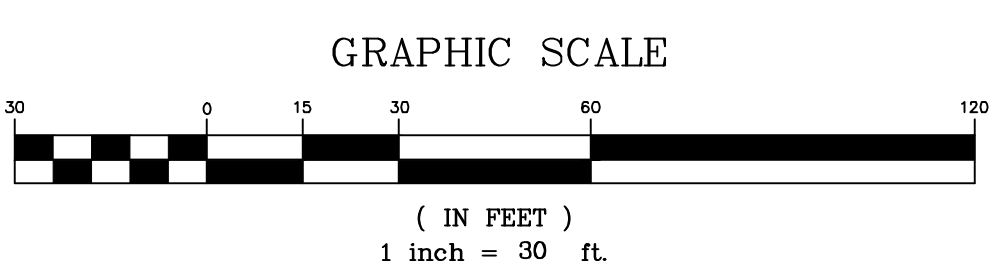
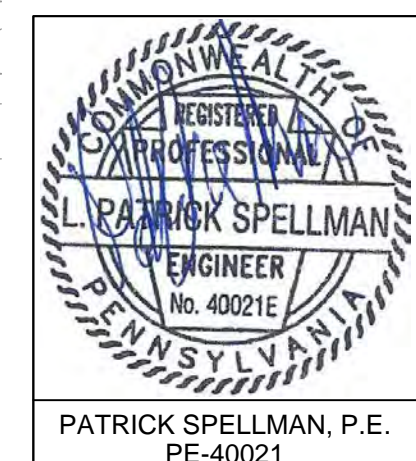
THE OWNERS OF 1 MEADOWWOOD ROAD PROPOSE TO SUBDIVIDE THE PARENT TRACT INTO 3 LOTS FOR SINGLE FAMILY DWELLINGS. THE EXISTING IMPROVEMENTS WILL REMAIN ON LOT 1. BUILDING TYPES FOR LOTS 2 AND 3 WILL BE DETERMINED AS PART OF ANY GRADING PERMITS, IF DEVELOPED IN THE FUTURE.

NUM.	DATE	REVISION

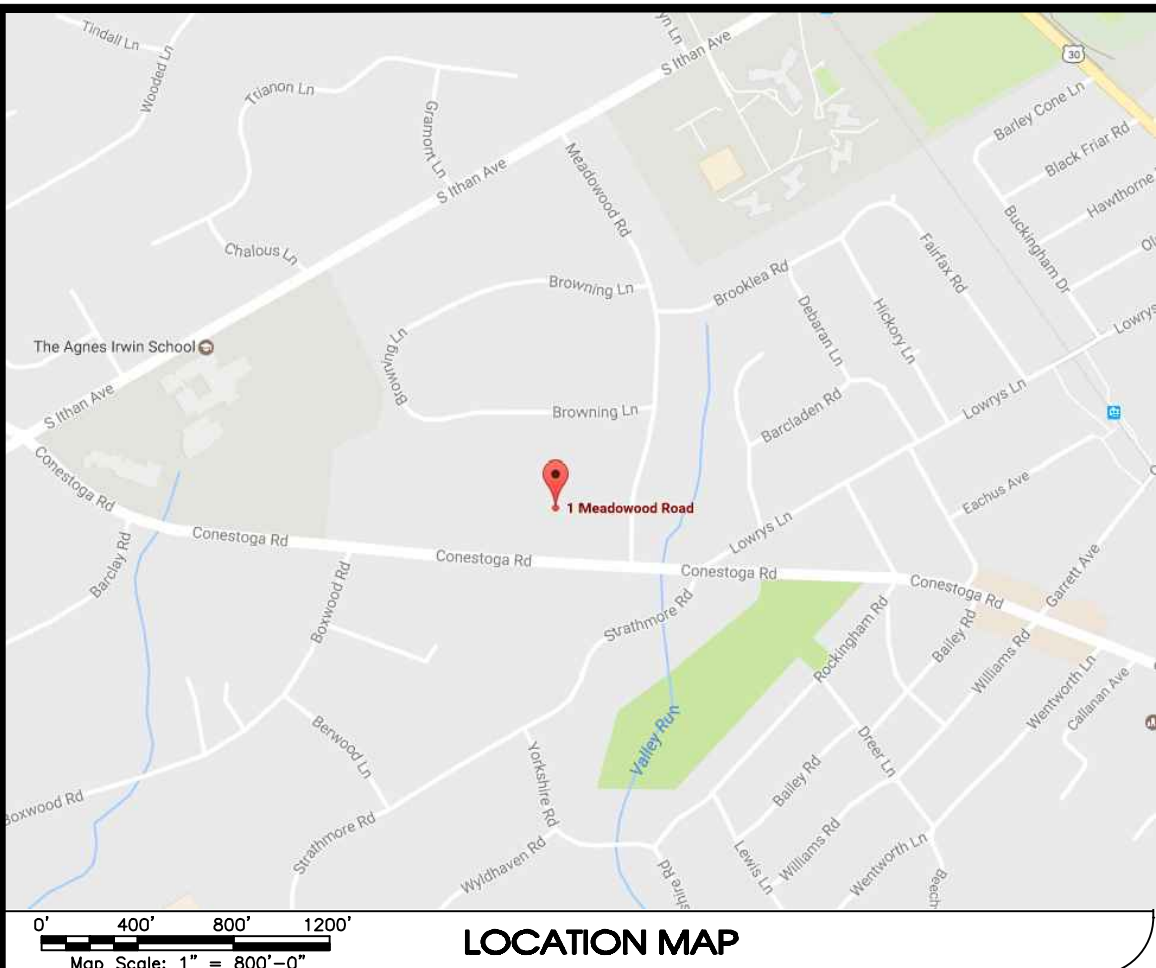
PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTON, PA 19399  
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM  
PLAN PREPARED FOR:

**JOSEPH L & MARGO P EREMUS**  
1 MEADOWWOOD ROAD  
BRYN MAWR, PA 19010  
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
DATE: 28 SEPT 2017

**FINAL MINOR SUBDIVISION PLAN**  
SHEET 3 of 4  
SCALE: 1"=30'







NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20170761125



LOT 3 IMPERVIOUS COVERAGE SUMMARY POTENTIAL SITE PLAN (SQ. FT.)					
GROSS AREA	51,476				
EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED	
BUILDINGS	0	0	2,811	2,811	2,811
WALKS	0	0	184	184	184
PATIOS	0	0	1,013	1,013	1,013
DRIVES	0	0	4,652	4,652	4,652
DECKS	0	0	0	0	0
OTHER	0	0	1,500	1,500	1,500
TOTAL IMPERVIOUS COVERAGE	0	0	10,160	10,160	10,160
TOTAL BUILDING %	0.0%				5.5%
TOTAL IMPERVIOUS %	0.0%				19.7%

LOT 2 IMPERVIOUS COVERAGE SUMMARY POTENTIAL SITE PLAN (SQ. FT.)					
GROSS AREA	54,646				
EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED	
BUILDINGS	0	0	2,540	2,540	2,540
WALKS	0	0	138	138	138
PATIOS	0	0	1,236	1,236	1,236
DRIVES	0	0	4,666	4,666	4,666
DECKS	0	0	0	0	0
OTHER	0	0	1,500	1,500	1,500
TOTAL IMPERVIOUS COVERAGE	0	0	10,080	10,080	10,080
TOTAL BUILDING %	0.0%				4.6%
TOTAL IMPERVIOUS %	0.0%				18.4%

#### TREE LEGEND

AL ALANTHUS MB MULBERRY  
AS ASH MS MAGNOLIA  
AV ARBORVITAE MJ J. MAPLE  
BR BIRCH P PINE  
CD CEDAR SA SASSAFRAS  
CH CHESTNUT SW SWEETGUM  
CY CHERRY SP SPRUCE  
DG DOGWOOD SW SWEETGUM  
EL ELM SY SYCAMORE  
FR FRUIT T TUPELO  
HB HACKBERRY TU TULIP POPLAR  
HI HICKORY WA WALNUT  
HM HEMLOCK WI WILLOW  
HY HOLLY WP WHITE PINE  
MA MAPLE  
KO KOUSA DOGWOOD

#### PLAN LEGEND

**BOLD LINES: PROPOSED**  
**FADED LINES: EXISTING**

----- 1" INTERVAL CONTOUR  
----- 5' INTERVAL CONTOUR  
--- ST STORM SEWER PIPING  
--- S SANITARY SEWER PIPING  
--- G GAS MAIN  
--- W WATER MAIN / SERVICE  
--- T UNDERGROUND TELEPHONE  
--- EDGE OF WOODS  
--- X FENCE LINE  
--- PROPERTY LINE  
--- BUILDING SETBACK LINE  
--- ZONING BOUNDARY  
--- SOIL BOUNDARY & MAP SYMBOL

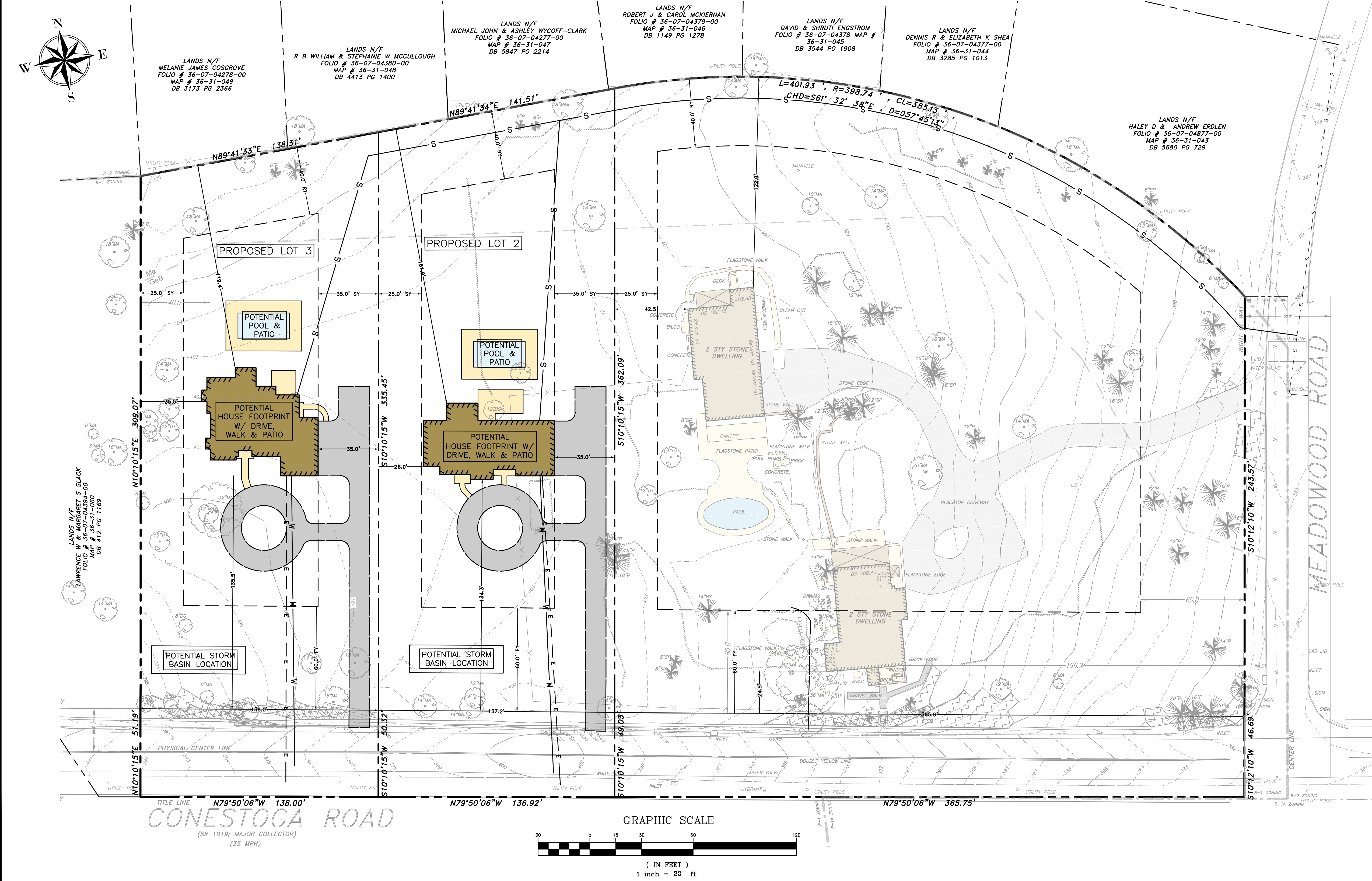
MAN-MADE SLOPES  
2,511 SF 14% TO <20%+  
MAN-MADE SLOPES  
854 SF >=20%+

#### GENERAL NOTES

- ELEVATION BENCHMARK IS BASED ON APPROXIMATE USGS DATUM.
- THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
- THERE IS NO IDENTIFIABLE FLOOD PLAN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420428-00080 OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORATION LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.

#### ZONING SUMMARY FOR POTENTIAL LAYOUT

ORDINANCE ITEM	R-1 DISTRICT REQUIREMENT	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT AREA-ZONING DISTRICT	43,560 SF	47,818 SF	43,831 SF
MIN. LOT WIDTH @ BLDG LINE - CONESTOGA	120 FT	137.2 FT	138
MIN. PRINCIPLE SETBACKS			
FRONT - CONESTOGA	60 FT	134.3 FT	135.5 FT
SIDE (INDIVIDUAL/AGGREGATE)	25 FT / 60 FT	26.0 FT / 61.0 FT	35.0 FT / 70.5 FT
REAR	40 FT	161.9 FT	119.4 FT
MAX. BUILDING HEIGHT	35 FT	<=35 FT	<=35 FT
MAX. BUILDING COVERAGE	15%	4.6%	5.5%
MAX. IMPERVIOUS COVERAGE	22%	18.4%	19.7%
MEAN DEPTH TO STREET LINE		349	322
WIDTH AT STREET LINE		137	138
DEPTH/WIDTH RATIO	2.5:1	2.5:1	2.3:1

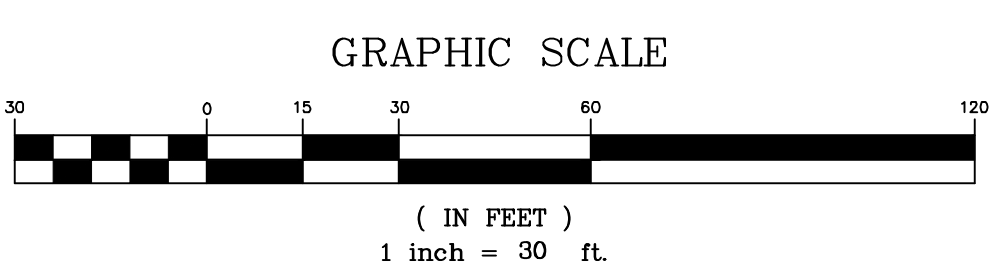
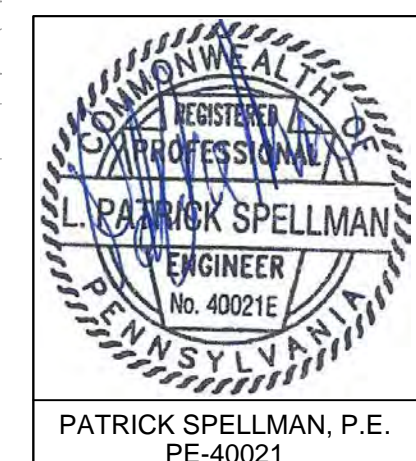


THIS PLAN REPRESENTS ONE POSSIBLE CONFIGURATION FOR LOTS 2 AND 3. FINAL PROPOSED SITE PLANS WILL BE SUBMITTED WITH GRADING PERMIT APPLICATIONS IF THE LOTS ARE DEVELOPED.

NUM. DATE REVISION  
PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTERN, PA 19399  
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM  
PLAN PREPARED FOR:

**JOSEPH L & MARGO P EREMUS**  
1 MEADOWOOD ROAD  
BRYN MAWR, PA 19010  
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
DATE: 28 SEPT 2017

**POTENTIAL SITE PLAN**  
SHEET 4 of 4  
SCALE: 1" = 30'







# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** November 17, 2017

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

**From:** Roger Phillips, PE

**RE:** 400 East Lancaster Avenue – Stormwater Waiver Request  
Grading Permit Application – GP 17-172

---

The applicant is requesting a waiver of §245-22 of the Township's Stormwater Management Ordinance which requires the maximizing of the ground water recharge capacity of the area being developed.

The applicant has performed percolation testing at two (2) locations on the site. The required infiltration is not feasible due to the infiltration testing results of zero inches per hour. Additionally, ground water was encountered at a depth of 7 feet from existing grade.

The applicant has requested to appear before the Board of Commissioners to request a waiver from the above mentioned section of the Ordinance.

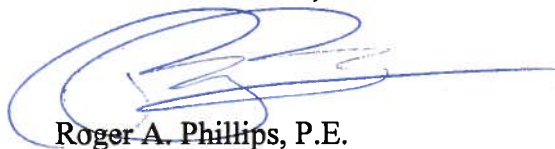
In addition to the waiver request, the applicant must address the following item(s) prior to the issuance of the Grading Permit:

1. The applicant must address the remaining grading permit review comments per the Gannett Fleming email dated November 13, 2017.

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



**From:** Chris McQuail  
**To:** [snorcini@radnor.org](mailto:snorcini@radnor.org)  
**Cc:** Ron Dankanich; [Prusko\\_Matthew\\_J.](mailto:Prusko_Matthew_J.); [kkochanski@radnor.org](mailto:kkochanski@radnor.org); [rdaly@radnor.org](mailto:rdaly@radnor.org)  
**Subject:** BMT 400 E. Lancaster- updated submission for Grading Permit  
**Date:** Friday, November 3, 2017 1:06:29 PM  
**Attachments:** [IMAGE.BMP](#)  
[Radnor Grading Permit Memorandum.pdf](#)  
[3503\\_001-400 Wayne Signed Grading Application.pdf](#)  
[17014.00 Momenee Perk Results.pdf](#)  
[SP-1 Grading Permit\\_30X42.pdf](#)  
[17033\\_PLS\\_REV\\_170508.pdf](#)

---

Steve,

Under cover I'm forwarding the re-submittal for the grading permit, with a cover memo overview. If satisfactory following Matt's review, we can submit record permit copies as required (5 sets assumed unless directed otherwise). Based on the failed perk tests performed, we are also requesting a storm water waiver of the re-charge requirement.

At this point & based on the occupancy schedule, the Contractor is intending to set the Generator mid-November. It is anticipated the future weekly test cycle and operation can be deferred until the Generator Permit would be issued in the future. From discussion with BMT, the intention for future operation is to schedule weekly 15 minute test runs for 7:30 AM on Tuesdays. This time frame is consistent with the weekly test runs for the 330 E. Lancaster Building generator, currently run on Mondays.

If you or Matt have any question following review and in consideration of the permit and waiver request, please let us know directly. If you can confirm the future meeting date anticipated for the Waiver, that would be appreciated.

Best Regards,

Chris McQuail, AIA, LEED® AP



Arcus Design Group - Architects, Inc.  
101 Church Street, Suite 10  
Malvern, Pennsylvania 19355  
610.458.9900 x 101 Fax: 610.647.2883

[www.arcusdg.com](http://www.arcusdg.com)



LEGEND

=====	PROPERTY LINE
-----	LEGAL RIGHT-OF-WAY
----	EASEMENT LINE
-----	BUILDING SETBACK LINE
-----	EXISTING SIGN
⚡	EXISTING UTILITY POLE
⚡	EXISTING STORM INLET
⊙	EXISTING SANITARY MANHOLE
×	EXISTING FENCE
X	EXISTING GAS VALVE
⊕	EXISTING WATER VALVE
⊕	EXISTING TELEPHONE MANHOLE
⊕	EXISTING TELEPHONE BOX
⊕	EXISTING ELECTRIC TRANSFORMER
⊕	EXISTING STORM MANHOLE
⊕	AIR CONDITIONING UNIT
W	WATER LINE
G	GAS LINE
OHW	OVERHEAD WIRE
UGE	UNDERGROUND ELECTRIC
(P)	(P) - PER PA ONE CALL PLANS
UGT	APPROXIMATE LOCATION UNDERGROUND TELEPHONE
SS	SANITARY LINE
=====	DRAINAGE LINE
=====	EXISTING CONCRETE CURB
=====	EXISTING BUILDING
×	EXISTING SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB

## ZONING DATA TABLE

PROPERTY ZONED R-5 RESIDENCE DISTRICT  
(PER RADNOR TOWNSHIP ZONING CODE, SECTION 280-35,  
(PER SINGLE-FAMILY DETACHED)

	REQUIRED	EXISTING
MINIMUM LOT AREA	5,500	26,389 SF (NET)
MINIMUM LOT WIDTH (BLDG. LINE)	35 FT	103.8 FT
MAXIMUM BUILDING AREA	55%	23%
MINIMUM FRONT YARD	25 FT	26.9 FT
MINIMUM SIDE YARD	10 FT	11.7 FT
MINIMUM REAR YARD	20 FT	103.2 FT
MAXIMUM BUILDING HEIGHT		
BUILDING	3 STORIES/35 FT	36 FT
AC-COVERY	20 FT	N/A
MAXIMUM IMPERVIOUS SURFACE	40%	94%
RIPARIAN BUFFER SETBACK	15 FT	N/A

NOTE:  
VARIANCE GRANTED JUNE 29, 1964 AND OCTOBER 28, 1965 FOR COMMERCIAL USE.

TAX MAP 36  
LOCK 3, UNIT 1689

N/F LANDS OF  
THE BRYN MAWR TRUST COMPANY  
D.B. 4092, PG. 924

TAX MAP 36  
BLOCK 3, UNIT 1690

N/F LANDS OF  
EDWARD H. AND  
VIRGINIA P. DEVINE  
VOL. 790, PG. 2215

TOTAL GROSS AREA = 39,874 SF  
TOTAL NET AREA = 26,389 SF

TAX MAP 36  
BLOCK 3, UNIT 1691

N/F LANDS OF  
404 ASSOCIATES, A PENNSYLVANIA  
LIMITED PARTNERSHIP  
VOL. 1652, PG. 1193

TAX MAP 36  
BLOCK 3, UNIT 1825

N/F LANDS OF  
MICHAEL E. HEE AND  
LYNNSEY A. PERRIN  
D.B. 5930, PG. 711

TAX MAP 36  
BLOCK 3, UNIT 1826

N/F LANDS OF  
HENRY O. NICHOLS  
VOL. 1604, PG. 1886

TAX MAP 36  
BLOCK 3, UNIT 1827


N/F LANDS OF  
JOHN G. III AND ANN B. CAPERS  
D.B. 2654, PG. 150

REFERENCE PLANS:

1. TAX MAP FROM THE TOWNSHIP OF RADNOR, CHESTER COUNTY, PA.
2. PLAN DISTRICT 6-0, RADNOR TOWNSHIP, DELAWARE COUNTY, ROUTE 142, SECTION 1, SHEETS 1 THRU 3 OF 3 FROM PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
3. PLAN ENTITLED "FIGURE 3 - 1966 PLOT PLAN, 400 EAST LANCASTER AVE., WAYNE PA. 19087" BY I.E.S. ENGINEERS, DATED 02-22-2017.

PROJECT SERIAL NO. 20171033354  
CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.  
 1-800-242-1776

\\17proj\17033\_400\_E\_Lancaster\_Ave\CAD\Survey\Drawings\Plans\17033\_Plan\_Of\_Survey.dgn  
9/20/2017 1:46:20 PM  
0.00 sf / in.  
SER: jarkins

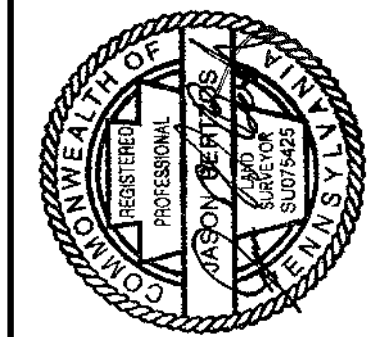


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Wayne, PA 19087-1830  
p: 610.265.8323 f: 610.265.4299  
[www.navenewell.com](http://www.navenewell.com)

REVISIONS			
date:	no.	description	checked by
5/8/17	1	UPDATED UTILITIES AND ADD ZONING DATA INFO.	JNB JEL



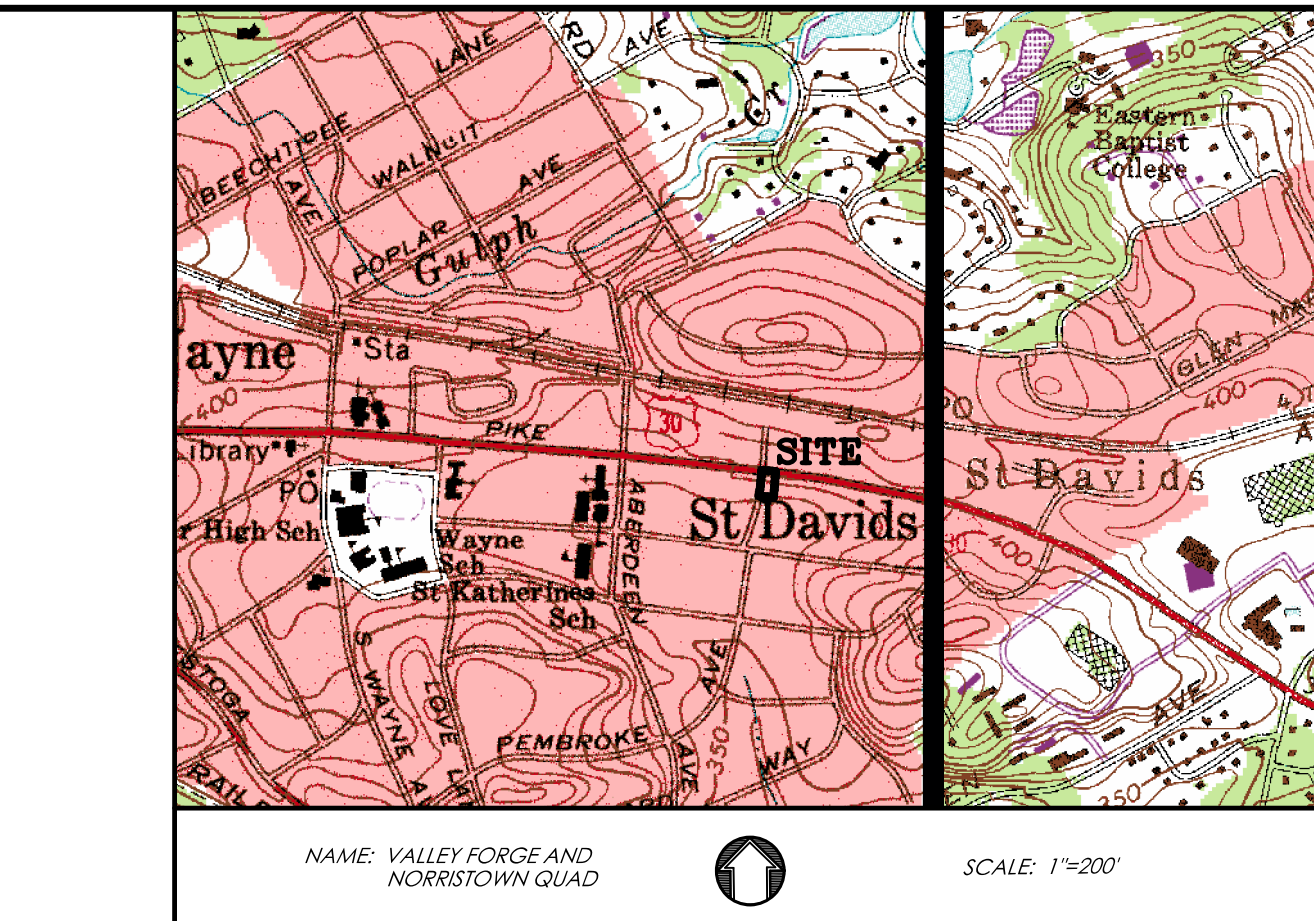
**JASON N. BERTZOS**  
Professional Land Surveyor

LANDS N/F  
EDWARD H. AND VIRGINIA P. DEVINE  
PREPARED FOR BRYN MAWR TRUST  
100 EAST LANCASTER AVENUE, WAYNE  
TAX MAP 36, BLOCK 3, UNIT 1690  
SENIOR TOWNSHIP, DELAWARE COUNTY, PA

project no. 2017-033	drawn by: JAO
date: 03/30/17	chk'd by: JNB
scale: 1"=20'	approv. by: JNB
sheet no.	

1 of 1

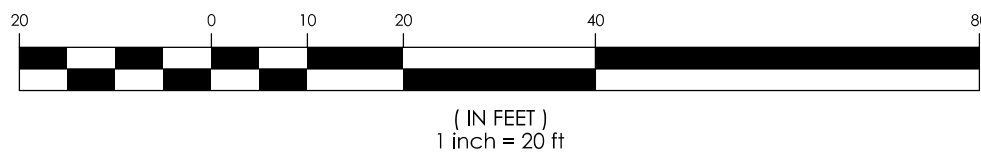
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NOTES:

1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY HAVE NEWELL, INC., COMPLETED ON MARCH 23, 2017. LAST RE-VISITED, APRIL 25, 2017.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, NO DOCUMENTS OTHER THAN AS NOTED ON THE SURVEY WERE REVIEWED IN THE COURSE OF COMPLETING THIS SURVEY.
3. THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
4. BEARING BACKS FOR THE SURVEY IS PER THE DEED REFERENCED HEREIN.
5. PROPERTY FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 13050C017E, EFFECTIVE DATE NOVEMBER 18, 2009.
6. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS AND OTHER RECORDS AND/OR ABOVE GROUND EXAMINATION OF SITE. THIS PLAN ILLUSTRATES UTILITIES OF RECORD PROVIDED BY OR BEFORE THE DATE OF THIS SURVEY. THIS MAY OR MAY NOT COMPRISE ALL THE UTILITY INFORMATION FOR THIS PROPERTY. THE COMPLETENESS OR ACCURACIES OF UTILITIES ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
7. PURSUANT TO ACT 187 A PENNSYLVANIA "ONE CALL" WAS PLACED AND ASSIGNED SERIAL NUMBERS AS NOTED HEREIN. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES.
8. UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA.
9. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
10. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
11. NO EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION WAS OBSERVED WHILE CONDUCTING THE SURVEY.
12. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY WAS REPORTED FROM THE CONTROLLING JURISDICTION.
13. PROPERTY IS LOCATED IN THE R-S RESIDENTIAL ZONING DISTRICT OF RADNOR TOWNSHIP.
14. TITLE TO THE SUBJECT PROPERTY IS FILED IN THE DELAWARE COUNTY COURT HOUSE IN VOLUME 293, PAGE 2015. SUBJECT PROPERTY IS OWNED AS TAX MAP 48-S, BLOCK 83, UNIT 1690, IN THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA.

GRAPHIC SCALE





# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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### Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer

CC: Robert A. Zienkowski, Township Manager  
William M. White, Assistant Manager/Director of Finance  
John Rice, Solicitor, Grim, Bien, & Thatcher  
Roger Phillips, PE, Gannett Fleming, Incorporated  
Radnor Township VU Care Committee

Date: November 6th, 2017

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**Re: Villanova University Performing Arts Center Permitting Update**

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The University's construction projects are moving forward; the west end parking area was completed; the housing project is underway as is the pedestrian bridge over Lancaster Avenue. The next item slated for construction in this portion of Villanova University's construction is the Performing Arts Center.

We are finalizing the processing of the Grading Permit Application for Villanova University's Performing Arts Center (PAC). The solicitor, Gannett Fleming, and myself have been involved in the process. The Solicitor is preparing a Developer's agreement for this specific project, and Gannett Fleming has performed a thorough review of the project.

Attached is a plan of the overall PAC project. One item of note is the temporary parking which will be located on Pike Field. This parking will be gated (i.e. not open to the public), and used solely for contractors parking, laydown area, and equipment parking. This configuration should relieve some construction traffic on the surrounding streets. Upon completion of the PAC in 2019, Pike Field will be restored to its previous condition as playing fields.





**NOTE:**  
REFER TO LANDSCAPE PLANS PREPARED BY VOITH  
& MACIAVISH ARCHITECTS, LLP FOR FURTHER HARDSCAPE  
AND PLANTING DETAILS.

VMA  
RAMSA

**ELEVATOR CONSULTANT**  
Zipf Associates Inc.  
25 Bala Avenue, Suite 201  
Bala Cynwyd, PA 19004  
phone: 610-667-1717  
fax: 610-667-0216

Sheet No. 4 of 18

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

**KEY MAP**  
SCALE: 1" = 1,000'

**NOTE:**  
REFER TO LANDSCAPE PLANS PREPARED BY VOITH & MACIVANISH ARCHITECTS LLP FOR FURTHER HARDSCAPE AND PLANTING DETAILS.

**LEGEND**

PROPOSED CURBED LANDSCAPED SEE LANDSCAPE PLANS FOR DETAILED DESIGN AND MATERIALS.

PROPOSED UNDERGROUND STORMWATER MANAGEMENT FACILITY

PROPOSED EXTENTS OF PEDESTRIAN AREA HARDSCAPING, SEE LANDSCAPE PLANS FOR DETAILED DESIGN AND MATERIALS.

PROPOSED CURBED LANDSCAPED SEE LANDSCAPE PLANS FOR DETAILED DESIGN AND MATERIALS.

PROPOSED GREEN ROOF, REFER TO SITE PLANTING PLANS FOR FURTHER INFORMATION.

PROPOSED GREEN ROOF, REFER TO SITE PLANTING PLANS FOR FURTHER INFORMATION.

PROPOSED PERFORMING ARTS CENTER 79,400 SF

PROPOSED FLUSH PLANTING BED SEE LANDSCAPE PLANS FOR DETAILED DESIGN AND MATERIALS.

PROPOSED FLUSH CURB

PROPOSED CURB EXISTING ELECTRICAL EQUIPMENT WITH BOLLARD PROTECTION

PROPOSED MODIFIED TYPE 2 CURB RAMP

PROPOSED MODIFIED TYPE 2 CURB RAMP

EXISTING TRAFFIC BOLLARDS (2)

EXISTING TRAFFIC GATE W/10' ARM

EXISTING PIKE PARKING GARAGE

EXISTING DUMPSTER AND RECYCLING AREA

PROPOSED CONCRETE PAD

PROPOSED LOADING AREA

PROPOSED LOADING AREA STEPS (5 BEERS)

PROPOSED AREAWAY

PROPOSED GREEN ROOF, REFER TO SITE PLANTING PLANS FOR FURTHER INFORMATION.

PROPOSED ADA ACCESSIBLE ENTRANCE

PROPOSED 36" CURB TRANSITION

PROPOSED 36" CURB TRANSITION

EXISTING GATE

EXISTING ASPHALT FIELD ACCESS RAMP

WATCH EXISTING CURB

PROPOSED 36" CURB TRANSITION

EXISTING SANITARY SEWER EASEMENT

EXISTING UNDERGROUND STORMWATER MANAGEMENT FACILITY

EXISTING MULTI-PURPOSE ATHLETIC FIELD

LIMITS OF C/D DISTRICT

TEMPORARY DRIVEWAY

Proposed use of "Pike Field" for temporary parking, this area will be used for parking of contractors and as a lay down area. It will not be open to the public.

NOTE: TEMPORARY PARKING LOT PERMITTED UNDER SEPARATE GRADING PERMIT. REFERENCE PLAN ENTITLED: "GRADING PERMIT PLAN SET FOR PIKE FIELD TEMPORARY PARKING"

LEGEND

2011/20/1655  
2011/207/865  
2011/207/102  
2011/207/1937  
2011/207/1572

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**PAVILION SPECIAL**

**CALL BEFORE YOU DIG!**

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

 **1-800-242-1776**

LEGEND

ZONING LINE

PROPERTY LINE

LOCAL FRONT-OF-WAY LINE

BUILDING SETBACK LINE

EXISTING EASEMENT LINE

EXISTING CURB LINE

EXISTING DEPRESSED / MOUNTABLE CURB

EXISTING EDGE OF PAVEMENT

EXISTING BUILDING

EXISTING SIDEWALK

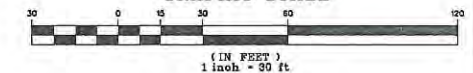
EXISTING FENCE

EXISTING RETAINING WALL

EXISTING LOT

--- LIMITS OF C/D DISTRICT  
 - - - PROPOSED RIGHT-OF-WAY LINE  
 - - - PROPOSED CURB  
 - - - PROPOSED FLUSH CURB  
 [Hatched Box] PROPOSED BUILDING  
 [Hatched Box] PROPOSED SIDEWALK OR PAD  
 [Box with X] PROPOSED FENCE OR GATE  
 [Box with X] PROPOSED SEATING OR SCREEN WALL  
 [Patterned Box] PROPOSED GREEN ROOF AREA EXTENTS  
 [Dashed Box] PROPOSED STORMWATER MANAGEMENT FACILITY

GRAPHIC SCALE



## C2.1



## **RESOLUTION #2017-130**

### **RADNOR TOWNSHIP, DELAWARE COUNTY, IN OPPOSITION TO HOUSE BILL 1620, ENTITLED THE “WIRELESS INFRASTRUCTURE DEPLOYMENT BILL”**

**WHEREAS**, broadband service is a critical catalyst for economic development, student achievement, quality healthcare, and the efficiency of local governments. As such, Radnor Township supports the deployment of broadband services—both wired and wireless—in our community and throughout the Commonwealth; and

**WHEREAS**, a relatively new wireless technology, known as distributed antenna systems or DAS, includes the placement of wireless towers and antennae in the public rights-of-way; and

**WHEREAS**, Pennsylvania municipalities are charged by state law with the management of the public rights-of-way, including not only vehicular and pedestrian traffic, but also the numerous facilities installed by public utilities and related companies. Municipalities must manage these facilities to maintain public safety and preserve the character of our communities; and

**WHEREAS**, pursuant to federal law, municipalities have the right to regulate the “placement, construction, and modification” of wireless facilities through their local zoning authority so that the deployment of these facilities is achieved in an orderly fashion. The FCC has also issued multiple orders stating in detail how municipalities may regulate these facilities; and

**WHEREAS**, House Bill 1620, entitled the “Wireless Infrastructure Deployment” bill, would strip municipalities of their legal authority to regulate wireless facilities in the public rights-of-way and would therefore undermine public safety and the protection of the rights-of-way; and

**WHEREAS**, specifically HB 1620 would abolish municipal zoning authority over wireless antennae in the rights-of-way and nearly abolish their authority over wireless towers in the rights-of-way, thereby placing public safety at risk and excluding the public from the approval process for towers and antennae; and

**WHEREAS**, HB 1620 would prohibit municipalities from requiring standard legal protections from companies with wireless facilities in the public rights-of-way, including full indemnification, bonding, and insurance coverage; and

**WHEREAS**, HB 1620 would severely limit the assessment of fees for wireless facilities in the rights-of-way such that municipalities could only charge minimal fees that are less than actual municipal costs; and

**WHEREAS**, HB 1620 would allow wireless contractors to submit up to 50 permit requests in one application and would curtail the time frame for initial review of wireless applications from 30 days to 10 days such that municipalities would be unable to perform these reviews in time; and

**WHEREAS**, HB 1620 would allow wireless companies to reverse a denial of a wireless application simply by resubmitting a revised application without having to obtain zoning approval.

**WHEREAS**, HB 1620 would expose outside municipal Solicitors and other municipal law firms to financial liability of up to \$10,000 per occurrence simply for drafting a wireless ordinance that is deemed to be in violation of HB 1620.

**WHEREAS**, if the Pennsylvania General Assembly is permitted to abolish municipal right-of-way authority over wireless facilities today, then it could abolish all municipal authority over the public rights-of-way tomorrow.

**NOW THEREFORE BE IT RESOLVED,**

1. That the Board of Commissioners of Radnor Township does hereby express its opposition to HB 1620 because it is not in the best interests of Pennsylvania.
2. That this Resolution shall be sent to our State Representative(s), State Senator, Governor, and all Members of the House Consumer Affairs Committee, which is the Committee to which HB 1620 has been assigned.

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Elaine P. Schaefer, Vice-President

---

Robert A. Zienkowski, Secretary



THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1620 Session of  
2017

INTRODUCED BY MICCARELLI, FARRY, D. COSTA, SNYDER, DIGIROLAMO  
AND MURT, JUNE 26, 2017

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, JUNE 26, 2017

AN ACT

1 Amending the act of October 24, 2012 (P.L.1501, No.191),  
2 entitled "An act providing for streamlined procedures for  
3 reviewing applications for the modification or collocation of  
4 wireless communications facilities and wireless support  
5 structures," further providing for short title, for  
6 definitions, for regulation of wireless support structures,  
7 for processing of applications, for enforcement and for  
8 preservation of local governing authority and providing for  
9 use of public rights-of-way, for access to municipal poles,  
10 for indemnification and for prohibitions.

11 The General Assembly of the Commonwealth of Pennsylvania  
12 hereby enacts as follows:

13 Section 1. Sections 1, 2, 3, 4, 5 and 6 of the act of  
14 October 24, 2012 (P.L.1501, No.191), known as the Wireless  
15 Broadband Collocation Act, are amended to read:

16 Section 1. Short title.

17 This act shall be known and may be cited as the Wireless  
18 Broadband Infrastructure Deployment and Collocation Act.

19 Section 2. Definitions.

20 The following words and phrases when used in this act shall  
21 have the meanings given to them in this section unless the  
22 context clearly indicates otherwise:

1 "Accessory equipment." Any equipment serving or being used  
2 in conjunction with a wireless [telecommunications] facility or  
3 wireless support structure. The term includes utility or  
4 transmission equipment, power supplies, generators, batteries,  
5 cables, equipment buildings, cabinets and storage sheds,  
6 shelters or similar structures.

7 "Antenna." Telecommunications equipment that transmits and  
8 receives electromagnetic radio signals used in the provision of  
9 all types of wireless [telecommunications] services.

10 "Applicable codes." Uniform building, fire, electrical,  
11 plumbing or mechanical codes adopted by a recognized national  
12 code organization or local amendments to those codes enacted  
13 solely to address imminent threats of destruction of property or  
14 injury to persons to the extent not inconsistent with the terms  
15 of this act.

16 "Applicant." Any person who submits an application and is a  
17 wireless provider.

18 "Application." A formal request submitted to the  
19 municipality to collocate, replace, modify or install a wireless  
20 support structure, equipment compound or a wireless  
21 [telecommunications] facility.

22 "Base station." A station at a specified site authorized to  
23 communicate with mobile stations, generally consisting of radio  
24 transceivers, antennas, coaxial cables, power supplies and other  
25 associated electronics.

26 "Collocation." [The placement or installation of new  
27 wireless telecommunications facilities on previously approved  
28 and constructed wireless support structures, including self-  
29 supporting or guyed monopoles and towers, electrical  
30 transmission towers, water towers or any other structure not

classified as a wireless support structure that can support the placement or installation of wireless telecommunications facilities if approved by the municipality. The term includes the placement, replacement or modification of accessory equipment within a previously approved equipment compound.] To install, mount, maintain, modify, operate or replace wireless facilities on or adjacent to a wireless support structure or utility pole.

"Communications service provider." As follows:

(1) a cable operator, as defined in 47 U.S.C. § 522(5) (relating to definitions);

(2) a provider of information service, as defined in 47 U.S.C. § 153(24) (relating to definitions);

(3) a telecommunications carrier, as defined in 47 U.S.C. § 153(51); or

(4) a wireless provider.

"Distributed antenna system." A network that distributes radio frequency signals and consists of:

(1) remote communications or antenna nodes deployed throughout a desired coverage area, including at least one antenna for transmission and receptions;

(2) a high capacity signal transport medium that is connected to a central communications hub site; and

(3) radio transceivers located at the hub site to process or control the communications signals transmitted and received through the antennas to provide wireless or mobile service within a geographic area or structure.

"Electrical transmission tower." An electrical transmission structure used to support overhead power lines consisting of 69 kilovolt or greater conducting lines, generally of steel

1 construction and having a height of at least 75 feet. The term  
2 shall not include any utility pole having a height of less than  
3 75 feet.

4 "Equipment compound." An area surrounding [or], adjacent or  
5 attached to a wireless support structure within which base  
6 stations, power supplies or accessory equipment are located.

7 "Judiciary Act Repealer Act." The act of April 28, 1978  
8 (P.L.202, No.53), known as the Judiciary Act Repealer Act.

9 "Modification" or "modify." The improvement, upgrade or  
10 expansion of existing wireless [telecommunications] facilities  
11 or base stations on an existing wireless support structure or  
12 the improvement, upgrade or expansion of the wireless  
13 [telecommunications] facilities located within an existing  
14 equipment compound, if the improvement, upgrade, expansion or  
15 replacement does not substantially change the physical  
16 dimensions of the wireless support structure.

17 "Municipality." Any city of the first, second, second class  
18 A or third class, borough, incorporated town, township of the  
19 first or second class, county of the second class through eighth  
20 class, home rule municipality or any similar general purpose  
21 unit of government which shall hereafter be created by the  
22 General Assembly that has adopted land use or zoning  
23 regulations.

24 "Municipal pole."

25 (1) The term shall include:

26 (i) A utility pole owned or operated in the ROW by a  
27 municipality or a public utility district that is  
28 designed, or used in whole or in part, for the purpose of  
29 carrying electric distribution lines or cables or wires  
30 for telecommunications, cable or electric service,

1 including a utility pole that provides lighting or  
2 traffic control functions, including light poles, traffic  
3 signals and structures for signage.

4 (ii) A pole or similar structure owned or operated  
5 by a municipality in the ROW that supports only wireless  
6 facilities.

7 (2) The term shall not include a utility pole owned or  
8 operated in the ROW by an electric membership corporation or  
9 a rural electric cooperative.

10 "Pennsylvania Municipalities Planning Code." The act of July  
11 31, 1968 (P.L.805, No.247), known as the Pennsylvania  
12 Municipalities Planning Code.

13 "Permit." A written authorization required by a municipality  
14 to perform an action or initiate, continue or complete a  
15 project.

16 "Person." An individual, corporation, limited liability  
17 company, partnership, association, trust or other entity or  
18 organization, including a municipality.

19 "Replacement." The replacement of existing wireless  
20 [telecommunications] facilities on an existing wireless support  
21 structure or within an existing equipment compound due to  
22 maintenance, repair or technological advancement with equipment  
23 composed of the same wind loading and structural loading that is  
24 substantially similar in size, weight and height as the wireless  
25 [telecommunications] facilities initially installed and that  
26 does not substantially change the physical dimensions of the  
27 existing wireless support structure.

28 "Rights-of-way" or "ROW." The area on, below or above a  
29 public roadway, highway, street, sidewalk, alley, utility  
30 easement, or similar property, but not including a Federal



1 interstate highway.

2 "Small wireless facility." A wireless facility where each  
3 antenna is located inside an enclosure of no more than six cubic  
4 feet in volume or, in the case of an antenna that has exposed  
5 elements, the antenna and all of its exposed elements fit within  
6 an imaginary enclosure of no more than six cubic feet and all  
7 other wireless equipment associated with the facility is  
8 cumulatively no more than 28 cubic feet in volume. Electric  
9 meters, concealment elements, telecommunications demarcation  
10 boxes, ground-based enclosures, grounding equipment, power  
11 transfer switches, cut-off switches and vertical cable runs for  
12 the connection of power and other services shall not be included  
13 in the calculation of equipment volume.

14 "Substantial change" or "substantially change."

15 (1) Any increase in the height of the wireless support  
16 structure by more than 10%, or by the height of one  
17 additional antenna array with separation from the nearest  
18 existing antenna not to exceed 20 feet, whichever is greater,  
19 except that the mounting of the proposed wireless  
20 telecommunications facility may exceed the size limits set  
21 forth in this paragraph if necessary to avoid interference  
22 with existing antennas.

23 (2) Any further increase in the height of a wireless  
24 support structure which has already been extended by more  
25 than 10% of its originally approved height or by the height  
26 of one additional antenna array in accordance with the  
27 provisions of this act shall not occur without municipal  
28 approval.

29 "Utility pole."

30 (1) A pole or similar structure that is used in whole or

1 in part by a communications service provider or for electric  
2 distribution, lighting, traffic control, signage or a similar  
3 function.

4 (2) The term shall not include:

5 (i) A structure supporting only wireless facilities.

6 (ii) A pole or similar structure described under  
7 paragraph (1) that is owned or operated by an electric  
8 membership corporation or a rural electric cooperative.

9 "Water tower." A standpipe or an elevated tank situated on a  
10 support structure, both of which shall be constructed of steel,  
11 have a height of at least 75 feet and be used as a reservoir or  
12 facility to deliver water.

13 "Wireless facility." Equipment at a fixed location that  
14 enables wireless communications between user equipment and a  
15 communications network, including equipment associated with  
16 wireless communications and radio transceivers, antennas,  
17 coaxial or fiber-optic cable, regular and backup power supplies  
18 and comparable equipment, regardless of technological  
19 configuration, including small wireless facilities and  
20 distributed antenna systems. The term shall not include the  
21 structure or improvements on, under or within which the  
22 equipment is collocated.

23 "Wireless infrastructure provider." Any person, including a  
24 person authorized to provide telecommunications service in this  
25 Commonwealth, that builds or installs wireless communication  
26 transmission equipment, wireless facilities or wireless support  
27 structures but that is not a wireless services provider.

28 "Wireless provider." A wireless infrastructure provider or a  
29 wireless services provider.

30 "Wireless services." Any services, whether at a fixed

1 location or mobile, provided using wireless facilities.

2 "Wireless services provider." A person who provides wireless  
3 services.

4 "Wireless support structure." A freestanding structure, such  
5 as a guyed or self-supporting monopole or tower, electrical  
6 transmission tower, water tower, a structure used for lighting,  
7 traffic control, signage or a similar function, or other  
8 structure not classified as a wireless support structure, that  
9 could support the placement or installation of wireless  
10 [telecommunications] facilities if approved by the municipality.

11 ["Wireless telecommunications facility." The set of  
12 equipment and network components, including antennas,  
13 transmitters, receivers, base stations, cabling and accessory  
14 equipment, used to provide wireless data and telecommunications  
15 services. The term shall not include the wireless support  
16 structure.]

17 Section 3. Regulation of wireless facilities and wireless  
18 support structures.

19 (a) Limitations.--Municipalities that have adopted zoning  
20 ordinances and land use regulations for the placement of  
21 wireless facilities and wireless support structures may not  
22 require any additional requirements on the applicant for the  
23 collocation of wireless facilities on a wireless support  
24 structure or the modification of a wireless [telecommunications]  
25 facility or the installation of a new wireless facility that has  
26 the force or effect of:

27 (1) Regulating the installation of new wireless  
28 facilities or a collocation, replacement or modification of  
29 antennas, accessory equipment or wireless  
30 [telecommunications] facilities upon an existing wireless

1 support structure or within an existing equipment compound.

2 (2) Imposing additional costs, except the appropriate  
3 and reasonable permit fees, or operating restrictions on an  
4 applicant for the installation of a new wireless facility or  
5 for the replacement, collocation or modification of wireless  
6 [telecommunications] facilities upon existing wireless  
7 support structures or within existing equipment compounds.

8 (3) [Requiring] With regard to wireless facilities and  
9 wireless support structures other than small wireless  
10 facilities, requiring payment of a zoning permit fee to  
11 accompany any application, the amount of which fee is in  
12 excess of the municipality's actual, reasonable costs to  
13 review and process the application, or \$1,000, whichever is  
14 less.

15 (3.1) With regard to small wireless facilities,  
16 requiring payment of a zoning permit fee to accompany any  
17 application, the amount of which fee is in excess of the  
18 municipality's actual, reasonable costs to review and process  
19 the application, or \$100, whichever is less.

20 (4) Requiring an applicant to provide justification for  
21 the installation, collocation or modification of wireless  
22 facilities, including the radio frequency need, or requiring  
23 more information from a wireless provider than what is  
24 required from a communications service provider.

25 (5) Acting to prohibit or have the effect of prohibiting  
26 the provision of mobile service as provided in 47 U.S.C. §  
27 332 (c) (7) (B) (i) (relating to mobile services).

28 (6) Requiring an applicant to justify the need for or  
29 the technical, business or service characteristics of the  
30 proposed wireless [telecommunications] facilities.

(b) (Reserved).

Section 4. Processing of applications.

(a) General rule.--Notwithstanding the Pennsylvania Municipalities Planning Code or other land use or zoning ordinances or regulations, an application for replacement, collocation or modification of a wireless [telecommunications] facility or wireless support structure entitled to processing under this section shall be reviewed for conformance with the municipality's applicable [building permit requirements] codes, including requirements applicable to the added structural loading of the proposed antennas and accessory equipment, but shall not be subject to the issuance of new zoning or land use approvals or review beyond the initial zoning or land use approvals issued for the previously approved wireless support structure or wireless [telecommunications] facility. Replacement of wireless [telecommunications] facilities on existing wireless support structures or within existing equipment compounds may be performed by the applicant without obtaining building or zoning permits from the municipality.

(b) Applications.--An application shall be deemed complete when all documents, information and fees specifically enumerated in the municipality's regulations, ordinances and forms pertaining to the location, modification or operation of wireless [telecommunications] facilities are submitted by the applicant to the municipality. The following shall apply:

(1) Within 10 calendar days of the filing date of an application for the installation, modification, collocation or replacement of a small wireless facility or within 30 calendar days of the [date] filing date of an application for the installation, modification [or], collocation [is filed



1 with the municipality] or replacement of another wireless  
2 facility, wireless support structure or a substantial  
3 modification to an existing wireless support structure, the  
4 municipality shall notify the applicant in writing of any  
5 information required to complete the application. If  
6 additional information is required to complete the  
7 application, the time required by the applicant to provide  
8 the information shall not be counted toward the [90-calendar-  
9 day] calendar-day review period under paragraph (2).

10 (2) Within [90 calendar days of the date an application  
11 for modification or collocation of a wireless  
12 telecommunications facility is filed with the municipality]  
13 60 calendar days of the filing date of an application for the  
14 installation, modification, collocation or replacement of a  
15 small wireless facility, within 90 calendar days of the  
16 filing date of an application for the modification,  
17 collocation or replacement of any other wireless facility or  
18 a nonsubstantial modification to an existing wireless support  
19 structure, or within 150 calendar days for the installation  
20 of a new wireless support structure or a substantial  
21 modification to an existing wireless support structure,  
22 unless another date is specified in a written agreement  
23 between the municipality and the applicant, the municipality  
24 shall do all of the following:

25 (i) Make its final decision to approve the  
26 application.

27 (ii) Advise the applicant in writing of its final  
28 decision.

29 (3) If the municipality fails to act [upon an  
30 application for the modification or collocation of wireless

telecommunications facilities] on the application within 60,  
90 or 150 calendar days as provided under paragraph (2), the  
application shall be deemed approved. If a municipality has  
advised the applicant in writing that additional information  
is required to complete the application pursuant to paragraph  
(1), the time required by the applicant to provide the  
information shall not be counted toward the [90-day]  
calendar-day period within which the municipality's failure  
to act shall result in a deemed approval.

(4) If a municipality denies an application, the  
municipality shall document the basis for the denial in  
writing and provide the applicant with the specific code  
provision, regulation or standard on which the denial was  
based within the periods specified in this section. Within 30  
days of a municipality's denial of an application, an  
applicant may cure any deficiency identified by the  
municipality and resubmit the application to the municipality  
without paying an additional processing fee. The municipality  
shall process and approve or deny a revised application  
within 30 calendar days.

(c) Requirements.--[The process under this section shall  
apply to all applications for] Applications for the  
modification, replacement and collocation [that] of wireless  
facilities shall meet all of the following requirements:

(1) The proposed collocation, modification or  
replacement may not substantially change the physical  
dimensions of the wireless support structure to which the  
wireless telecommunications facilities are to be attached.

(2) The proposed collocation, modification or  
replacement may not further increase the height of a wireless

1 support structure which had already been extended by more  
2 than 10% of its originally approved height or by the height  
3 of one additional antenna array, provided, however, that  
4 nothing herein shall preclude an applicant from further  
5 increasing the height of a wireless support structure which  
6 had already been extended by more than 10% of its originally  
7 approved height or by the height of one additional antenna  
8 array if permitted and approved by the municipality.

9 (3) The proposed collocation, modification or  
10 replacement may not increase the dimensions of the equipment  
11 compound approved by the municipality.

12 (4) The proposed collocation, modification or  
13 replacement complies with applicable conditions of approval  
14 applied to the initial wireless [telecommunications]  
15 facilities, equipment compound and wireless support  
16 structure.

17 (5) The proposed collocation, modification or  
18 replacement may not exceed the applicable wind loading and  
19 structural loading requirements for the wireless support  
20 structure.

21 (d) Setbacks, fall zones and aesthetics requirement.--  
22 Setback, fall zone or aesthetic requirements must be  
23 substantially similar to requirements imposed on other types of  
24 commercial structures of a similar height.

25 (e) Prohibition.--A municipality may not institute, either  
26 expressly or de facto, a moratorium on filing, receiving or  
27 processing applications.

28 (f) Small cell facilities.--In addition to the limitations  
29 and requirements in this section, the following requirements and  
30 limitations apply to an application for the installation,

replacement, collocation or modification of small wireless facilities:

(1) A municipality may not require the placement of small wireless facilities on a specific utility pole or category of poles or require multiple antenna systems on a single utility pole.

(2) A municipality may not limit the placement of small wireless facilities by minimum separation distances or a maximum height limitation; however, a municipality may limit the height of a small wireless facility under subsection (c) (2) and section 6.1(e).

(3) An application seeking to replace, modify, collocate or install small wireless facilities within the jurisdiction of a single municipality may, at the applicant's discretion, file a consolidated application and receive a single permit for the collocation of multiple small wireless facilities. The applicant shall be permitted to submit up to 50 permit requests for small wireless facilities on a single application.

(4) No municipality shall have or exercise jurisdiction or authority over the design, engineering, construction, installation or operation of any small wireless facility located in an interior structure or upon the site of any campus, stadium or athletic facility not otherwise owned or controlled by the municipality, other than to comply with applicable codes.

(5) Permits or agreements for small wireless facilities issued on or after the effective date of this subsection shall be for an initial term of at least 10 years, with at least three options for renewal for terms of five years,

subject to terms providing for earlier termination for cause  
or by mutual agreement.

Section 5. Enforcement.

(a) Appeal.--Any person adversely affected by any final action or failure to act by a municipality that is inconsistent with the provisions of this act may, within 30 days after the action or failure to act, commence an action or an appeal in the court of common pleas of the county where the wireless support structure and wireless [telecommunications] facility is located.

(b) Hearing.--The court shall hear and decide the action on an expedited basis and in accordance with the procedures established by the Pennsylvania Municipalities Planning Code, 2 Pa.C.S. Chs. 5 Subch. A (relating to practice and procedure of Commonwealth agencies) and 7 Subch. A (relating to judicial review of Commonwealth agency action) or the Judiciary Act Repealer Act, as the case may be, for the disposition of land use appeals.

Section 6. Preservation of local governing authority.

(a) Construction.--Notwithstanding any other law, nothing in this act shall be construed to:

(1) Limit or preempt the scope of a municipality's review of zoning, land use or permit applications for the siting of wireless support structures.

(2) Prevent a municipality from exercising its zoning power, as provided for under the Pennsylvania Municipalities Planning Code, municipal charter, municipal enabling act or other zoning or land use ordinance or regulation.

(3) Prevent a municipality from regulating any modification or collocation that substantially changes an existing wireless support structure that is inconsistent with



1 this act.

2 (b) Scope.--Nothing in this act authorizes the  
3 Commonwealth or any political subdivision, including a  
4 municipality, to require wireless facility deployment or to  
5 regulate wireless services.

6 Section 2. The act is amended by adding sections to read:

7 Section 6.1. Use of public rights-of-way.

8 (a) Applicability.--The provisions of this section shall  
9 apply to activities of a wireless provider within the ROW.

10 (b) Exclusive use prohibited.--A municipality may not enter  
11 into an exclusive arrangement with any person for use of the ROW  
12 for the construction, operation, marketing or maintenance of  
13 wireless facilities or wireless support structures or the  
14 collocation of small wireless facilities.

15 (c) ROW rates and fees.--The following apply:

16 (1) A municipality may charge a wireless provider the  
17 same rate or fee it charges communications service providers  
18 or publicly, cooperatively or municipally owned utilities for  
19 the use of the ROW for the construction, installation,  
20 collocation, mounting, maintenance, modification, operation  
21 or replacement of a wireless facility or wireless support  
22 structure. Any rate or fee charged must be limited to the  
23 direct and actual cost of managing the ROW and competitively  
24 neutral with regard to other occupants of the ROW. Rates or  
25 fees may not:

26 (i) Result in a double recovery where existing  
27 rates, fees or taxes already recover the direct and  
28 actual costs of managing the rights-of-way.

29 (ii) Be in the form of a franchise or other fee  
30 based on revenue or customer counts.

1           (iii) Be unreasonable or discriminatory.

2           (iv) Violate any applicable law.

3           (v) Exceed an annual amount equal to \$20 times the  
4           number of utility poles or wireless support structures in  
5           the municipality's geographic jurisdiction on which the  
6           wireless provider has collocated a small wireless  
7           facility antenna.

8           (2) A rate or fee schedule inconsistent with paragraph  
9           (1) shall be reset to comply with the requirements of  
10          paragraph (1) within 180 days of the effective date of this  
11          section.

12          (d) Additional requirements and limitations.--The following  
13          requirements and limitations apply to fees for installation,  
14          replacement, collocation or modification of wireless facilities:

15           (1) A municipality may not require approval or require  
16           fees or other charges for routine maintenance of small  
17           wireless facilities or replacement of existing small wireless  
18           facilities with wireless facilities that are substantially  
19           similar, the same size or smaller.

20           (2) Notwithstanding any other provision of this act,  
21           application fees for the installation, replacement,  
22           collocation or modification of wireless facilities in the ROW  
23           shall be as follows:

24           (i) For wireless facilities and wireless support  
25           structures other than small wireless facilities, the  
26           application fee shall not be in excess of the actual  
27           reasonable costs to review and process the application,  
28           or \$1,000, whichever is less.

29           (ii) For small wireless facilities, the application  
30           fee shall not be in excess of the actual, reasonable

1 costs to review and process the application, or \$100,  
2 whichever is less.

3 (3) A municipality is permitted, on a nondiscriminatory  
4 basis, to not charge a rate or fee for the use of the ROW for  
5 the installation, replacement, collocation or modification of  
6 a wireless facility or wireless support structure.

7 (e) Right-of-access.--

8 (1) Wireless providers shall have the right as a  
9 permitted use not subject to zoning review or approval to  
10 collocate wireless facilities and construct, modify, maintain  
11 and operate utility poles, wireless support structures,  
12 conduits, cables and related appurtenances and facilities:

13 (i) along, across, upon and under the ROW;

14 (ii) in the ROW in any zone; or

15 (iii) outside the ROW in property not zoned  
16 exclusively for single-family residential use.

17 (2) The structures and facilities shall be constructed  
18 and maintained as not to obstruct or hinder the usual travel  
19 or public safety on the ROW or obstruct the legal use of the  
20 ROW by other occupants. Notwithstanding subsection (f), each  
21 new or modified utility pole and wireless support structure  
22 installed in the ROW shall not:

23 (i) Exceed the greater of 10 feet in height above  
24 the tallest existing utility pole in place as of the  
25 effective date of this section in a location within 500  
26 feet of the new pole in the same ROW or 50 feet above  
27 ground level.

28 (ii) Extend more than 10 feet above an existing  
29 utility pole or wireless support structure in place as of  
30 the effective date of this section or above the height

1 permitted for a new utility pole or wireless support  
2 structure under this section.

3 (f) Expansion subject to zoning approval.--Wireless  
4 providers shall have the right to construct, modify and maintain  
5 a utility pole, wireless support structure or wireless facility  
6 that exceeds these size limits along, across, upon and under the  
7 ROW, subject to applicable zoning regulations and this act.

8 (g) Undergrounding requirements.--Applicants shall comply  
9 with nondiscriminatory undergrounding requirements that are in  
10 effect by June 1, 2017, to prohibit communications service  
11 providers from installing structures in the ROW without prior  
12 zoning approval in areas zoned for single-family residential  
13 use, except that the requirements shall not prohibit the  
14 replacement of existing structures.

15 (h) Discrimination.--The municipality, in the exercise of  
16 its administration and regulation related to the management of  
17 the ROW, must be competitively neutral to other users of the  
18 ROW. Terms may not be unreasonable or discriminatory and may not  
19 violate any applicable law.

20 (i) Damage and repair.--A municipality may require a  
21 wireless provider to repair all damage to the ROW directly  
22 caused by the activities of the wireless provider while  
23 occupying, installing, repairing or maintaining a wireless  
24 facility, wireless support structures or utility poles in the  
25 ROW and to return the ROW to its functional equivalence. If the  
26 wireless provider fails to make the repairs required by the  
27 municipality within a reasonable time and after written notice,  
28 the municipality may effect those repairs and charge the  
29 wireless provider the documented cost of the repairs.

30 Section 6.2. Access to municipal poles.

1 (a) Exclusive use prohibited.--A person owning or  
2 controlling a municipal pole may not enter into an exclusive  
3 arrangement with a person for the right to attach to utility  
4 poles for the installation, replacement, collocation or  
5 modification of wireless facilities.

6 (b) Rates for access to municipal poles.--The following  
7 apply:

8 (1) Rates and fees shall be nondiscriminatory regardless  
9 of the services provided by the wireless provider.

10 (2) Rates and fees shall recover the actual, direct and  
11 reasonable costs related to the applicant's application for  
12 and use of space on the municipal pole. The total annual rate  
13 shall not exceed the lesser of actual, direct and reasonable  
14 costs related to the collocation on the pole or \$20 per year  
15 per municipal pole. Municipal pole owners shall have the  
16 burden of proving that the rates are reasonably related to  
17 the actual, direct and reasonable costs incurred for use of  
18 space on the pole.

19 (3) Utility pole owners with existing pole attachment  
20 rates, fees or other terms inconsistent with this section  
21 shall reform such rate, fee or term in compliance with this  
22 subsection within 180 days of the effective date of this  
23 section.

24 (c) Make-ready work.--The following apply:

25 (1) Owners of municipal poles shall comply with the  
26 process for make-ready work under 47 U.S.C. § 224 relating to  
27 pole attachments) and implementing regulations and shall make  
28 a good faith estimate for any make-ready work necessary,  
29 including pole replacement if necessary, within 60 days of  
30 receipt of a completed application to install or collocate



1 wire facilities.

2 (2) Owners of municipal poles are prohibited from  
3 requiring more make-ready work than required to meet  
4 applicable codes or industry standards.

5 (3) Fees for make-ready work shall not:

6 (i) Include costs related to preexisting or prior  
7 damage or noncompliance.

8 (ii) Exceed actual costs or the amount charged to  
9 other communications service providers for similar work.

10 (iii) Include consultant fees or expenses.

11 (d) Collocation on wireless support structures or utility  
12 poles outside the ROW.--A municipality shall authorize the  
13 collocation of wireless facilities on utility poles or wireless  
14 support structures owned by the municipality which are not  
15 located within the ROW to the same extent the municipality  
16 permits access to the same type of poles or structures for other  
17 commercial projects or uses. The rates, terms and conditions for  
18 agreements shall be just and reasonable, cost-based,  
19 nondiscriminatory and competitively neutral and shall comply  
20 with all applicable Federal and State laws as provided in an  
21 agreement between the municipality and the wireless provider.

22 (e) Surety.--A locality shall not impose surety  
23 requirements, including bonds, escrow deposits, letters of  
24 credit or any other type of financial surety to ensure that  
25 abandoned or unused facilities can be removed, unless the  
26 authority imposes similar requirements on other permits for  
27 other types of commercial development or land uses and the  
28 instrument does not exceed a reasonable estimate of the direct  
29 cost of the removal of the facility. If surety requirements are  
30 imposed, the requirements must be competitively neutral,

nondiscriminatory, reasonable in amount and commensurate with the historical record for local facilities and structures that are abandoned and shall not exceed \$25,000 per surety requirement.

Section 6.3. Indemnification.

A municipality may not require a wireless provider to:

(1) indemnify and hold the municipality and its officers and employees harmless against any claims, lawsuits, judgments, costs, liens, losses, expenses or fees, except when a court of competent jurisdiction has found that the negligence of the wireless provider while installing, repairing or maintaining caused the harm that created claims, lawsuits, judgments, costs, liens, losses, expenses or fees; or

(2) require a wireless provider to obtain insurance naming the municipality or its officers and employees an additional insured against any of the foregoing.

Section 6.4. Prohibitions.

(a) General rule.--Municipalities are prohibited from adopting new zoning ordinances or revising existing zoning ordinances with provisions that have the force or effect of requiring an applicant to pay rates or fees to a third-party vendor contracted by the municipality to assist with the application process or make-ready work for the installation, collocation, replacement or modification of wireless facilities. Existing municipal ordinances that contain a provision requiring an applicant to pay rates or fees to a third-party vendor shall be modified to remove the provision within 60 calendar days of the effective date of this act.

(b) Third-party vendors.--Any third-party vendor contracted

1 by a municipality to assist with the drafting of a new ordinance  
2 or modification of an existing ordinance enacted by the  
3 municipality that violates any provision of this act or Federal  
4 law shall be subject to a fine not to exceed \$10,000 per  
5 violation.

6       Section 3. This act shall take effect in 60 days.



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CONFIDENTIAL DOCUMENT

**M·E·M·O·R·A·N·D·U·M**

**TO:** Pennsylvania Municipal League  
Pennsylvania State Association of Township Supervisors  
Pennsylvania State Association of Boroughs  
Pennsylvania State Association of Township Commissioners

**FROM:** Daniel S. Cohen  
Attorney, Cohen Law Group

**SUBJECT:** *Legal Assessment of House Bill No. 1620: Wireless Infrastructure Deployment Bill*

**DATE:** July 9, 2017

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On or about June 26, 2017, six State Representatives<sup>1</sup> introduced House Bill No. 1620, entitled the Wireless Infrastructure Deployment (“WID”) Bill. The WID bill is intended to amend the Pennsylvania Wireless Broadband Collocation Act, 53 P.S. §11702.1 *et seq.*, which became law in 2012.<sup>2</sup> I have reviewed the bill and have determined that, if enacted, it would achieve the following results as applied to municipalities in Pennsylvania:

1. It would strip Pennsylvania municipalities of all of their zoning authority over wireless antennas and equipment in the public rights-of-way (“ROW”).
2. It would strip Pennsylvania municipalities of most of their zoning authority over wireless towers in the ROW.
3. It would severely limit the assessment of fees for wireless facilities in the ROW.
4. It would prohibit municipalities from requiring standard legal protections for wireless facilities in the ROW, including full indemnification, bonding, and insurance coverage.

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<sup>1</sup> Representatives Miccarelli, Farry, D. Costa, Snyder, DiGirolama, and Murt

<sup>2</sup> The Pennsylvania Wireless Broadband Collocation Act applies to antennae and other modifications to existing wireless support structures. The WID has a broader scope by placing restrictions on the regulation of all wireless facilities, including towers in the public rights-of-way.

5. It would curtail the state-mandated time frame for initial review of wireless facility applications so that municipalities would be unable to perform such reviews in time.
6. It would allow wireless providers to reverse a denial of a wireless facility application simply by resubmitting a revised application without having to obtain zoning approval.
7. It would expose municipal Solicitors and other municipal law firms to financial liability for drafting wireless ordinances deemed to be in violation of the WID Act.

Allow me to address each of these provisions individually.<sup>3</sup>

### **Removal of Municipal Zoning Authority**

As you know, the biggest change in the wireless facilities industry in the last several years has been the development of distributed antenna systems or “DAS.” DAS systems deploy a network of poles, antennas, equipment, and fiber in close proximity to each other to boost capacity to meet consumer demand for wireless broadband service. In addition to antennas on existing utility poles, a DAS system typically also includes installation of new fiberglass poles (i.e. towers) that are 25 feet to 125 feet in height. A critical aspect of DAS facilities from the perspective of municipalities is that they are all located in the public rights-of-way.

The term “wireless facility” is defined in Section 2 of the WID bill as antennae and other associated equipment, but it does not include the structure (tower or building) upon which the antenna is located. Section 3(a) of the bill, entitled “Regulation of Wireless Facilities and Wireless Support Structures” states the following:

Limitations. Municipalities that have adopted zoning ordinances and land use regulations for the placement of wireless facilities and wireless support structures **may not require any additional requirements** on the applicant for the collocation of wireless facilities on a support structure or the installation of a new wireless facility **that have the effect of ... regulating the installation of new wireless facilities...** (emphasis added)

In other words, if a municipality has decided to subject wireless facilities to zoning approval, it cannot regulate wireless antennae and related equipment either inside or outside the ROW. By way of examples, this means that a municipality may not require that these facilities: 1) be maintained in good condition, order, and repair; 2) not interfere with public safety communications; 3) employ stealth technology so as to be as unobtrusive as possible; 4) with respect to ground mounted equipment, not interfere with vehicular or pedestrian traffic; 5) be limited in or excluded from historic districts; 6) be designed to withstand high winds; and 7) be removed upon discontinuation of use.

With respect to towers inside and outside the public rights-of-way, Section 6(e)(1) of the bill states the following:

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<sup>3</sup> There are many other provisions of the bill that would restrict or remove municipal authority over wireless facilities, but the provisions addressed here would be the most consequential.



Wireless providers shall have the right as a permitted use **not subject to zoning review or approval** to collocate wireless facilities and **construct...utility poles, wireless support structures...along, across, upon and under the ROW**; in the ROW of any zone; or outside the ROW in property not zoned exclusively for single-family residential use. (emphasis added)

Section 6(e)(2) further states that that the towers that would not be subject to municipal zoning authority must not exceed 50 feet or 10 feet above the tallest existing utility pole in the municipality, whichever is greater. In other words, towers that are 50 feet or shorter (or less than 10 feet above the tallest utility pole), except for those outside the rights-of-way in single-family residential districts, may not be subject to any municipal zoning regulations. A municipality would therefore have no ability to manage its ROW with respect to these towers.

Specifically and by way of examples, this prohibition would mean that a municipality would not be able to require that such towers: 1) be subject to conditional use approval; 2) be maintained in good condition; 3) comply with collocation incentives to place antennas on existing poles or buildings rather construct new towers; 4) be limited to certain zoning districts or roads provided there are ample areas available for such towers; 5) adhere to reasonable noise and light standards; 6) employ stealth technology; 7) be limited in or excluded from historic districts; and 7) be removed upon discontinuation of use.

One might infer from the above analysis that, under the WID bill, municipalities would still be able to regulate towers in the ROW that are over 50 feet in height or more than 10 feet above the tallest existing utility pole; however, other sections of the bill restrict municipal zoning authority over these towers as well. For example, Section 4(d) removes the right of municipalities to prescribe setback or aesthetic requirements on towers. This would prohibit municipalities from imposing setbacks from the cartway, stealthing requirements, etc.<sup>4</sup>

In addition, Section 4(f)(2) states that a municipality is prohibited from placing height limitations on antennas, which of course is the equivalent of prohibiting height limitations on the towers that support the antennas. Section 3(a)(4) of the bill prohibits municipalities from requesting information from the wireless provider regarding the “radio frequency need” for the tower (also known as gap in coverage), even though the Federal Communications Commission specifically allows local governments to request such information. All of these prohibitions on municipal regulations of towers more than 50 feet in height strip away standard methods by which municipalities currently manage their ROW’s with respect to wireless towers.

### **Effective Prohibition of Municipal Power to Assess Reasonable Fees**

Many municipalities in Pennsylvania currently assess reasonable fees on wireless facilities in the ROW. The WID bill, if enacted, would effectively eliminate the ability of municipalities to assess fees, except for *de minimus* fees, on companies that own or manage these

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<sup>4</sup> Section 4(d) states that any such requirements must be “substantially similar to requirements imposed on other types of commercial structures of similar height.” The only other “commercial structures of similar height” in the ROW’s are utility poles, but they are regulated by the Public Utility Commission, not by municipalities. As such, the “substantially similar” requirement is a false standard.

facilities. The bill includes no fewer than six separate provisions relating to the assessment of fees on wireless facilities. Some of these provisions are inconsistent and even internally contradictory. In any event, they are summarized as follows:

1. A municipality may not impose “additional costs, except the appropriate and reasonable permit fees” on new antennas or equipment, including those in the ROW. (Section 3(a)(2))
2. For antennas and equipment 28 or fewer cubic feet in volume<sup>5</sup>, a municipality may not require payment of a permit fee of more than a one-time fee of \$100. Section 3(a)(3.1)
3. Any fee may not exceed an annual amount of \$20 times the number of utility poles in the municipality on which the wireless provider has attached antennae. In other words, if the provider currently has 5 antennae on utility poles in the municipality, then the municipality may not assess a fee of more than \$100 per year. Section 6.1(c)(1)(v)
4. For wireless facilities in the ROW, the application fee cannot exceed \$1,000. Section 6.1(d)(2)(i)
5. For wireless attachments to municipal poles, the fee may not exceed the lesser of its actual costs related to the collocation on its poles or \$20 per pole per year. Section 6.1(b)(2)
6. A municipality may only charge a wireless provider the same rate or fee that it charges communications service providers or public utilities for use of the ROW. Section 6.1(c)(1)

With respect to #6 above, while this restriction may seem reasonable on its face, in the context of current right-of-way management law in Pennsylvania, it has the effect of eliminating a municipality’s ability to charge a fee for wireless facilities in the rights-of-way. The reason is that it is not established in the law whether municipalities have the right to assess a fee on public utilities, such as telephone, gas and electric facilities.<sup>6</sup> If municipalities do not have the right to charge public utilities for the use of the rights-of-way, then, under the WID bill, they cannot charge for wireless facilities either.

Aside from being confusing and inconsistent, the bottom line is that, under the WID bill, municipalities would only be able to charge *de minimus* fees that would be much less than the municipality’s actual costs of application review, permitting, inspection, and other aspects of ROW management. A final financial consequence of the bill is that it undercuts the leverage of local governments in negotiating leases for wireless facilities on municipal property. It is common in wireless ordinances for municipalities to require that wireless contractors first look at municipal property for the placement of their facilities outside the ROW before turning to possible private property locations. By removing virtually all municipal zoning authority over

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<sup>5</sup> 28 cubic feet is the equivalent of 209 gallons of water. ([theunitconverter.com](http://theunitconverter.com))

<sup>6</sup> This issue is currently being litigated in the cases of PPL Electric Utilities Corporation v. City of Lancaster and UGI Utilities Inc. v. City of Lancaster, No. 462 MD 2013 (Pa. Commw. Ct. 2015).

wireless facilities, the WID bill also removes the opportunity for municipalities to steer wireless facilities toward municipal property and thereby obtain rental payments from wireless providers.

### **Removal of Legal Protections for the Rights-of-Way**

In addition to stripping municipalities of most of their zoning authority over wireless antennas and towers as discussed above, the WID bill also removes or restricts the right of municipalities to require legal protections for the use of the ROW. These are standard protections that are customarily required by municipalities for facilities in the ROW. They include indemnification, insurance, and bonding requirements. Section 6.3(1) prohibits municipalities from requiring full indemnification from wireless providers,<sup>7</sup> which opens municipalities to legal exposure for personal injuries or property damage due to accidents.

Section 6.3(2) prohibits municipalities from “require(ing) a wireless provider to obtain insurance naming the municipality or its officers and employees as additional insured.” Again, this is a standard legal protection for municipalities and it is unclear from the language whether municipalities may require the wireless provider to provide insurance coverage at all. Finally, Section 6.2(e) restricts the ability of municipalities to require bonding or other forms of surety for any wireless facilities—whether inside or outside the ROW. Specifically, it states that any bond must be similar to that imposed on “other types of commercial development or land uses” and may not be more than \$25,000.

### **Reduction of Time Frame for Initial Review of Wireless Applications**

Currently, municipalities have 30 days from the time an application for a wireless facility is filed to notify the provider in writing that the application is incomplete or has been filed with the wrong department. Initial wireless applications are often incomplete because they do not include all the information required by local zoning ordinances. It is also common for wireless providers to file wireless facilities applications with the Public Works or Streets Departments rather than with the Zoning Office. This “initial review period” is an important opportunity to alert the provider that wireless facilities fall under the Zoning Code, not the Streets and Sidewalks Code. It also tolls the federal “shot clock” for consideration of applications.

Section 4(a)(1) of the WID bill reduces this time frame from 30 days to 10 days for “small wireless facilities.” A “small wireless facility” is defined in Section 2 as a facility where each antenna is no more than 6 cubic feet and all other wireless equipment associated with the facility is no more than 28 cubic feet. The definition does not specify or limit the height of the tower on which the antenna is attached. In addition, Section 4(f)(3) of the bill allows an applicant to “submit up to 50 permit requests (for such facilities) on a single application.”

Even for a single wireless facility, given all of the other responsibilities of municipal officials, it would be virtually impossible for a municipality to receive the application, refer it to the Zoning Officer and Solicitor, have them review the application, decide on a course of action,

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<sup>7</sup> The only form of indemnification that is permitted is one in which court finds that the wireless provider was negligent. This not only requires the municipality to take legal action against the wireless provider, but also is significantly more restrictive than standard ROW indemnifications.

and notify the applicant in writing within 10 days (which is effectively 6-8 business days). The notion that a municipality could meet this deadline for up to 50 separate wireless facilities is absurd. The clear intention is to deny municipalities the right to perform this initial review.

### **Reversing a Denial by Circumventing the Zoning Process**

Section 4(b)(4) of the bill also adds an unusual twist if a municipality denies an application for a wireless facility. It states the following:

Within 30 days of a municipality's denial of an application, an applicant may cure any deficiency identified by the municipality and resubmit the application to the municipality without paying an additional processing fee. The municipality shall process and approve or deny a revised application within 30 calendar days.

Putting aside the question of whether a municipality should be allowed to assess a new processing fee for a new application, this provision effectively undermines the local zoning process by limiting the time frame for consideration of the revised application to 30 days. Typically, if a zoning application is denied, the applicant may either appeal the denial to court or submit a different application for zoning approval. The zoning approval process inevitably takes more than 30 days. By allowing the provider to "cure" the source of the original denial and then making it impossible for the municipality to adequately consider the revised application, this provision has the effect of voiding the denial altogether.

### **Liability of Solicitors and Special Counsel**

Finally, Section 6.3(b) of the bill specifically targets Solicitors and outside municipal law firms for punishment. It states the following:

Any third-party vendor contracted by a municipality to assist with the drafting of a new ordinance or modification of an existing ordinance enacted by the municipality that violates any provision of this act or Federal law shall be subject to a fine of not to exceed \$10,00 per violation.

Typically, the drafting of ordinances is performed by municipal Solicitors or outside municipal law firms that specialize in the subject matter of the ordinance. Today, if an ordinance is enacted by a municipality that violates state or federal law, then an injured party, in this case a wireless provider, may challenge the ordinance in court. The WID bill takes the highly unusual step of targeting Solicitors and special counsel with financial punishment. The goal of this provision is to create a "chilling effect" on the enactment of ordinances that allow municipalities to manage wireless facilities in the ROW's.

This concludes the summary of the major provisions in the WID bill. As noted above, there are many other provisions in the bill, some of which would further restrict municipal rights, but the major provisions are addressed in this memorandum. I look forward to discussing it with you after you have reviewed it.



August 7, 2017

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Hon. Thomas Murt  
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***RE: Opposition to H.B. 1620 Regarding Regulation of Wireless Facilities***

Dear State Representatives Miccarelli, Farry, Costa, Snyder, DiGirolamo, and Murt:

The undersigned municipal associations, which represent nearly all of the 2,600 municipalities in the Commonwealth, have been working together for some time regarding the management of wireless facilities in the public rights-of-way. We have reviewed House Bill 1620, which you have cosponsored, and have concluded that the bill is not in the best interests of Pennsylvania. In our opinion, it would undermine local management of the public rights-of-way, harm public safety, remove the public from the wireless facility approval process, strip municipalities of their basic legal protections, and violate federal wireless siting law.

As you know, Pennsylvania municipalities are charged by state law with the oversight and maintenance of the health, safety, and welfare of their residents. This includes the maintenance of perhaps the most important physical asset of every municipality, namely the public rights-of-way. Municipalities actively manage the public rights-of-way, not only with respect to vehicular and pedestrian traffic, but also with respect to the numerous types of facilities being placed there by public utilities and related companies. These include gas, electric, water, cable, telecommunications, and wireless facilities. Municipalities must manage these facilities in a manner that maintains public safety and preserves the character of their communities. As such, Pennsylvania municipalities have an immediate and direct interest in the management of towers, antennae, and related wireless equipment in the public rights-of-way.

Our members strongly support the deployment of high-speed broadband service throughout the Commonwealth. Whether achieved through wired or wireless networks (or a combination of both), broadband deployment is critical to elevating Pennsylvania in the areas of economic development, academic achievement, health care advancement, the maintenance of residential property values, and the efficiency of local governments. The rollout of wireless distributed antenna system ("DAS") facilities, however, must be done in an orderly fashion that preserves



public safety and protects the public rights-of-way. H.B. 1620 would have the opposite result if enacted in its current form.

Federal law grants to local governments the legal right to regulate the “placement, construction, and modification” of wireless facilities through their zoning authority. At the same time, federal and state laws grant numerous protections to the wireless industry and expressly restrict municipalities from over-regulation of wireless facilities. These include, but are not limited to, the Telecommunications Act of 1996, the Federal Communications Commission’s (“FCC’s”) “Shot Clock” Ruling of 2009, the Spectrum Act of 2012, the Pennsylvania Wireless Broadband Collocation Act of 2012, and the FCC’s Wireless Report and Order of 2014. All of these statutes and rulings restrict local government regulation and promote the deployment of wireless facilities. Indeed, the wireless industry is fully protected now under federal and state law without the need for H.B. 1620.

Municipalities in Pennsylvania cannot and will not surrender their right to manage their public rights-of-way or to use their zoning authority to promote orderly development and preserve the integrity of their communities. We would appreciate the opportunity to meet with you to discuss these issues and work collaboratively to prevent the detrimental impact that would result from the enactment of H.B. 1620.

Sincerely yours,



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David M. Sanko  
Executive Director  
Pennsylvania State Association of  
Township Supervisors (PSATS)



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Richard J. Schuettler,  
Executive Director  
Pennsylvania Municipal League (PML)



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Christopher Cap  
Executive Director  
Pennsylvania State Association of  
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Richard J. Schuettler,  
Executive Director  
Pennsylvania State Association of  
Township Commissioners (PSATC)

cc: Members, House Consumer Affairs Committee  
Pennsylvania House Majority and Minority Leadership