

BOARD OF COMMISSIONERS

AGENDA

Monday, January 12, 2015 - 6:30 PM

Pledge of Allegiance

Public Participation

Notice of Executive Session preceding the Board of Commissioners meeting of January 12, 2015

1. Consent Agenda

- a) Disbursement Review and Approval: 2014-12B, 2014-12C, 2014-12D and 2014-12E
- b) Consideration of a Motion to approve the Certificate of Appropriateness:
 - HARB 2015-01-26 – 100 Pembroke Avenue - New attached garage in place of greenhouse. New terrace on rear of building. Re-pointing brick and limestone on main building. Roof repairs. Modify two (2) windows in rear for doors.
 - HARB-2015-02 – 319 S. Wayne Avenue – Enlarge kitchen to cover rear porch and build family room addition to rear right side of house.
 - HARB-2015-03 – 201 Walnut Avenue - Renovations and additions for new and enlarged kitchen, breakfast nook, great room, mud room and master bedroom suite.
- c) Approval of minutes for the Board of Commissioners meeting of November 10, 2014, December 8, 2014 & December 15, 2014
- d) Motion to receive Proposals for Township Traffic Engineer
- e) Resolution #2015-01 – Reappoint Gannett Fleming, Inc. as Township Engineer
- f) Resolution #2015-05 – Authorizing the Public Works Department to purchase vehicles and equipment as provided for in the approved 2015 Township Budget
- g) Resolution #2015-03 – Authorizing Kimmell Bogrette Architecture and Site to Provide Permitting and Design Services for the Clem MaCrone Park Project

2. Appointment of Township Solicitor
3. Appointment to Vacancy Board
4. Appointment of Township Secretary
5. Appointment of Assistant Township Secretary
6. Recognitions by Radnor Police Department
7. Appointments to Various Boards and Commissions
8. Committee Reports

PUBLIC SAFETY

- A. Ordinance #2014-20 – (**Adoption**) - Authorizing a handicapped parking space on the north side of Dreer Lane and Williams Road

PUBLIC WORKS & ENGINEERING

- B. Caucus – (***Preliminary Approval***) - BMR 145 King of Prussia Road
- C. Resolution #2015-02 – (***Final Approval***) - 205 Strafford Avenue
- D. Resolution #2015-04 – Authorizing Gannett Fleming to provide design services for stormwater management at the Wayne Train Station (north side)

COMMUNITY DEVELOPMENT

- E. Discussion and possible motion to authorize RETTEW to prepare a zoning amendment

PERSONNEL & ADMINISTRATION

FINANCE & AUDIT

PARKS & RECREATION

LIBRARY

PUBLIC HEALTH

- Old Business
- New Business
- Public Participation
- Adjournment



RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
January 12, 2015

The table below summarizes the amount of disbursements made since the last public meeting held on December 15, 2014. 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://www.radnor.com/egov/apps/document/center.egov?path=browse&id=22>

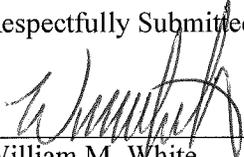
Fund (Fund Number)	2014-12B December 12, 2014	2014-12C December 19, 2014	2014-12D December 22, 2014	2014-12E December 26, 2014	Total
General Fund (01)	500,302.52	115,680.51	0.00	80,425.50	\$696,408.53
Sewer Fund (02)	696,962.36	4,035.08	709.16	2,030.13	703,736.73
Storm Sewer Management (04)	4,300.00	0.00	0.00	0.00	4,300.00
Capital Improvement Fund (05)	35,431.17	67,443.25	0.00	135.04	103,009.46
Investigation Fund (12)	157.39	0.00	0.00	0.00	157.39
Grants Fund (16)	0.00	965.51	0.00	0.00	965.51
Police K-9 Fund (17)	47.29	211.98	0.00	0.00	259.27
\$8 Million Settlement Fund (18)	0.00	0.00	0.00	0.00	0.00
Parks & Open Space Fund (22)	0.00	822.48	0.00	0.00	822.48
The Willows Fund (23)	0.00	297.00	10,500.00	2,709.18	13,506.18
Total Accounts Payable Disbursements	\$1,237,200.73	189,455.81	11,209.16	85,299.85	\$1,523,165.55
<i>Electronic Disbursements</i>	n/a	n/a	n/a	n/a	\$417,400.00
Grand Total	\$1,237,200.73	189,455.81	11,209.16	85,299.85	\$1,940,565.55

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,



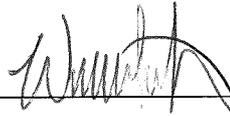
 William M. White
 Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through January 26, 2015

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	1/1/2015	12/14 Credit Card Revenue Processing Fees	\$2,000.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	1/15/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	1/15/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	1/15/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Period Total				\$417,400.00

Submitted:



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

<u>Original Estimate</u>			<u>Actual Amount</u>
\$560,000.00	12/18/2014	Salaries and Payroll Taxes - General Fund	\$565,757.43
\$20,000.00	12/18/2014	Salaries and Payroll Taxes - Sewer Fund	\$18,184.70
\$0.00	12/18/2014	Salaries and Payroll Taxes - Willows Fund	\$46.63
\$400.00	12/18/2014	Salaries and Payroll Taxes - K-9 Fund	\$271.28
\$580,400.00			\$584,260.04
\$400,000.00	12/31/2014	Salaries and Payroll Taxes - General Fund	\$483,612.95
\$15,000.00	12/31/2014	Salaries and Payroll Taxes - Sewer Fund	\$12,720.55
\$400.00	12/31/2014	Salaries and Payroll Taxes - K-9 Fund	\$878.95
\$415,400.00			\$497,212.45
\$171,497.64	1/1/2015	Police Pension Payroll	\$171,497.64
\$133,705.79	1/1/2015	Civilian Pension Payroll	\$133,705.79
\$305,203.43			\$305,203.43

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER:	GRANTHAM VENTURES LLC C/O GEORGE ASI
OWNER ADDRESS:	100 PEMBROKE AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY:	100 PEMBROKE AV , WAYNE PA 19087
APPLICATION NUMBER:	HARB 2015-01

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

NEW ATTACHED GARAGE, REAR TERRACE, MODIFY TWO WINDOWS IN REAR FOR DOORS

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

APPROVED AS SUBMITTED

ISSUED: Monday, January 12, 2015

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

William A. Spingler, President

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: SUKONIK JONATHAN & MARGARET E
OWNER ADDRESS: 319 S WAYNE AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 319 S WAYNE AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2015-02

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

**ENLARGE KITCHEN TO COVER REAR PORCH & BUILD FAMILY ROOM ADDITION
TO REAR RIGHT SIDE OF HOUSE**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

APPROVED AS SUBMITTED

ISSUED: Monday, January 12, 2015

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

William A. Spingler, President

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: CORMAN JAMES W & ELIZABETH
OWNER ADDRESS: 201 WALNUT AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 201 WALNUT AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2015-03

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

Renovations and additions for new and enlarged kitchen, breakfast nook, great room, mud room and master bedroom suite.

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

APPROVED AS SUBMITTED

ISSUED: Monday, January 12, 2015

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

William A. Spingler, President

TOWNSHIP OF RADNOR
Minutes of Public Meeting of November 10, 2014

The Radnor Township Board of Commissioners met at approximately 6:45 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Elaine Schaefer, President

James C. Higgins, Vice President

John Fisher - Absent

Richard F. Booker

John Nagle

Donald Curley

William Spingler

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

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

Commissioner Schaefer announced that item E. Ordinance #2014-14 – **(Adoption)** - Amending the Code of the Township of Radnor, Section 270-28 Parking Prohibited at all Times (Debaran and Barcladen) will be postponed until the November 24th agenda.

Commissioner Spingler made a motion to remove the above item until the next meeting, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Fisher absent.

Public Participation

Marty Costello – He commented that he left poppy’s for each of the Commissioners and staff in representation of Veteran’s Day. He also announced that tomorrow for Veteran’s Day there will be a ceremony at the War Memorial in Wayne at 11:00 AM.

Leslie Morgan, Farm Road – She commented in regards to her concerns on items in the Ardrossan conditional use decision and she is concerned that other Township boards and commissions never received the decision.

Patti Booker, Belrose Lane – She commented in regards to her concerns with the press conferences held by the Police Department.

Mr. Zienkowski commented that he supports the press conferences so that the correct information is distributed to the community.

David Wood, Roberts Road – He commented also in regards to his concerns with the press conferences held by the Police Department and would like a review of the media policy completed.

Notice of Executive Session preceding and following the Board of Commissioners meeting of October 27, 2014

All commissioners were in attendance with the exception of Commissioner Fisher, where matters of personnel, real estate and litigation were discussed.

Consent Agenda

- a) Disbursement Review and Approval: 2014-10D, 2014-10E
- b) Approval of minutes for the Board of Commissioners meeting of October 13, 2014 & October 22, 2014
- c) Motion to approve the Certificate of Appropriateness: HARB 2014-24 – 100 Walnut Lane – Addition
- d) Resolution #2014-101 - Tree Planting Program, Award Contract
- e) Resolution #2014-102 - Change Order for Contract #B-14-003 Tree Removal and Stump Grinding
- f) WBA request for Free Parking in Downtown Wayne on Saturday's in December
- g) Resolution #2014-106 - Ardrossan Farms - PADEP Planning Module Resolution
- h) Resolution #2014-105 - Authorization for Disposal of Surplus Vehicles
- i) Resolution #2014-103 - Responding to the SEC's MCDC Initiative

Commissioner Curly requested items B & F removed. Commissioner Spingler made a motion to approve the consent agenda with items B & F removed, seconded by Commissioner Nagle. Commissioner Schaefer called the vote, motion passed 6-0 with Commissioner Fisher absent.

Approval of minutes for the Board of Commissioners meeting of October 13, 2014 & October 22, 2014

Commissioner Curley commented that there may be a vote missing from the October 13, 2014 meeting. He has requested that they are reviewed and brought back for approval at a future meeting.

Commissioner Curley made a motion to approve minutes for the Board of Commissioners meeting of October 22nd and the minutes from the October 13, 2014 meeting be tabled until they are reviewed and brought back at the next meeting, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Fisher absent.

f. WBA request for Free Parking in Downtown Wayne on Saturday's in December

Commissioner Curley commented that he believes that free parking hurts commerce and is not in support. There was a brief discussion amongst Commissioners on the topic.

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

Alicia Eager, member of WBA commented that she thinks it is a good will gesture.

Commissioner Schaefer called the vote, motion passed 5-1 with Commissioner Higgins opposed and Commissioner Fisher absent.

2. Appointments to Various Boards and Commissions

Commissioner Spingler made a motion to appoint the following to various Boards & Commissions:

Matt Homyk – Zoning Hearing Board; Terry Arney – HARB; Michael Drennan – Shade Tree Commission; Amit Khanna, MD, MPH– Board of Health; Joan Capuzzi – Board of Health; Katherine Durr – Board of Health; and Suzette Margolis - Citizens Communications Council. Motion seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Fisher absent.

FINANCE & AUDIT

A. Ordinance #2014-15 – (Adoption) - Authorizing the incurrence by the Township of Radnor of elector debt by the issuance of general obligation bonds, series 2014 in an aggregate principal amount not to exceed \$15,000,000 for the purpose of raising capital for the purchase of 71 acres at the Ardrossan Farm pursuant to Ordinance 2013-22

Commissioner Spingler made a motion to adopt Ordinance #2014-15, seconded by Commissioner Nagle.

Michael Wolf and Suzanne Mayes explained the purpose of the ordinance. There was a discussion amongst the Commissioners, Michael Wolf and Suzanne Mayes for clarification purposes of the ordinance.

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

B. Presentation of Pension Plan Status – Mockenhaupt

Colleen Derr, Mockenhaupt, gave a brief pension plan update along with a discussion amongst the Commissioners

C. 2015 Budget Discussions

Mr. Zienkowski and Mr. White gave a brief presentation with changes that have been made to the 2015 proposed Budget. The proposed budget has a 0% tax increase which will continue to provide for the capital funding, no establishment of the narcotics unit but discussions to continue in the future, and the Ardrossan Bond Millage was removed as that project is on its own track and will be separated from the operation and capital of the Township portion of the budget.

Commissioner Schaefer wanted to make clear that this is 0% recommended on the Township budget but there will still be a .15 mil increase for the Ardrossan purchase. Mr. White commented that when the tax bills are distributed there will be a description included for the taxpayers. There was a discussion amongst the Commissioners in regards to the proposed 2015 Budget on items such as whether to include the Ardrossan portion of the tax increase, narcotics unit and stormwater fee not being increased.

PUBLIC WORKS & ENGINEERING

D. Resolution #2014-104 (Final) – Final Subdivision Plan for Ardrossan Farm

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

Commissioner Booker made a motion to amend that the investment lots be deed restricted, seconded by Commissioner Curley.

There was a discussion on the amended motion.

Public Comment

Chet Harrington, Newtown Road – He commented in regards to his concerns with the subdivision and the purchase of the open space.

Commissioner Schaefer called the vote on the amended motion, motion failed 1-5 with Commissioner Curley, Spingler, Schaefer, Higgins and Nagle opposed and Commissioner Fisher absent.

Commissioner Schaefer called the vote on the original motion, motion passed 5-1 with Commissioner Booker opposed and Commissioner Fisher absent.

PUBLIC SAFETY

~~E. Ordinance #2014-14 (Adoption) – Amending the Code of the Township of Radnor, Section 270-28 Parking Prohibited at all Times (Debaran and Bareladen)~~

This item was postponed until a future meeting.

PERSONNEL & ADMINISTRATION

F. A discussion and motion to direct Ethics Board to make recommendations re: amending our ethics investigation procedures

Commissioner Spingler made a motion to direct the Ethics Board to make recommendations of the Township ethics investigation procedures, seconded by Commissioner Nagle.

There was a discussion amongst the Commissioners in regards to how the Board would like to see the language changed in the investigation procedures of the Ethics Board, whether the Solicitor for the Ethics Board be decided on a case by case basis, reconciling the ordinance and resolution that are in place and the process that the Ethics Board should handle complaints.

Commissioner Curley made a motion for the revisions to ensure that the ethics board is advisory, it transmits documents to the Commissioners; rectifies the issue of appearance of conflict, Ethics Board solicitor is hired on a case by case basis. Motion failed for lack of a second.

Public Comment

Dan Sherry – He commented in regards to his frustrations with the process of the Ethics Board.

Commissioner Schaefer called the vote, motion passes 5-1 with Commissioner Booker opposed and Commissioner Fisher absent.

G. Resolution #2014-107 - Approving the Settlement Agreement and General Release Between Radnor Township, Terence Curley, and the Delaware County Lodge No. 27, Fraternal Order Of Police

Commissioner Spingler made a motion to approve, seconded by Commissioner Nagle. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Fisher absent.

H. Resolution #2014-108 - Approving the Settlement Agreement and General Release Between Radnor Township, Mark Chambers, and the Delaware County Lodge No. 27, Fraternal Order Of Police

Commissioner Spingler made a motion to approve, seconded by Commissioner Nagle. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Fisher absent.

COMMUNITY DEVELOPMENT

None

PARKS & RECREATION

Tammy Cohen announced that the Santa Delivery gift drop off is November 29th at the Township Building and Santa Delivery will be on December 13th. For more information you can visit the Township website.

John Nagle commented that the November Parks & Recreation Board meeting was held early on October 30, 2014; the next meeting is December.

LIBRARY

None

PUBLIC HEALTH

None

Old Business

Commissioner Higgins inquired in regards of a brief stormwater update. Mr. Norcini gave a brief update of the open stormwater projects. Mr. Zienkowski commented that we have had good conversation with AT&T in regards to stormwater in their parking lot.

Mr. Norcini inquired with the Board for authorization to proceed with the project on ADA curbs and crosswalk at Moscia Lane and South Devon Avenue. The sense of the Board was to proceed.

New Business

Commissioner Booker asked Staff to look into additional traffic calming measure at the crosswalk at Radnor Chester Road and Glenmary. Mr. Zienkowski will have staff traffic look into it.

Commissioner Curley made a motion that for all Ethics Board violations the Township Solicitor will represent the Ethics Board unless he/she has a conflict at which time the Township would select a solicitor for the Ethics Board, seconded by Commissioner Nagle.

Public Comment

Dan Sherry – He commented in regards to his frustration and concerns of the process that the Ethics Board has taken in the past and the interpretation of the Ethics Board code.

Commissioner Schaefer called the vote, motion passed 5-0 with Commissioner Booker abstaining.

Public Participation

Dan Sherry, Wayne - He commented in regards to past Ethics Board proceedings.

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

Respectfully submitted,

Jennifer DeStefano



TOWNSHIP OF RADNOR
Minutes of Public Meeting of December 8, 2014

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, President
John Fisher
John Nagle
William Spingler*

*James C. Higgins, Vice President
Richard F. Booker
Donald Curley*

Also Present: Robert A. Zienkowski, Township Manager; John Osborne, Treasurer; John Rice, Township Solicitor; William White, Finance Director; Steve Norcini, Director of Public Works & Recreation; Roger Phillips, P.E., Township Engineer; Amy Kaminski, Township Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.

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

Commissioner Schaefer announced that we are having technical difficulties with the cameras this evening; the entire meeting will be a full span of the Commissioners only this evening and audio is not affected. She also announced that item E will be removed from the agenda as requested by the applicant; also, there will be a special Board of Commissioners meeting on Monday, December 22nd at 4 PM. She also gave a reminder of the 5 minute rule for public participation.

Public Participation

Leslie Morgan, Farm Road – She commented in regards to respecting the public’s time when speaking as well as not taking more debt out to fund the trails.

Dan Sherry, Wayne – He commented in regards to his concerns with past behaviors of several of the Board of Commissioners; also commented in regards to his concerns and disagreements with the process that was taken for the Decision of the CICD Conditional Use hearing.

Kathy Mulroy – She thanked township staff and Radnor Fire Company EMT and all other sponsors for their support with Elves on the Shelves event this past weekend.

Christina Perrone, Wayne – She commented about the time that is allowed for public comment; also commented in regards to items that have been discussed during Executive Session that should not have.

Notice of Executive Session of the Board of Commissioners meeting of December 8, 2014

All commissioners were in attendance for both meetings, where matters of personnel and litigation were discussed.

1. Consent Agenda

- a) *Disbursement Review and Approval: 2014-11C, 2014-11D*
- b) *Resolution #2014-118 – Close Out of the Community Conservation Partnerships Grant Project for the Greenways and Open Space Network Plan*
- c) *Consideration of a Motion to approve the Certificate of Appropriateness:*

- HARB 2014-26 – 221 South Wayne Avenue – Small bay addition at front of house and second floor addition over existing first floor areas
- HARB 2014-27- 224 Lansdowne Avenue – Improve and reconstruct garage, with a second floor home office and improve current family pool room at rear
- d) ~~Resolution #2014-120 – Emergency Replacement of Boiler at Willows Mansion~~
- e) Resolution #2014-122 - Award of the Heating, Ventilating, and Air Conditioning Preventative Maintenance Contract for the Township Building, Public Works Building, and Radnor Activity Center
- f) Resolution #2014-123 - Purchase of Pipe for the Marlborough Road Culvert Replacement Project

Commissioner Spingler made a motion, seconded by Commissioner Higgins. Commissioner Fisher asked for item d to be removed from the consent agenda. Commissioner Schaefer called the vote, motion passed 7-0.

d) Resolution #2014-120 – Emergency Replacement of Boiler at Willows Mansion

Commissioner Spingler made a motion, seconded by Commissioner Higgins.

Commissioner Fisher inquired if the tenant would be responsible for the replacement. Mr. Norcini commented that the current boiler is 23 years old and this needs to be replaced and the Township is required to provide the tenant a building in good working condition.

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

PERSONNEL & ADMINISTRATION

A. Ordinance #2014-19 - (Introduction) - Cable Franchise Renewal Agreement

Commissioner Nagle made a motion to send the above ordinance to the Citizens Communication Council for their next meeting and report back to the Board of Commissioners, seconded by Commissioner Fisher.

There was a brief conversation amongst the Commissioners. Commissioner Schaefer called the vote, motion passed 7-0.

FINANCE & AUDIT

B. Ordinance #2014-17 – (Adoption) - Adoption of the final Comprehensive Budget for 2015 (v2) and establishing the Township Real Estate Tax Rate and Sanitary Sewer Rate

Commissioner Fisher made a motion, seconded by Commissioner Spingler.

Mr. Zienkowski presented Mr. White with the 2013 Certificate for Excellence in Financial Reporting which was received this past week from Government Finance Officers Association.

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

C. Ordinance #2014-18 – (Introduction) – Enacting the Necessary Real Estate Millage Rate to Fund the Electoral Open Space Bonds (Ardrossan)

Commissioner Spingler made a motion, seconded by Commissioner Nagle.

There was an in depth conversation amongst the Commissioners and Township Solicitor in regards to the above ordinance such as adding wording to section 5 to require that this tax Levy will sunset and revisited annually; replace “evaluation” with “reauthorization”.

Commissioner Curley made a motion to amend the ordinance to reflect in section 1 that it would sunset after 2015 and require reauthorization, seconded by Commissioner Booker.

Commissioner Fisher made a motion to replace the word “evaluation” in section 1 to “reauthorization”, seconded by Commissioner Curley.

Commissioner Booker made a motion to amend the ordinance to reflect in section 1 that it would be subject to sunset and annual reauthorization, motion fails for lack of second.

Mr. Zienkowski stated that once the Township decides to borrow the money the Township is responsible for repayment for the next 30 years.

Public Comment

Leslie Morgan, Farm Road – She commented that she would think that residents would like to see this separate from other taxes; also proceeds from other real estate sales could go towards the repayment.

Dan Sherry, Wayne – He asked for clarification in regards to the Radnor Conservancy’s contribution to the purchase of Ardrossan.

Commissioner Schaefer called the vote on Commissioner Fisher’s motion, motion passed 7-0.

Public Comment

Leslie Morgan, Farm Road – She commented in regards to funding the purchase as she has case studies to support.

Commissioner Schaefer called the vote on Commissioner Curley’s motion. Curley motion fails 2-5 with Commissioner Spingler, Schaeffer, Higgins, Fisher and Nagle opposed.

Commissioner Schaefer called the vote on the original motion; motion passes 4-3 with Commissioner Booker, Curley and Fisher opposed.

D. Resolution #2014-121 – Adopting the 2015 Salary and Wage Schedule

Commissioner Fisher made a motion, seconded by Commissioner Spingler.

There was a brief discussion amongst Commissioners and staff for clarification of the wage schedule. Also, Commissioner Fisher pointed out that Bob Zienkowski not only has taken a salary decrease but has also not requested an increase in salary and he thanks him for his leadership.

Commissioner Schaeffer called the vote, motion passed 6-0 with Commissioner Booker abstaining.

PUBLIC WORKS & ENGINEERING

E. Resolution #2014-124 (Final) 205 Strafford Avenue Subdivision

This item was removed from the agenda as requested by the applicant.

PARKS & RECREATION

Commissioner Nagle commented that the Holiday at the Willows was a success and had an estimate of 1,000 participants. He also commented that Santa Delivery is next week and has grown significantly since last year.

COMMUNITY DEVELOPMENT

None

LIBRARY

Commissioner Booker commented that the 5K run at the Library was a success this past weekend.

PUBLIC HEALTH

None

PUBLIC SAFETY

None

Old Business

Commissioner Higgins asked for an update at the next meeting on Public Works and Stormwater Projects.

Commissioner Nagle read an email that was sent to Commissioner Booker the day after the last Commissioners meeting - *Rich, I apologize for my outburst last night. There is no excuse. I believe it is related to the cold/flu I am fighting lowering my trigger point. John Nagle, Commissioner*

New Business

Commissioner Fisher asked staff to look into paperless meetings for the Commissioners. He also commented about conditional use orders and would like to see this on the next agenda. Commissioner Booker would also like to see this on the agenda for discussion.

Public Participation

Dan Sherry, Wayne – He commented in regards to a comment that was made earlier in the meeting and also his letter that he sent to the Board of Commissioners.

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

Respectfully submitted,

Jennifer DeStefano

TOWNSHIP OF RADNOR
Minutes of Public Meeting of December 15, 2014

The Radnor Township Board of Commissioners met at approximately 6:45 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Elaine Schaefer, President

John Fisher

John Nagle

William Spingler

James C. Higgins, Vice President

Richard F. Booker

Donald Curley

Also Present: Robert A. Zienkowski, Township Manager; John Osborne, Treasurer; John Rice, Township Solicitor; William A. Colarulo, Superintendent of Police; Steve Norcini, Director of Public Works; Roger Phillips, P.E., Township Engineer; Amy Kaminski, Township Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.

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

Commissioner Nagle read an email that he sent to Dan Sherry this morning which read: *I would like to express my sincere apologies to Dan Sherry for my outburst at the last Commissioners Meeting. What I said was a result of frustration and was not directed towards anyone in particular. I intend to work on my self-control in the future and to make a concerted effort to increase the civil discourse among the Board of Commissioners and with township residents. I am firmly committed to assuring that the public has an ample opportunity to speak on matters before the Board. John Nagle, Commissioner Ward 5*

Commissioner Schaefer commented in regards to the request from Commissioner Fisher for discussion on the conditional use decision to be placed on the agenda; it will be on the very first meeting in January for discussion. She also announced that the Special Board of Commissioners meeting scheduled for December 22, 2014 is cancelled as the ordinance will not be adopted.

Public Participation

Dan Sherry, Wayne – Commented in regards to Commissioner Nagle’s apology previously stated in the meeting and an incident that had occurred at a previous Board of Commissioners meeting.

Jim Yannopolus, Braxton Road – He commented that he is supportive and appreciative that the Board of Commissioners will discuss the Conditional Use Decision process at their next meeting.

Sara Pilling, Garrett Hill – She commented in regards to the behavior of the Commissioners.

Christina Perrone – She commented in regards to the Conditional Use Decision Process not being on tonight’s agenda.

Toni Bailey, Rosemont – She read a statement in regards to the behavior of the Board of Commissioners. She also asked for the immediate resignation of Commissioner Nagle.

Notice of Executive Session of the Board of Commissioners meeting of December 8, 2014

All commissioners were in attendance for both meetings, where matters of personnel and litigation were discussed.

1. Consent Agenda

a) Disbursement Review and Approval: 2014-12A

b) Acceptance of Department Monthly Reports

~~e) Approval of minutes for the Board of Commissioners meeting of November 10, 2014, November 18, 2014 & November 24, 2014~~

d) Setting the 2015 Radnor Township Holiday Schedule

e) Resolution #2014-120 - Awarding contract #B-14-011, Purchase of Gasoline & Diesel Fuel

f) Approval and Acceptance of the 2015 Meeting Dates

Commissioner Curley requested that item c be removed from the consent agenda.

Commissioner Spingler made a motion to approve the consent agenda with the removal of item c, seconded by Commissioner Fisher. Motion passed 7-0.

~~c) Approval of minutes for the Board of Commissioners meeting of November 10, 2014, November 18, 2014 & November 24, 2014~~

Commissioner Spingler made a motion to approve, seconded by Commissioner Higgins. Commissioner Curley commented in regards to the minutes of November 10, 2014, page 5 under new business; his understanding was that there was action taken however the minutes do not reflect that. The November 10, 2014 meeting minutes will be removed for approval to review the video and will be placed on the next agenda for approval.

Commissioner Spingler made a motion to approve the November 18, 2014 & November 24, 2014 meeting minutes, seconded by Commissioner Higgins. Motion passed 7-0.

2. Recognition of the Birth Center

Commissioner Nagle presented certificate in recognition the Birth Center located in Bryn Mawr for the birth of their 10,000 baby. Kathryn Boockvar and Sarah Evans from the Birth Center were in attendance to receive the certificate. Kathryn Boockvar said a few words.

3. Swearing in of Police Officer - Joshua A. Alexander

Superintendent of Police, William Colarulo named into record the following name to be sworn in as Radnor Police Officer, Joshua A. Alexander.

Superintendent Colarulo called for the presentation of the colors. The Honorable Ann Osborne, Judge, swore in the new officer to the Radnor Police Department with him reciting the oath of office. Superintendent Colarulo presented him with his Police Badge to have pinned by family members. Superintendent Colarulo called for the retirement of the colors.

PUBLIC SAFETY

A. Ordinance #2014-20 – (Introduction) - Authorizing a handicapped parking space on the north side of Dreer Lane and Williams Road

Commissioner Spingler made a motion to introduce, seconded by Commissioner Fisher. Superintendent Colarulo gave a brief explanation of the ordinance.

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

COMMUNITY DEVELOPMENT

B. Resolution #2014-124 – Approving the Final Greenways & Open Space Plan

Commissioner Curley made a motion to approve, seconded by Commissioner Spingler. There was a brief discussion amongst Commissioners and staff thanking the Committee for their work.

Public Comment

Leslie Morgan, Farm Road – She would like to see a mailer to residents for explanation of the open space fund.

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

C. Discussion of Extending the Greenways and Open Space Network Committee

Mr. Zienkowski requested that the Greenways and Open Space Network Committee be extended to begin implementing the Greenways and Open Space Plan. There was brief discussion in regards to the committee.

Commissioner Curley made a motion for staff to produce a resolution that continues the Greenways and Open Space Network Committee and has them report to Parks & Recreation Board and defines a narrow scope that involves implementation and prioritization of projects within the Greenways & Open Space Plan, seconded by Commissioner Nagle. Motion passed 7-0.

PUBLIC WORKS & ENGINEERING

D. Caucus – (Preliminary/Final) (per applicants request) - Villanova West End Zone Building

Commissioner Schaefer commented that she will recuse herself from this item as she has a conflict.

Karen McManuels, Civil Engineer on behalf of Villanova discussed the project. The applicant is asking for approval as a Preliminary/Final.

There was an in depth conversation amongst the Commissioners, staff and the applicant in regards to the project. The majority of the Commissioners were in agreement to separate preliminary/final approval.

Public Comment

Christina Perrone - She commented in regards to zoning variance for a nonconformity, encroachment and her appreciation of majority of the Commissioners wanting to split the preliminary/final approval.

Sara Pilling, Garrett Hill – She commented in regards to the meeting that Villanova University held this past summer for residents about the above project.

E. Update of Public Works Projects

Steve Norcini gave a brief update on the below projects:

North Wayne Field Basin - Preliminary Design for Township review – January 16, 2015; Project out to bid June 15, 2015; Project substantially complete – December 31, 2015.

South Wayne/School Lane/Runnymede/Wyndermere - CVE to have preliminary report by early February, 2015.

Wayne Train Station Lot - The Township received \$100,000 from SEPTA for Construction, with the Township paying for design; CVE is no longer working on this; The Township has received a NTE cost proposal in the amount of \$19,280 from Gannett Fleming for design; I request we authorize Gannett Fleming to move forward on this design.

There was an in depth discussion in regards to discussions with the School District who currently owns N. Wayne Field and the Township leases from, funding for the S. Wayne/School Lane project, whether Chagrin Valley Engineers or Gannett Fleming continue with the projects, Stormwater Management Advisory Committee to review the current projects and give the priority of projects to the Board and staff to have a resolution at the next meeting for the Board to approve Gannett Fleming to move forward on the design for the Wayne Train Station Lot project. There was a brief discussion in regards to what items the Stormwater Management Advisory Committee are currently working on and how the Board of Commissioners would like to see them proceed.

PERSONNEL & ADMINISTRATION

None

FINANCE & AUDIT

None

PARKS & RECREATION

Commissioner Nagle commented that the Santa Delivery was a great success this past weekend.

LIBRARY

Commissioner Booker commented that the next Board of Trustee meeting is December 18, 2014.

PUBLIC HEALTH

Commissioner Nagle commented that at the Board of Health meeting earlier this evening had a presentation by the President of Bryn Mawr Hospital discussing that the hospital will close their Cardiac Thoracic Department and what their plan is moving forward. Also, a Health Alert that was circulated in regards to Shigellosis.

Old Business

Commissioner Schaefer reiterated that the Special Board of Commissioners scheduled for December 22, 2014 is canceled as the ordinance that was to be adopted is no longer needed. Michael Wolfe explained the reasons that the millage increase is not needed which was originally proposed for the purchase of Ardrossan. A discussion followed amongst the Commissioners and Mr. Wolfe.

Commissioner Spingler made a motion to cancel the scheduled hearing originally scheduled for December 22, 2014, seconded by Commissioner Higgins.

Public Comment

Dan Sherry, Wayne – He commented in regards to the reasons for the cancellation of the scheduled meeting.

Christina Perrone – She commented in regards to the cancellation of the December 22, 2014 and the funding that will be in place for the debt that will be incurred for the purchase of Ardrossan.

Sara Pilling, Garrett Hill – She commented that as a senior citizen she would prefer to know how to budget for tax increases. She would like to see the tax increase levied.

Commissioner Schaefer called the vote to cancel the December 22, 2014 Special Board of Commissioners meeting, motion passed 4-3 with Commissioners Booker, Curley and Fisher opposed.

New Business

- Discussion of Trash Collection Procedures & Process

Mr. Zienkowski commented that Administration will be working with the Public Works Department to educate the residents in regards to what is proper to place in the recycling, trash, solid waste, etc.

- Update on the PILOT Program from the Township Manager

Mr. Zienkowski commented that in regards to the PILOT program, staff met with representatives from Cabrini, Eastern and Villanova and agreed to meet again in January to continue discussions and develop alternatives acceptable and agreeable to all parties. As soon as we have something we will bring it back to the Board for further discussion.

Commissioner Fisher commented in regards to discussions about conditional use decisions being discussed in executive session. He did agree that this item could wait to be discussed in January so that the Township Solicitor had adequate time to prepare his legal arguments and position. A brief discussion continued in regards to this item amongst the Commissioners.

Public Participation

Dan Sherry, Wayne – He commented in regards to the conditional use decision being discussed in executive session; Commissioner Nagle's apology from earlier in the meeting; and an article that appeared in the newspaper today.

Christina Perrone – She commented in regards to the Executive Session held to discuss the Conditional Use Decision and which plans the Zoning Officer reviews.

Jane Galli, Rosemont – She commented in regards to the process taken in regards to the Conditional Use Decision.

Phil Ahr, Meredith Avenue – He thanked the Board for their approval of the Greenways and Open Space Plan and extending the Open Space Network Committee. He also commented in regards to the process taken for the Conditional Use Decision.

Toni Bailey – She read a statement pertaining to the procedures of Commissioners meetings and also commented about Commissioner Nagle continuation on the board.

Roberta Winters – She commented in regards to past behaviors of Board members.

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

Respectfully submitted,

Jennifer DeStefano

Memorandum

To: Board of Commissioners
From: Stephen F. Norcini, PE 
CC: Robert A. Zienkowski, Township Manager
Date: 1/6/2015
Re: Authorization to Receive Proposals for Traffic Engineering Services

The Engineering Department is seeking authorization to receive cost proposals for Traffic Engineering services

The services of the Traffic Engineer include the following:

- Review of Subdivision and Land Development Projects (Reimbursable Engineering – account #01-429-4365)
- Traffic Studies and other projects as directed by the Board of Commissioners (Hourly Consulting Engineering Services – account #01-429-4364)
- Design of Traffic Signals/Flashing Devices – Funded by specific capital accounts.

If the Board of Commissioners approves the requested authorization, the Request for Proposals will be posted on Penn BID the week of January 12 with a recommendation of a Traffic Engineering firm to the Board of Commissioners for the February 23 regularly scheduled Board meeting. Amy Kaminski of Gilmore and Associates will continue as Township Traffic Engineer until that time.

RESOLUTION NO. 2015-01

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDING THE
ENGINEERING SERVICES CONTRACT**

WHEREAS, Gannett Fleming, Incorporated has provided the engineering services contract to Radnor Township since 2012

WHEREAS, staff recommends the reappointment of Gannett Fleming, Incorporated as Township Engineer for the 2015-2017 time period

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby award the Engineering Services Contract to Gannett Fleming in the amount of \$45,000 per year for retainer, in conjunction with the attached rate schedule, for the years of 2015 through 2017, with Roger Phillips, PE, Gannett Fleming Engineers as Township Engineer.

SO RESOLVED this 12th day of January, 2015

RADNOR TOWNSHIP

By:

Name: William A. Spingler
Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: January 6, 2015
TO: Radnor Township Board of Commissioners
FROM: Stephen F. Norcini, P.E., Director of Public Works 
CC: Robert A. Zienkowski, Township Manager
LEGISLATION: Resolution #2015-01 Award of 2015-2017 Engineering Services Contract

LEGISLATIVE HISTORY: At the November 27, 2012 regularly scheduled Board of Commissioners meeting, Gannett Fleming, Incorporated (Roger Phillips, P.E.) was chosen as the Township Engineer for a two year term.

PURPOSE AND EXPLANATION: I am requesting the re-appointment of Gannett Fleming, Incorporated, with Roger Phillips P.E., as Township Engineer for the period of 2015 to 2017. Each party has the option to cancel the contract with sixty days written notice. The duties of the Township Engineering Firm are to review Subdivision and Land Development Projects, provide office hours at the Township Building, and provide engineering services for Capital projects as directed by the Board of Commissioners. The Gannett Fleming rate schedule is attached.

IMPLEMENTATION SCHEDULE: Since Gannett Fleming with Roger Phillips, P.E. has been the Township Engineer for the last two years, the re-appointment will provide for seamless services.

FISCAL IMPACT: Retainer contract funding is in account # 01-429-4364, SALDO; (reimbursable professional services) funds are in account # 01-429-4365, Capital funds are in accounts 05-421-TBD).

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners of Radnor Township award the Engineering Services Contract to Gannett Fleming per the attached rate schedule, and the \$45,000 annual retainer fee for office hours, for the years 2015 through 2017, and institute Roger Phillips, PE– Township Engineer.*

MOVEMENT OF LEGISLATION: It is being requested that the Board approve the legislation for this project to provide for engineering services and Subdivision and Land Development reviews.

GANNETT FLEMING, INC.
PROPOSED YEAR 2015 EMPLOYEE RATE SCHEDULE FOR
RADNOR TOWNSHIP

<u>Employee Classification</u>	<u>Hourly Billing Rate</u>
SENIOR PROJECT MANAGER	\$160.00
PROJECT ENGINEER	\$125.00
STAFF ENGINEER	\$110.00
ENGINEERING TECHNICIAN	\$95.00
FIELD INSPECTOR	\$80.00
CLERICAL	\$65.00
SPECIALTY ENGINEERS, SCIENTISTS, AND PLANNERS (AS NEEDED)	TBD

For other general engineering tasks, travel time will be charged. For specific design assignments, a detailed level of effort and scope will be provided for each assignment prior to commencing work. Direct expenses will be billed at cost with no mark-up.

RESOLUTION NO. 2015-05

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING THE
PURCHASE OF VEHICLES AND EQUIPMENT FOR THE
PUBLIC WORKS AND ENGINEERING DEPARTMENTS**

WHEREAS, the Radnor Township Board of Commissioners adopted the final Comprehensive Budget for 2015 (v2) on December 8th, 2014

WHEREAS, the Capital Plan, approved as part of the 2014 Comprehensive Budget, lists vehicles and equipment designated for the Public Works and Engineering Departments

WHEREAS, the attached Exhibit "A" lists said equipment and vehicles

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby authorize purchase of Public Works an Engineering Departments' vehicles and equipment, per Exhibit "A", in accordance with the adopted 2015 Comprehensive Budget (v2)

SO RESOLVED this 12th day of January, A.D., 2015

RADNOR TOWNSHIP

By:

Name: William A. Spingler
Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Exhibit A

Resolution #2015-05

Authorization to Purchase Public Works and Engineering Departments' Vehicles and Equipment

Capital Plan – Comprehensive 2015 Budget for 2015 (v2)

<u>Division</u>	<u>Vehicle/Equipment Replaced</u>	<u>Proposed Vehicle/Equip</u>	<u>Cost</u>
Solid Waste	1999 Packer	2015 Packer	5 yr lease purchase @ \$40,000/yr
Highway	1997 Dump Truck	2015 Dump Truck	5 yr lease purchase @ \$36,000/yr
Parks Maint	1994 Dump Truck	2015 Dump Truck	5 yr lease purchase @ \$36,000/yr
Parks Maint	1997 Stake Body	2015 Stake Body	\$36,000
Parks Maint	2002 Pick Up	2015 Pick up w/plow	\$31,000
Sewer	Push Camera	Push Camera	\$16,000
Sewer	New to Fleet	ROW unit for Jet Truck	\$35,000
Engineering	2001 SUV	2015 - TBD	\$25,000
Highway	1990 Clam Bucket	2015 Clam Bucket	\$15,000
Highway	1997 Snow Plow	2015 Snow Plow	\$10,000
Parks Maint	Bo Connor Park	Bleachers/Benches (replace)	\$16,000
Parks Maint	Cowan Park	Bleachers/Benches (replace)	\$10,000
Parks Maint	Dittmar Park	Bleachers/Benches (replace)	\$16,000
Parks Maint	Emlen Tunnell Park	Bleachers/Benches (replace)	\$16,000
Parks Maint	Odorisio Park	Bleachers/Benches (replace)	\$20,000
Parks Maint	Encke Park	Bleachers/Benches (replace)	\$20,000
Parks Maint	Radnor Memorial Park	Bleachers/Benches (replace)	\$20,000
Parks Maint	W. Filipone Park	Bleachers/Benches (replace)	\$20,000
Parks Maint	2006 Toro Mower	2015 Toro (or equivalent)	5 yr lease purchase @ \$20,000/yr
Fleet Maint	1999 Pressure Washer	2015 Pressure Washer	\$8,600
Parks Maint	2001 Mower Arm	2015 Mower Arm	\$25,000
Fleet Maint		Rebuild Lifts	\$10,000

Radnor Township

PROPOSED LEGISLATION

DATE: January 6, 2015

TO: Radnor Township Board of Commissioners

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

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

LEGISLATION: Resolution #2015-5, Authorization to Purchase Vehicles and Equipment for the Public Works and Engineering Departments

LEGISLATIVE HISTORY: Similar legislation was before the Board of Commissioners in January of 2014.

PURPOSE AND EXPLANATION: As noted in the 2015 Capital Budget, I am requesting authorization to purchase the following vehicles and equipment for the Public Works and Engineering Departments as noted (all costs are taken directly from the approved budget):

<u>Division</u>	<u>Vehicle/Equipment Replaced</u>	<u>Proposed Vehicle/Equip</u>	<u>Cost</u>
Solid Waste	1999 Packer	2015 Packer	5 yr lease purchase @ \$40,000/yr
Highway	1997 Dump Truck	2015 Dump Truck	5 yr lease purchase @ \$36,000/yr
Parks Maint	1994 Dump Truck	2015 Dump Truck	5 yr lease purchase @ \$36,000/yr
Parks Maint	1997 Stake Body	2015 Stake Body	\$36,000
Parks Maint	2002 Pick Up w/plow	2015 Pick up w/plow	\$31,000
Sewer	2000 Push Camera	Push Camera	\$16,000
Sewer	New to Fleet	ROW unit for Jet Truck	\$35,000
Engineering	2001 SUV	2015 - TBD	\$25,000
Highway	1990 Clam Bucket	2015 Clam Bucket	\$15,000
Highway	1997 Snow Plow	2015 Snow Plow	\$10,000
Parks Maint	Bo Connor Park	Bleachers/Benches (replace)	\$16,000
Parks Maint	Cowan Park	Bleachers/Benches (replace)	\$10,000
Parks Maint	Dittmar Park	Bleachers/Benches (replace)	\$16,000
Parks Maint	Emlen Tunnell Park	Bleachers/Benches (replace)	\$16,000
Parks Maint	Odorisio Park	Bleachers/Benches (replace)	\$20,000
Parks Maint	Encke Park	Bleachers/Benches (replace)	\$20,000
Parks Maint	Radnor Memorial Park	Bleachers/Benches (replace)	\$20,000
Parks Maint	W. Filipone Park	Bleachers/Benches (replace)	\$20,000
Parks Maint	2006 Toro Mower	2015 Toro (or equivalent)	5 yr lease purchase @ \$20,000/yr
Fleet Maint	1999 Pressure Washer	2015 Pressure Washer	\$8,600
Parks Maint	2001 Mower Arm	2015 Mower Arm	\$25,000
Fleet Maint	NA	Rebuild Garage Vehicle Lifts	\$10,000

All items will be purchased via Costars cooperative purchasing agreement. In the event this is not possible, sealed bids will be solicited and the item will be brought back to the Board of Commissioners for award.

IMPLEMENTATION SCHEDULE: Upon authorization by the Board of Commissioners, purchase orders will be processed for the vehicles and equipment, and orders will be placed upon approval.

FISCAL IMPACT: Funding for this project is provided in Capital Account 05-400-4830.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners authorize the purchase of the Public Works and Engineering Departments' vehicles and equipment as noted above.

RESOLUTION NO. 2015-03

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDING OF A
CONTRACT FOR FINAL DESIGN, PERMITTING, AND
BIDDING DOCUMENTS FOR CLEM MACRONE PARK
TO KIMMEL BOGRETTE ARCHITECTURE & SITE,
INCORPORATED**

WHEREAS, Radnor Township, wishing to upgrade Clem Macrone Park, had a Master Plan prepared by Kimmel – Bogrette Architecture and Site

WHEREAS, the Township wishes to move forward and have a Final Design prepared based on the Master Plan

WHEREAS, Kimmel – Bogrette Architecture and Site has submitted a not to exceed cost proposal for final design, permitting, and bidding documents for \$196,000

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Award a Contract to Kimmel Bogrette Architecture & Site, Incorporated, for final design, permitting, and bidding documents for improvements to Clem Macrone Park for the not to exceed amount of \$196,000

SO RESOLVED this 12th day of January, A.D., 2015

RADNOR TOWNSHIP

By: _____

Name: William A. Spingler
Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: January 6, 2015

TO: Radnor Township Board of Commissioners

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

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

LEGISLATION: Resolution #2015-03, Award of a Contract for Final Design, Permitting, and Bidding Documents for Improvements to Clem Macrone to Kimmel-Bogrette Architecture and Site, Incorporated

LEGISLATIVE HISTORY: In October of 2013, the Board of Commissioners awarded the design of a Master plan for Improvements to Clem Macrone Park to Kimmel-Bogrette Architecture and Site, Incorporated. The Master Plan was completed in 2014.

PURPOSE AND EXPLANATION: Kimmel-Bogrette Architecture and Site, Incorporated completed the Master Plan for Clem Macrone Park after several meetings with the park's stakeholders. The next step towards construction of the improvements at Clem Macrone Park is to have the Final Design (construction drawings), permitting, and bidding documents prepared. Kimmel-Bogrette Architecture and Site, Incorporated has submitted a not to exceed cost proposal to this end in the amount of \$196,000. The estimated cost of the improvements is \$1,300,000.

IMPLEMENTATION SCHEDULE: Upon approval by the Board of Commissioners, a purchase order will be processed, and Kimmel Bogrette would be given authorization to begin their work.

FISCAL IMPACT: Funding for this project is in account #05-450-48801

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners Award a Contract for Final Design, Permitting, and Bidding Documents for Improvements to Clem Macrone Park to Kimmel-Bogrette Architecture and Site, Incorporated for the not to exceed amount of \$196,000.*

MOVEMENT OF LEGISLATION: It is being requested the Board of Commissioners approve the attached resolution.

Appointment
of
Township Solicitor

LAW OFFICES
GRIM, BIEHN & THATCHER

J. LAWRENCE GRIM, JR.
JEFFREY G. TRAUGER
MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ♦
DANIEL J. PACI ♦ †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
PETER NELSON *
COLBY S. GRIM
DIANE M. SODANO *
PATRICK M. ARMSTRONG
JOEL STEINMAN
SEAN M. GRESH
KELLY L. EBERLE*
MATTHEW J. MCHUGH
ALISON PAIGE WASSERMAN*
MATTHEW E. HOOVER

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
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PERKASIE

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P.O. Box 380
QUAKERTOWN, PA
18951-0380
(215) 536-1200
FAX (215) 538-9588
P.O. Box 1369
DOYLESTOWN, PA 18901
(215) 348-2199
FAX (215) 348-2520

Schedule of Legal Fees for 2015
Effective January 1, 2015

1. **General Legal Services**
Monthly Retainer ----- \$5,600.00

2. **Litigation**
Includes travel to and from courthouse
and/or hearing ----- \$165.00/hour

3. **Special Projects**
Special Projects exclusive to
Radnor Township ----- \$160.00/hour

4. **Real Estate**
Includes all real estate and
land development matters ----- \$185.00/hour

Appointment to
Vacancy Board

Appointment
of
Township Secretary

Appointment
of
Assistant Township Secretary

Recognitions by
Radnor Police Department

Appointments to Various Boards & Commissions

Board & Commission Vacancies – Effective Immediately	
Civil Service Commission – 1 Vacancy (Alternate)	Planning Commission - 1 Vacancy
Parks & Recreation Board - 1 Vacancy	Rental Housing Appeal Board - 1 Vacancy (Alternate)
CARFAC – 2 Vacancy	

ORDINANCE NO. 2014-20

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, CHAPTER 270, SECTION 270-31 SPECIAL PURPOSE
PARKING ZONES.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Section 270-31 as follows:

Section 1. Section 270-31, Special Purpose Parking Zones, is hereby amended establishing a new handicapped parking zone as follows:

Name of Street	Side	Location
Dreer Lane	North	Commencing 78 feet from Williams Road in a westerly direction on the north side of Dreer Lane continuing from a distance of 22 feet

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 _____, 2015.

RADNOR TOWNSHIP

By: _____
Name:
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending the Code of the Township of Radnor, Chapter 270, Section 270-31, Special Purpose Parking Zones on Dreer Lane.

The Board of Commissioners will hold a public hearing on January 12, 2015 at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297**



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (717) 394-3721
E-mail: rettew@rettew.com • Web site: rettew.com

Engineers
Planners
Surveyors
Landscape
Architects
Environmental
Consultants

September 30, 2014

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

RE: 145 King of Prussia Road
Preliminary Land Development Plan
Review No. 1
RETTTEW Project No. 101442004

Dear Steve:

We have completed our review of the above referenced plan as prepared by Nave Newell. Our review was of the following information received on September 8, 2014:

1. Thirty-two (32) plan sheets entitled "Preliminary Land Development Plan for 145 King of Prussia Road," dated September 3, 2014;
2. A plan transmittal letter dated September 3, 2014; and,
3. Miscellaneous plan application materials.

Project Overview:

<u>Applicant:</u>	BMR – 145 King of Prussia Road, L.P.
<u>Requested Action/Use:</u>	Preliminary Land Development Plan Review
<u>Zoning District:</u>	Planned Laboratory-Office District
<u>Location and Size:</u>	Property near the intersection of the Blue Route (SR 0476) and Lancaster Avenue (SR 0030), and is accessed off of King of Prussia Road. It has a combined gross area of 26.96 acres and a combined net site area at the proposed right-of-way lines of 18.28 acres.
<u>Proposed Use:</u>	Office

This preliminary land development plan for 145 King of Prussia Road proposes the redevelopment of the site referred to as the BioMed site. The applicant is proposing two access drives, four office buildings, surface and underground parking, storm water management to include green roofs, rain gardens, and subsurface detention facilities, and pedestrian sidewalk connections.



We have performed a general compliance review of the Township of Radnor Code of Ordinance, Chapter 280 Zoning Code; Radnor Township Comprehensive Land Use Plan (2003); the June 2014 draft of the Radnor Greenways & Open Space Network Plan; and general planning principles as it pertains to this plan. We have the following comments for your consideration:

ZONING

1. A key issue for the site plan as proposed is the length of the proposed buildings. The ordinance requires that "the greatest dimension in length or depth of a building shall not exceed 160 feet. 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 building at an angle of approximately 90 degrees." Each of the four proposed buildings range in length from 300 to 400 feet in length and exceed the maximum allowed. The small notches in the facades of each proposed building do not meet the requirement of having the facade of one building be offset from an adjoining building at an angle of approximately 90 degrees when buildings are proposed to be attached to one another. As proposed, the facades of each "attached" building are parallel to each other and not at 90 degrees (perpendicular) to each other (§ 280-64.D).
2. The plan needs to show that the expected height at maturity of all evergreen vegetation shall not be less than 15 feet (§ 280-65.1.C).
3. The applicant needs to verify the total number of parking spaces required for Building 4 (§ 280-103.B.11). It appears that the calculation of the number of spaces required for the floor area in excess of 50,000 square feet is incorrect.
4. The plan needs to identify any existing natural areas with a grade or slope of 14% or more (§ 280-112.B).
5. Three (3) off-street loading spaces need to be shown on the plan (§ 280-104.C).

COMPREHENSIVE PLAN CONSISTENCY REVIEW

1. The Environmental & Natural Resources goal is to "Protect the Township's vital environmental values, including water resources, wetlands, floodplains, and riparian areas, woodlands and important habitat areas, balancing the needs of development with environmental value." As discussed in the following section, the Draft Radnor Greenways & Open Space Network Plan proposes a trail in the area of Browns Run; a portion of this proposed trail is shown as requiring boardwalks in wetland areas. It appears that wetlands are located in proximity to the site. The applicant needs to verify the date of the wetlands study and confirm that there will be no impact to wetlands caused by the proposed improvements.
2. The Open Space and Recreation section of the comprehensive plan contains an objective to "create a Township-wide trail marking" or "wayfinding" system for trail and pedestrian facilities. It does not appear that the proposed plan incorporates wayfinding signage. However, this type of signage could be beneficial to encourage increased use of public transit adjacent to and up

King of Prussia Road from the site, which is identified as a goal in the Transportation and Circulation Section of the Comprehensive Plan.

3. The Transportation and Circulation Plan also supports improved pedestrian circulation through the implementation of pedestrian facilities, and specifically supports adequate sidewalks along the roadways surrounding public transportation facilities. The plan does not propose sidewalk along the site's frontage on King of Prussia Road. Given the site's proximity to the R-100 High Speed Line, the Radnor Racquet Club, and Radnor High School, the plan needs to show pedestrian facilities along the site's frontage. Potential coordination of such facilities with the draft June 2014 Radnor Greenways Trail is discussed below.
4. The Transportation and Circulation Plan also contains a goal to support ride sharing or carpooling, as well as other trip reduction strategies to reduce single occupancy, private vehicle commuting by employees of major businesses. It does not appear that the plan provides any type of incentive for employees that are carpooling or using a ride-share program.
5. The Transportation and Circulation Plan identified the Lancaster Avenue and King of Prussia Road/Radnor-Chester Road intersections as having operating deficiencies and an overall poor level of service for multiple movements during peak hours. The Transportation and Circulation Plan calls for, as a short term improvement, optimizing signal timings to reduce delay and improve progression along Lancaster Avenue. As part of its proposed development plan, the applicant needs to evaluate its proposed King of Prussia Road signalized intersection's impact on the roadway network in that area and address any signal coordination that may be required.
6. Two other traffic items need to be addressed for Comprehensive Plan consistency: First, the proposed signalization of the southern entrance/exit to the site places the signal less than 500 feet from the signalized Lancaster Avenue/King of Prussia Road intersection. The applicant needs to compare the level of impact on traffic flow the signal will have at the proposed location versus its impact were it located at an entrance/exit opposite Raider Road or the shared with SEPTA driveway. Second, a fifteen percent (15%) trip generation reduction factor was applied in the Traffic Impact Study to reflect transit use by employees of the office complex. The applicant needs to provide local, hands-on data to document that the 15% factor is appropriate to this site and development plan.

DRAFT RADNOR GREENWAYS & OPEN SPACE NETWORK PLAN CONSISTENCY REVIEW

1. The Draft Greenways Plan proposes multiuse trails along the west and north boundaries of the property (along King of Prussia Road and connecting to the train station) and also along Browns Run south of the property. The proposed site plan is not consistent with the Draft Radnor Greenways & Open Space Network Plan as it does not show multi-use trail connections in these areas.

The Draft Greenways Plan identifies these trails as the Multiuse Trail along King of Prussia Road (Route 12, designated as section 12D along the road and section 12C connecting to the Radnor Station for the NHSL), and section 9B of the Multiuse Trail from Radnor High School to Harford Park (Route 9). Regarding Route 12, the plan states, "King of Prussia Road as it currently exists is

quite wide with approximately 36' of pavement width. This width allows enough space to construct a multiuse trail on the north side of the road. A multiuse trail in this location will link Lancaster Avenue, the Radnor Financial Center, and Radnor High School to the Radnor Regional Rail station and Radnor NHSL station...This multiuse trail is proposed within the right of way adjacent to the potential BioMed development. If the BioMed development moves forward to construction, this trail should be included as part of the land development plans along with proposed segment 9B." Additionally, the plan notes the following regarding Section 9B, "Segment 9B is proposed adjacent to the potential BioMed development. If the BioMed development moves forward to land development, this trail should be included as part of the land development plans along with proposed segment 12D."

Further, the implementation section of the plan identifies Routes 9B and Routes 12C and 12D as Priority 2A, stating that "Routes 9 and 12 provide the best opportunity in the township to utilize existing open space for a multi-use recreational trail and extension of the Radnor Trail. The first phase should establish a connection to the Radnor Station (Regional Rail), Radnor Station (NHSL), and the Chew Tract from Radnor Chester Road".

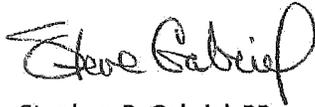
GENERAL PLANNING REVIEW

1. The plan needs to identify the proposed use(s) of the property (SLD § 255-20.B.1). There appears to be a conflict with the four buildings shown on the plan as proposed and the 'nature of development' described in the Project Narrative of the sewage planning module submitted to PADEP.
2. Applicant needs to verify the date of Sheet C7.4.
3. The applicant needs to indicate the date on which the wetlands report was prepared as noted above in Comment #1 under Comprehensive Plan Consistency.
4. The applicant needs to verify that the proposed storm water management facilities are feasible and will be sufficient to manage storm water on the site. Should some of the subsurface detention facilities not be feasible, then the necessary replacement storm water management facilities may significantly impact site design and layout, a circumstance best resolved prior to action on the preliminary plan.
5. To help mitigate the development's traffic generation, and to encourage the use of public transit by building occupants, the plan should incorporate elements that would discourage employees from feeling a need to drive away from the site on their breaks or over lunch. Within the PLO zoning district, such elements may include a landscaped courtyard, small recreational area, cafeteria complex, and outdoor seating and dining area.
6. The plan should also encourage people to feel safe walking from the office complex to the various public transit options. Such improvements would include appropriate pedestrian-scaled lighting along pedestrian routes to transit stops. The Subdivision Ordinance specifies that sidewalks and pedestrian paths should be adequately lighted, if required by the Board of Commissioners (§255-37.E).

Page 5 of 5
Radnor Township
September 30, 2014
RETTEW Project No. 101442004
Preliminary Land Development Plan for 145 King of Prussia Road

Should you have any questions or require any additional information, please do not hesitate to contact us at any time.

Sincerely,



Stephen R. Gabriel, PP
Township Planning Consultant

copy: Suzan Jones – sjones@radnor.org
Jennifer DeStefano – jdestefano@radnor.org
Roger Phillips, PE – rphillips@gfnet.com
Amy Kaminski, PE – akaminski@gilmore-assoc.com

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Gannett Fleming

Excellence Delivered As Promised

Date: January 2, 2015

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

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

RE: 145 King of Prussia Road – Preliminary Land Development Plan
Biomed Realty Trust, Inc. – Applicant

Date Accepted: October 6, 2014

90 Day Review: January 4, 2015 Extended to February 1, 2015

Gannett Fleming, Inc. has completed a review of the 145 King of Prussia Road Preliminary Plan for compliance with the Radnor Township Code. This Preliminary Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to redevelop the property at 145 King of Prussia Road to construct four office buildings at 550,451 gross square footage and four buildings. This project is located in the PLO district of the Township.

The applicant appeared before the Planning Commission on November 3, 2014. The Planning Commission recommended denial of the plan based on discussion during the meeting.

Plans Prepared By: Nave Newell

Dated: 09/03/2014

I Zoning

1. §280-64.B – Not more than 30% of the area of any lot may be occupied by buildings and structures, and not less than 45% of the total lot area, exclusive of those areas within the public right-of-way, shall be devoted to landscaping and planted in accordance to Chapter 255. The zoning data on sheet C3.1 indicates that the maximum building coverage is 15.6% and the minimum landscape area is 45.1%. The building coverage of each building and the landscape areas should be clearly identified in a table on the plans to determine conformance with the Radnor Township Zoning Code.



2. §280-64.D.(1) – The greatest dimension in length of 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 building at an angle of approximately 90°. The plan shall clearly indicate the break point of buildings, with dimensions, along with the locations of entrances to each specific building being adjoined.
3. §280-103 – The parking requirement table provided on Sheet C-3.1 of the plan is incorrect for Building 4. Building 4 requires 477 spaces, not the 227 shown. The total parking required for the project should be revised to indicate 1,801 spaces required.
4. §280-132.B. – An itemized breakdown of areas with an accompanying plan must be provided clearly indicating conformance with the maximum building coverage and minimum landscape area requirements as required by the special regulations for planned laboratory office districts.

II Subdivision and Land Development

1. §255-20.A.(3) – Each plan sheet shall be numbered and shall show its relationship to the total number of sheets.
2. §255-43.1.E.(2) – The applicant has indicated on sheet C3.1 that a fee in lieu of \$456,366 will be provided for the Park and Recreation Land Requirement.
3. §255-27.C.(1) – King of Prussia Road is designated as a major collector, required Right-of-Way 80 feet, cartway 48 feet. Consideration may be given to requiring additional right of way along the frontage of King of Prussia Road due to the extent of the proposed roadway improvements.
4. §255-29.A.(13) – Tire bumpers shall be installed as to prevent vehicle overhand on any sidewalk area. There is a section of five parking spaces located behind proposed Building 4 that require tire bumpers since they are against a side walk.
5. §255-29.A.(15) – All dead-end parking areas shall be designated to provide sufficient backup area for the end stalls of a parking area. The parking area behind proposed Building 3 has two spaces that do not provide a sufficient backup area.
6. Sheet C7.1 of the plans indicate that “the design and layout of the underground parking structure facility shown is strictly conceptual. Refer to the plans designed by Tim Haas for finalized layout and structural design specifications.” The referenced plans must be provided for review.

Gannett Fleming

7. §255-29.B.(2) – 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 in caliper for every ten parking spaces in double bay.
8. If the proposed sewer systems are to be dedicated to the Township, a 20 foot easement must be provided.
9. §255-38.B – Sheet C9.1 of the plans indicate that one tree should be planted for every 30 LF of an existing street. The plan indicates that there is 1,250 L.F. along Radnor Chester Road and 592 L.F. of a private Road. This should be revised to indicate King of Prussia Road. The 42 trees required on the plan are for King of Prussia Road, street trees should be provided for the private roadway as well.
10. §255-54.A – The utility plan must indicate water service to each of the proposed buildings.
11. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification 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.
12. §255-56 – The utility plan indicates sanitary sewer service to proposed Building 1 and proposed Building 2. Sanitary sewer service to all buildings must be shown on the plans.

III Stormwater Management

1. §245-22.A.1 Infiltration tests have not been completed or submitted at this time. Percolation tests must be provided to indicate that the stormwater facility will be able to drain within 96 hours. Final design and sizing of the stormwater facility must be based on the results of the percolation tests.
2. A general note shall be added to the plans indicating that a grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.

In addition to the above comments, attached and included by reference is a letter from Amy Kaminski, Township Traffic Engineer, Gilmore and Associates. We suggest that consideration of approval be conditioned upon adequately addressing the comments referenced above and in the attached letter.

Gannett Fleming

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read "Roger A. Phillips", written over a faint circular stamp or watermark.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: November 19, 2014

To: Steve Norcini, P.E.

From: Amy Kaminski, P.E., PTOE.

cc: Roger Phillips, P.E., Gannett Fleming, Inc.
Steve Gabriel, P.P, Rettew
Damon Drummond, P.E., PTOE

Reference: Transit Reduction Review
145 King of Prussia Road
Radnor Township, Delaware County
G&A 12-06069

At the request of Radnor Township, Gilmore & Associates, Inc. (G&A) has completed a review of the memorandum prepared for 145 King of Prussia Road, prepared by McMahon, dated October 21, 2014 regarding the proposed transit reduction to be utilized in the SALDO required traffic impact study for the re-development at 145 King of Prussia Road site, also known as the Bio-Med Site. We offer the following comments for your consideration.

Summary

The memorandum recommended a 15% transit reduction applied to the vehicle trip generation for the proposed 570,000 sf office space at the redevelopment of the Bio-Med site based on information included in the recently published Institute of Transportation Engineers (ITE) *Trip Generation Handbook, 3rd Edition*. However, based on additional information and further research, the 15% transit reduction is not realistic for the proposed site expansion and the reduction should be a limited to a maximum 7% reduction.

The proposed percentage for the transit reduction was determined by the applicant referencing the Institute of Transportation Engineers publication *Trip Generation Handbook, 3rd Edition* Table E.3, which bases its values on the Washington Metropolitan Area Transit Authority (MWATA) for the DC Metro area. While these values may be accurate for the Washington Metropolitan Area, the Radnor area is serviced by Southeastern Pennsylvania Transportation Authority (SEPTA) and there are some considerable differences between the two systems, ridership and roadway congestion. The greatest differences are related to a comparison between passenger ridership and the frequency of trains during peak and off-peak times, at the studied DC locations, compared to the Radnor Stations as indicated in Table 1 *Station Characteristics* as discussed below.

Discussion

The submitted memorandum discussed several Washington DC site locations that were utilized to develop the percent transit reduction as indicated in the ITE *Trip Generation Handbook 3rd Edition* and noted in Table E.3 *Transit Mode Shares at Non-CBD Office TOD*. The Washington DC site

location information was originally obtained from Table S-1 *Final Distribution of Survey Sites by Land Use Type and Station Location* (Source: Washington Metropolitan Area Transit Authority. "WMATA Development-Related Ridership Survey." Washington, DC:WMATA, 2006. The ITE Trip Generation Handbook Table E.3 identifies the sites by Site A-O, while the WMATA Publication references the site specifically by location name in Table S-1. We have modified Table S-1 from the WMATA publication to include the ITE Site naming convention (Site A-O).

Table 1- Station Characteristics		
Variable	Radnor SEPTA Stations	DC Metro
Ridership (PAX: persons/day)	1,240 PAX Paoli/Thorndale Line ¹	12,594 PAX Crystal City Station
	886 PAX Norristown High Speed Line ²	13,057 PAX Silver Spring Station
Peak Hour Frequency of trains (in minutes)	24-28 min Paoli/Thorndale Line	6-12 min Crystal City Station
	8-11 min Norristown High Speed Line	3-10 min Silver Spring Station
Off-Peak Frequency of trains (in minutes)	30 min Paoli/Thorndale Line	6-12 min Crystal City Station
	30 min Norristown High Speed Line	3-10 min Silver Spring Station

PAX= passengers; Site N: Crystal City Station (Blue/Yellow Line); Site K: Silver Spring Station (Red Line)

¹Source

²Source: King of Prussia Rail Purpose and Need Table 1 *NHSL Average Weekday Passenger Load, Draft July 2, 2014*

The land use types identified for most of the WMATA sites (Table S-1 below) indicate that the WMATA stations were located in predominantly mixed-use developments and would be considered a traditional transit-oriented development. From Table S-1, Sites J, G, O, P, and Q are the only sites with homogenous office use; however, ITE Sites P and Q are located within the central business district and should not be included in the comparison with the Bio-Med site as the area types are significantly different. The memorandum specifically references Site N as similar in size and distance from the transit station; however, as indicated in Table S-1, Site N includes only residential land use and should not be considered as a comparative site. Considering the previous discussion, the only remaining sites for comparison discussion are Sites J, G, and O. Table 2 *Comparison of ITE WMATA Sites to Radnor Township Parking* below indicates WMATA sites J and G offer less than half the parking spaces required by Radnor Township Ordinance. WMATA Site O is the only remaining site that could be considered comparative to the BioMed site and WMATA Table S-3 indicates that office Site O has an average transit ridership of 8%.

Table 2: Comparison of ITE WMATA Sites to Radnor Township Parking

Site	Size SF	WMATA Available Parking	Radnor Township Required Parking
J	153,000	280	593
G	784,000	1,159	2,697
O	149,000	503	580

Another consideration is that a comparison of passenger ridership for the DC Metro line is 10+ times greater than the number of passengers utilizing the SEPTA lines. In addition, the DC Metro trains run more frequently than SEPTA trains allowing for a more convenient schedule for patron arrivals and departures on the DC Metro lines. The DC Metro line runs every 12 minutes or less throughout the day (during both the peak and off-peak times) while the SEPTA Paoli/Thorndale Line runs every

24-28 minutes during the peak hour, the Norristown High Speed Line (NHSL) runs 8-11 minutes during the peak hour; and both lines run every 30 minutes during the off-peak time. Obviously, a shorter headway (more frequent trains) could influence more patrons into utilizing transit over vehicular driving.

WMATA Table S-1
Final Distribution of Survey Sites by Land Use Type and Station Location

Station Area	ITE SITE	Classification ¹	Office	Residence	Retail	Hotel	Enter.	Total
Ballston		I	2	2	1	1	1	7
Court House	ML	I	2	2	--	--	--	4
Crystal City	AD	I	2	2	2	2	--	8
Dunn-Loring	NH	O	--	1	--	--	--	1
Eisenhower Avenue		I	--	--	--	--	1	1
Farragut West	PQ	C	2	--	--	--	--	2
Friendship Heights	BF	I	2	2	--	1	--	5
Gallery Place		C	--	2	--	--	--	2
Grosvenor		O	--	4	--	--	--	4
King Street	JG	I	2	--	--	--	--	2
New Carrollton	O	O	1	--	--	--	--	1
Silver Spring	EKC	I	3	2	1	1	2	9
U Street/African-Amer Civil War Memorial/Cardozo	U	I	1	1	1	--	--	4
Total			17	18	5	5	4	49

¹ C = CBD; I=Inside Beltway; O=Outside Beltway

Source: Washington Metropolitan Area Transit Authority. "WMATA Development-Related Ridership Survey." Washington, DC:WMATA, 2006

WMATA Table S-3
Office Commute and Residential Mode Share
by Concentric Location Typology

Mode Share	CBD	Inside the Beltway	Outside the Beltway
Office Site Commute			
Metrorail	63%	21%	8%
Metrobus & Other Transit	12%	9%	3%
Auto	21%	66%	89%
Walk & Other	3%	6%	0%
Residential Sites			
Metrorail	50%	43%	31%
Metrobus & Other Transit	6%	6%	1%
Auto	18%	39%	62%
Walk & Other	26%	14%	6%

WMATA Table 2
Characteristics of Surveyed Office Sites

Office Site	ITE SITE	Number of Surveys Distributed	Distance from Station (feet)	Square Footage (1,000s)	Occupancy Rate (%)	Parking Spaces	Estimated Response Rate (%)	Number of Interviews
Ballston Station Area								
3 Ballston Plaza	M L	932	2,000	303	87	753	15	10
Ballston One		267	1,900	230	--	450	5	N/A
Court House Station Area								
2100-2200 Clarendon Blvd.	A D	850	0	584	--	1681 ⁴	47	61
Courthouse Tower		500	450	165 ²	--	430	4	15
Crystal City Station Area								
Crystal Park IV	N H	1227	2,600 ¹	484	89	1,122	6	35
Crystal Square 2		851	850	412	--	1,899 ⁵	15	60
Farragut West Station Area								
1634 I Street	P Q	138	0	69	100	0	51	53
1701 Pennsylvania Avenue		275	1,000	190	90	N/A ⁶	32	18
Friendship Heights Station Area								
2 Wisconsin Circle	B F	800	100	235	90	301	11	32
Chevy Chase Plaza		400	700	163	--	225	6	N/A
King Street Station Area								
333 John Carlyle	J G	250	1,400	153	95	280	17	N/A
King Street Station		250	700	784	75	1,159	13	N/A
New Carrollton Station Area								
8400 Corporate Drive	O	550	3,000	149	--	503	7	17
Silver Spring Station Area								
8380 Colesville Road	E K C	228	600	74	93	400	26	51
8720 Georgia Avenue		400	1,600	87	--	129	19	36
Metro Plaza 1		364	200	619	90	442	7	5
U Street/African American Civil War Memorial/Cardozo Station Area								
Reeves Center	U	1550	950	512 ³	--	255	7	106

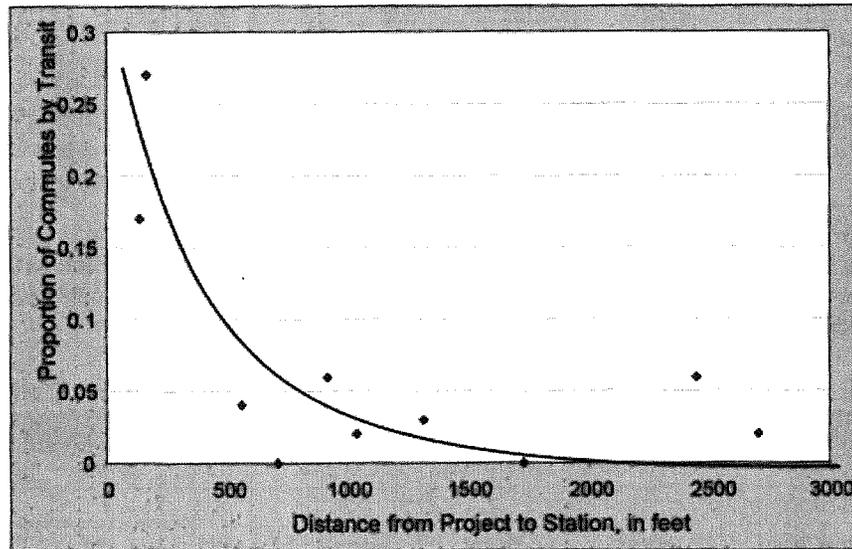
- Notes: ¹ Distance was measured via an indoor route, in this case, via underground corridors. The walking distance may be less if measured partially outdoor.
² This figure does not include 84,000 square feet occupied by one tenant that did not participate in the survey. Total square footage for Court House Tower is 249,000.
³ Includes first floor lobby.
⁴ Parking for the 2100-2200 Clarendon Blvd. is shared with other Court House Plaza users and includes 197 spaces for 2200 Clarendon.
⁵ Parking for Crystal Square 2 is shared with other buildings in Crystal Square.
⁶ Only valet parking is available, and cars valet parked are stacked.
"--": Unknown or unavailable; NA: Not Applicable.

Source: Washington Metropolitan Area Transit Authority. "WMATA Development-Related Ridership Survey." Washington, DC:WMATA, 2006

As discussed in ITE Trip Generation Handbook Section 8.4.2, the national database of person trips by mode for the Transit Friendly Development (TFD) is limited. Therefore, the preferred method for estimating a transit mode share for external trips at a TFD would be through development of surveys at proxy sites. In this case and by analyzing existing data supplied by the applicant, in 2012 the applicant prepared a survey at the existing site for patrons walking from the NHSL to and from the BioMed Facility and limited information was provided for comparison purposes.

The Radnor station for the Thorndale/Paoli line and the NHSL line are located approximately 550 feet and 1,600 feet, respectively, from the existing BioMed site. Based on Figure E1 from the ITE Trip Generation Handbook, 3rd Edition, the data points indicate the transit shared use is less than 7.5% for sites located 500 to 1,750 feet from the transit station.

Figure E.1 Transit Share as a Function of Distance of Office Site to Nearest Station



Source: Data in plots are from: Lund, H., R. Cervero, and R. Willson. *Travel Characteristics of Transit-Oriented Development in California*, California State Polytechnic University, University of California at Berkeley, 2004, p. 101.

From Figure E.1, ITE Trip Generation Handbook, 3rd Edition, August, 2014.

Based on the 2012 survey information provided in the memorandum, two (2) transit riders of the 86 total passengers alighting from the NHSL were observed walking from the station to the existing BioMed site during the AM peak hour. During the PM peak hour, six (6) of the 102 boarding passengers originated from the existing BioMed site. Information for the Paoli/Thorndale Line Station was not provided as a part of the original 2012 study; however, it was assumed the transit trips from BioMed to the Paoli/Thorndale Line Station would be directly proportional to the SEPTA NHSL. Assuming the Norristown and Paoli/Thorndale transit lines were statistically similar, the existing data presented by the applicant would indicate the BioMed transit trips are between 2% and 6% for the AM and PM peak hour respectively. These percentages are well within the range as indicated in Figure E1.

The existing percentages presented in Tables 3A and 3B below indicate the transit trip percent reduction that should be applied to the future site trips are appropriate based on the characteristics of the existing site. Table 4 below represents the existing site traffic percentage utilizing the Transit and this same percentage can be applied as a transit reduction for the future site traffic.

In addition, a 15% transit reduction was also examined. As shown in Table 5, the 15% Transit use was applied to the existing trips to compare the actual trips. The result indicate the estimated trips using the 15% are approximate 471% and 254% higher than the actual SEPTA trips during the AM and PM peak hour respectively. The BioMed future Transit passengers current represent approximately 3.5% and 6.8% of the total traffic at the two stations. In the future, the BioMed transit passenger percentage will represent 25% and 27% of the total passengers at the two studied Radnor Stations if the 15% transit usage is used during the AM and PM peak hour.

Based on these findings, the 15% transit reduction is too high and does not adequately represent the characteristics for the BioMed site. The existing transit percentages should be used to best represent the anticipated transit reduction for the BioMED Site and the maximum percent transit reduction should be based on the 2012 local data value of 7%.

Table 3A AM Peak Hour Passenger Comparison							
AM Peak Hour	Site Size	Norristown High Speed Line			Paoli/Thorndale*		
		Boarding	Alighting	Total	Boarding	Alighting	Total
Existing SEPTA Passengers (total)		12	86	96	166	111	227
Existing SEPTA Passengers for BioMed Site	249,876 (SF)		2	2		5	5
Percent of BioMed SEPTA Ridership @ Radnor Stations			2.3%	2.1%		4.5%	2.2%
Future BioMED SEPTA Trips based on Square Proportion	570,000 (SF)		5			11	
Projected New SEPTA Trips			3			6	

*Assumes Paoli/Thorndale Line passengers using the BioMed site are proportionally similar to passengers at Norristown High Speed Line.

Table 3B PM Peak Hour Passenger Comparison							
PM Peak Hour	Site Size	Norristown High Speed Line			Paoli/Thorndale*		
		Boarding	Alighting	Total	Boarding	Alighting	Total
Existing TOTAL Ridership	N.A.	74	28	102	143	76	219
Existing BioMed Site	249,876 (SF)	6		6	13		13
Percent of SEPTA Ridership @ Radnor	N.A.	8.1%		5.9%	9.1%		5.9%
Future BioMED SEPTA Trips based on Square Proportion	570,000 (SF)	14			30		
Projected New SEPTA Riders		8			17		

*Assumes Paoli/Thorndale Line passengers using the BioMed site are proportionally similar to passengers at Norristown High Speed Line.

Table 4 Future Vehicle Trips with Transit Reduction based on existing data							
PM Peak Hour	Site Size	AM PEAK HOUR			PM PEAK OUR		
		Alighting	Boarding	Total	Alighting	Boarding	Total
Existing Vehicle Trips	N.A.	184	8	192	18	169	187
Existing W/SEPTA Passengers to/from Bio Med	249,876 (SF)	7		7		13	13
Existing Site Trips (Vehicles+ Peds)		191	8	199	23	169	192
Percent of Site Trips using SEPTA		3.7%	0.0%	3.5%	0.0%	7.7%	6.8%
Total Trip Generation Based on Memorandum		678	62	770	122	595	717
Total SEPTA Trips using existing percentage	570,000 (SF)	25	0	25	0	46	46
Total Proposed Site trips with TFD¹ reduction		654	62	746	122	552	674

¹TFD=Transit Friendly Development as indicated in ITE; this is commonly referred to as a Transit Oriented Development (TOD)



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: September 29, 2014

To: Steve Norcini, P.E.

From: Amy Kaminski, P.E., PTOE.

cc: Roger Phillips, P.E., Gannett Fleming, Inc.
Steve Gabriel, P.P, Rettew
Damon Drummond, P.E., PTOE
Michael Shinton, P.E.

Reference: Land Development Transportation Review
145 King of Prussia Road
Radnor Township, Delaware County
G&A 12-06069

Gilmore & Associates, Inc. has completed a transportation review of the Transportation Impact Study (TIS) prepared by McMahon Associates Inc., dated August 2014, and Preliminary Land Development Plans prepared by Nave Newell, Inc., dated September 3, 2014, submitted to Radnor Township on September 3, 2014.

I. Project Overview:

Biomed Realty Trust, Inc. proposes to redevelop the site at 145 King of Prussia Road to provide additional office space. The site currently contains 427,109 square feet of office/research and development space (177,233 sf is currently vacant). The proposed design includes the removal of the existing space to provide 570,000 square feet of new office space. Access to the proposed site will be provided via the existing southern site access and the existing northern shared access with SEPTA.

II. Submission

- A. Transportation Impact Study, prepared by McMahon Associates, Inc., dated August 2014.
- B. Preliminary Land Development Plans, prepared by Nave Newell, Inc., dated September 3, 2014.

III. Identified Improvements

- A. The applicant intends to eliminate the existing driveway access to King of Prussia Road, opposite the Radnor High School access (Raider Road).
- B. The applicant proposes the following improvements at King of Prussia Road and Southern Site Access:
 - 1. One ingress lane and two egress lanes
 - 2. Install a traffic signal, which is warranted during the weekday afternoon peak hour. This traffic signal will be interconnected with the existing U.S. Route 30 traffic signal system.
 - 3. Provide a minimum 45-foot curb radii, or larger if necessary for anticipated truck traffic.
- C. The applicant proposes the following improvements at King of Prussia Road and SEPTA Access/Northern Site Access
 - 1. Provide one ingress lane and two egress lanes. A northbound King of Prussia Road right-turn deceleration lane is warranted based on PennDOT guidelines.
 - 2. A southbound King of Prussia Road left-turn lane is warranted based on PennDOT guidelines.
- D. The applicant proposes a four-lane cross section along the property's site frontage on King of Prussia Road (between the southern site access and the shared SEPTA/Site Access).
- E. No offsite improvements are proposed in conjunction with this project.

IV. SALDO Comments

- A. §255-27.G – Provide profiles for each street and intersection to verify that adequate street grades are achievable.
- B. §255-27.C(1) – Include sidewalks along the site frontage for King of Prussia Road.
- C. §255-27.H – No street shall intersect another at an angle of less than 70 degrees. Revise the intersection of the SEPTA access and Site Access to intersect as nearly as possible to 90 degrees.
- D. §255-28.B – Provide clear sight distance triangles for the intersections of the Southern Access Road and the underground tunnel accesses.
- E. §255-29.A.16 – Provide sidewalk connections, with appropriate ADA elements, at each raised pedestrian crosswalk. The plans should include details for the proposed raised pedestrian crosswalks.
- F. §255-37.D – Revise the diagonal curb ramp at the southeast corner of proposed Building 4 to provide two separate curb ramps for each crossing direction. Diagonal curb ramps for new construction are not acceptable.

V. Plan Review

- A. We do not support the proposed traffic signal at the intersection of King of Prussia Road and the southern access as it is located less than 500' from Lancaster Avenue and provides no benefit except to the site traffic. We recommend the applicant improve the existing access opposite Raider Road and signalize this intersection as it provides a benefit to motorists on Raider Road and is located greater than 500' from the traffic signal at Lancaster Avenue and King of Prussia Road.
- B. The Applicant should coordinate with the Township to determine if any of the recommendations from the Radnor Greenways & Open Space Network Plan should be incorporated into this project. We note that the plan currently proposes a multi-use trail along the King of Prussia Road frontage.
- C. The heavy duty pavement section should be extended to each proposed dumpster pad and loading zone.
- D. Construction plans, showing spot elevations, dimensions and slopes, shall be provided for each proposed curb ramp.
- E. An ADA compliant curb ramp should be provided on the northeast corner of the intersection of King of Prussia Road and the SEPTA/Northern Site Access.
- F. A crosswalk should be provided across the southbound approach of King of Prussia Road at the SEPTA/Northern Site Access.
- G. Provide truck turning templates for a garbage truck, fire truck and the largest truck anticipated to service the site.
- H. Provide R3-8 series lane use control signs in lieu of the R3-7 series signs.
- I. Submit a traffic signal construction plan for any proposed traffic signals. A revised system plan for Lancaster Avenue must also be submitted for review.

VI. Transportation Impact Study Review

- A. §255-20.b(5)(d)[4] – This section requires the vehicular trip generation rates to be calculated utilizing SALDO Attachment 4, Township of Radnor Trip Generation Rates. The Applicant has utilized the Institute of Transportation Engineers Trip Generation Version 9 rates which we believe are more appropriate in this case. We support a waiver of this requirement.
- B. The background regional traffic growth factor of 1.0% utilized in the report should be revised to the most recent PennDOT Bureau of Planning and Research rate. The inclusion of additional background traffic growth can skew the results of the analysis. Any nearby development should be identified individually by location and vehicular trip generation. A separate figure should be provided for each nearby development showing the trip distribution on the roadway network.
- C. The TIS should be revised to include the background traffic from the Villanova Commons Shopping Center on Lancaster Avenue. Contact the township to obtain trip generation data for this project.
- D. The trip generation for the existing vacant office space in Table 3 must be revised to include a transit reduction as these trips were calculated using the ITE Trip Generation Manual.

- E. The trip generation for the existing site with full utilization in Table 4 must be revised to include a transit reduction as these trips were calculated using the ITE Trip Generation Manual.
- F. Reduction of Trip Generation data for Transit Ridership:
 - 1. The Applicant is claiming a transit reduction of 15 percent due to the proximity of the Radnor Regional Rail Station (1/2 mile), Radnor High Speed Line Station (adjacent to site) and SEPTA bus service on Lancaster Avenue.
 - 2. In accordance with the information provided in Table B.3 of the ITE publication *Trip Generation Handbook*, this project's Floor Area Ratio (FAR) of 0.48 does not meet the required development intensity to utilize a fifteen (15) percent transit reduction. Table B.3 requires a FAR of 2.0 for a 15% trip reduction credit or a FAR of 1.0 for a 5% trip reduction credit.
 - 3. A maximum trip reduction credit of 2.5% is reasonable based on the FAR currently proposed for this project; revise the study accordingly.
- G. Figures 3 and 4 show additional traffic volumes for the eastbound approach of the Radnor Corporate Center Access which are not shown on the manual turning movement count. Traffic volumes should be verified or justification provided for the additional volumes.
- H. A figure should be provided documenting the reassignment of traffic from the center site access to the northern and southern accesses.
- I. It appears that some of the trip distribution percentages for the new site are inconsistent with the existing traffic patterns (to/from Matsonford Rd, Lancaster Ave, & I-476 off-ramp). Verify the trip distribution or provide additional justification for the percentages shown on Figures 7A & 7B.
- J. We do not support the proposed signalization of King of Prussia Road and the Southern Access Driveway. We recommend that a signalized intersection be provided opposite Raider Road. The southern access driveway is approximately 500 feet from the signalized intersection of Lancaster Avenue and King of Prussia Road. The Synchro analysis provided indicates that the southbound queue on King of Prussia Road will back up through this intersection for several analysis periods and the Applicant is not proposing any improvements to the intersection to alleviate the traffic queues.
- K. Although a northbound King of Prussia Road right-turn deceleration lane is warranted based on PennDOT guidelines, the applicant has indicated that based on the capacity analyses, acceptable levels of service at the intersection can be achieved without the northbound right-turn lane. We recommend the applicant provide the necessary deceleration lane. The need or absence of a deceleration lane is not entirely dependent on the level of service or capacity of the roadway but provides an area for turning vehicles to slow down after departing from the mainstream traffic.
- L. The study indicates that left-turn and right-turn deceleration lanes are warranted along King of Prussia Road the site accesses. The turn lane warrant analyses must be provided for review.

- M. It appears that several of the intersections studied require mitigation measures as noted below:
1. **King of Prussia Rd/Radnor-Chester Rd** – A second eastbound left-turn lane is necessary for Radnor-Chester Rd.
 2. **Lancaster Ave/King of Prussia Rd/I-476 Northbound Off Ramp** – The development traffic can be mitigated by providing a second right-turn lane southbound on King of Prussia Rd and a second through lane northbound from the off-ramp.

Conceptual plans and cost estimates should be prepared for each of these improvements. We recommend the Applicant and Township staff explore an alternative transportation plan to offset any infeasible mitigation measures identified in the report. Note: Outside of the improvements listed above, no offsite improvements are proposed in connection with this development.

- N. Update Tables 5-15 to provide separate columns for the 2017 design year without development, 2017 design year with development and 2017 design year with development and improvements.
- O. Update Table 13, Level-of-Service Matrix I-476 NB On-Ramps & U.S. Route 30 to include the level-of-service results for Hillside Circle.
- P. There is an existing coordinated signal system along King of Prussia Road that includes Radnor-Chester Road and Matsonford Road. Any traffic signals proposed along the site frontage should be included in the overall coordinated system. The Applicant should also investigate coordinating the Matson Ford Road/King of Prussia Road signal system with the Lancaster Avenue system.
- Q. Due to the proximity of the site to transit lines and bus routes, it should be noted that ADA compliant pedestrian facilities should be provided along the frontage of the site.
- R. The roadway labels and cardinal directions of the traffic count provided in Appendix A should be revised for the intersection of King of Prussia Road and Matson Ford Road.
- S. Additional comments may be forthcoming pending the resubmission of the Transportation Impact Study.

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January 6, 2015

VIA E-MAIL
jrice@grimlaw.com

John B. Rice, Esquire
Grim, Biehn & Thatcher
104 S. Sixth Street
Perkasie, PA 18944

Re: 145 King of Prussia Road, Radnor, PA
Owner: BMR – 145 King of Prussia Road, LP (“BioMed”)
Preliminary Land Development Plan 2014-D-02

Dear John:

Kindly consider this letter in response to the assertions raised by the representatives of Brandywine Realty in their letter dated November 21, 2014. For the reasons detailed below, BioMed’s Plan complies with all of the requirements of the Township of Radnor’s Zoning Code and Subdivision and Land Development Ordinance.

I. **The Plan Meets the Building Size and Spacing Requirements for the Planned Laboratory-Office District.**

Section 280-64(D)(1) of Radnor’s Zoning Code establishes three building-length requirements for buildings in the Planned Laboratory-Office District (“PLO District”):

- (1) The greatest dimension in length or depth of a building shall not exceed 160 feet,
- (2) and no more than three buildings may be attached to each other,
- (3) provided further that the façade of any building attached to another building be visibly offset from the adjoining building at an angle of approximately 90°.

DUANE MORRIS LLP

30 SOUTH 17TH STREET PHILADELPHIA, PA 19103-4196

PHONE: +1 215 979 1000 FAX: +1 215 979 1020

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BioMed's Proposed Plan (the "Plan") complies with all three elements. The Plan depicts buildings of no more than 160 feet in length. It also includes groupings of buildings, with no more than three buildings attached to each other. Finally, each building that is attached to another building is visibly offset from the adjoining building by an angle of approximately 90°.

A. The Plan Complies with the Code's Requirement that Buildings Not Exceed 160 Feet.

The Plan depicts four groupings of three buildings attached to each other, for a total of twelve buildings. The length of each façade of these twelve buildings is less than 160 feet. The fact that the cumulative lengths of the groupings of buildings are longer than 160 feet has no bearing on the compliant length of each individual building.

B. The Plan Complies with the Code's Requirement that No More than Three Buildings Be Attached to Each Other.

The Plan's configuration of four groupings of three buildings attached to each other is permitted by the Code, which specifically allows three buildings to be attached to each other in the PLO District. § 280-64(D). The Code does not provide any limitation on how many groups of attached buildings are permitted on a site. Further, the buildings are properly attached as designed in the Plan, without the requirement of additional barriers between them.

Contrary to Brandywine's argument, § 280-64(D)(1) of the PLO District regulations, which allows "buildings [to] be attached to each other," does not include or reference the term "attached building." In the Code, the term "attached building" is affixed a specific and technical meaning. Precisely, "attached building" is defined as "[a] building in a group of more than two buildings wherein there are two or more party walls in common with the adjoining buildings, provided that there are no more than eight such buildings in a group." § 280-4. The failure of the PLO District regulations to include this particular term indicates that the section does not incorporate the Code's definition of "attached building."

Instead, the PLO District defines "buildings attached to each other" by requiring them to be visibly offset by approximately 90°. Aside from this, buildings may be "attached" in the PLO District without any other technical requirements. More particularly, buildings may be attached in the PLO District without having party walls between those buildings.

Strengthening this interpretation is the fact that requiring buildings to conform with the formal "attached building" definition in the PLO District would lead to an absurd result. While § 280-4 of the Code defines "attached building" as sharing a "party wall in common with the adjoining buildings," nowhere does the Code provide a definition of "party wall."¹ Looking to

¹ Only the middle building in the grouping of buildings in the Plan has two party walls. This further demonstrates that the definition of "attached building" is intended to apply to residential town-home style buildings and the absurdity of applying this definition to the PLO District.

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the 2009 International Building Code (the "IBC") for guidance, "party wall" is defined by stating:

Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.

§ 706.1.1 (emphasis added).

Thus, "party walls" are intended to provide a separation between two buildings under separate ownership on separate lots, and they are intended to keep fire from crossing properties. Requiring a party wall between buildings on the same lot under the same ownership does not serve this purpose (and in fact would not be a "party wall" at all because it would not be on a lot line). Buildings attached to each other in the PLO District are not located on lot lines, and none of the buildings attached to each other on BioMed's Plan are located on a lot line. As such, the requirement of a party wall between "attached buildings" is not meant to apply to buildings attached to each other in the PLO District.

The Plan provides for no more than three buildings attached to each other. This design complies with the PLO District's requirements. The PLO District does not require "party walls" between buildings that are attached to one another. Accordingly, the Plan complies with the Code's requirement regarding the number of buildings which may be attached.

C. The Plan Complies with the Code's Requirement of a 90° Offset from Adjoining Buildings.

The Plan likewise satisfies the Code's requirement that the facades of any buildings attached to each other be offset by 90°. The Plan depicts visible façade offsets in each grouping of buildings by incorporating notches between the buildings. The notches differentiate architecturally each of the buildings.

There are no minimum offset amounts set forth in Section 280-64(D)(1). Likewise, there are no diagrams accompanying this Section that conceptualize the desired offset.² The Township has consistently interpreted notches like the ones shown on BioMed's Plan to satisfy the 90° offset requirement. Numerous plans for the construction of groups of buildings that include façade offsets and notches similar to the ones proposed by BioMed have been approved by the Township. Similar to BioMed's Plans, these other plans showed buildings that, if taken together, would be greater than 160 feet in length, but the Township has recognized that they constitute

² Though not determinative, the recently adopted Comprehensive Integrated College Development (CICD) ordinance specified an amount of offset required in the Institutional zoning district.

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separate buildings, each less than 160 feet. Examples of such buildings include 201 King of Prussia Road, Radnor Racquet Club, Radnor Corporate Center Building 1 thru 5, and Radnor Financial Center. The Township's Planning Consultant, Rettew, opined at the Planning Commission's review of this Plan that "There is a lot of historical treatment and precedent on the way that language has been applied by the township in the past and this plan fits that." In addition, the Township Engineer, the Township's Zoning Officer, and the Delaware County Planning Commission have also confirmed this interpretation in their review of BioMed's prior Sketch Plan for this site (upon which the current Plan is based), as well as the Township Engineer's review of this Plan. Even Brandywine's own consultant depicted groupings of buildings greater than 160 feet in length in Brandywine's interpretation of this same by-right development.

II. BioMed's Plan Supplies the Required Number of Parking Spaces.

A. Brandywine's Analysis of the Parking Requirement Under the Zoning Code Is Contrary to the Plain Language of the Code.

Section 280-103(B)(11) of the Zoning Code sets forth the required number of parking spaces for Office Buildings: "[O]ne space [is required] for each 200 square feet of floor area for the first 50,000 square feet, plus one space for each 300 square feet of floor area over 50,000 square feet." (emphasis added). Section 280-4 of the Code defines "floor area" as "[e]ighty percent of the sum of the horizontal floor area(s) of a building or group of buildings on a lot, measured from the exterior faces of the building or from the center line of party walls separating two buildings." (emphasis added).

As defined by these two provisions, the required number of parking spaces is clear: BioMed must sum the horizontal floor area of the entire group of buildings on the lot, multiply this total by 80%, and then provide one space for each 200 square feet for the first 50,000 square feet, plus one space for each 300 square feet over 50,000 square feet. The Delaware County Planning Commission correctly demonstrated this calculation in stating: "[A] total floor area of 440,361 sq. ft. (550,451 sq. ft. x 80% = 440,361 sq. ft.) requires a total of 1,552 parking spaces.

Not only is BioMed's analysis a clear reading of the Code, but it also follows the Township's interpretation of the Code's parking requirement. The Township's zoning officer, engineer, and solicitor for the Planning Commission all applied the Code in this same way. Brandywine's interpretation would require significantly more parking spaces than required under the Code, and the stated desires of the Township are to reduce the number of parking spaces on the site. If the Township were to reverse its position on this clear provision of the Code and apply Brandywine's misstated interpretation, BioMed would be able to add an additional 294 parking spaces to its plans satisfy the enhanced requirement.

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B. BioMed's Parking Design Complies with the Code.

Brandywine's representatives contend that BioMed must show an actual parking design. Brandywine's contentions in this regard are without merit. BioMed is not requesting that the Township approve a conceptual parking design. To the contrary, BioMed has provided its Plan detailing all the necessary dimensions and size of parking spaces in compliance with the Code.

III. The Subsurface Parking Is Permitted as an Accessory Use.

A. BioMed's Subsurface Parking Complies with the Zoning Code.

BioMed proposes locating subsurface parking on the site. In the PLO District, a lot may contain a "parking structure" as an accessory use. § 280-63(C)(5). The provision allowing this use states that an allowable accessory use is "[a] parking structure, when constructed as an accessory structure for the purpose of eliminating allowable surface parking." *Id.* This same provision allows parking structures to be located "wholly or partly within the principal building, attached to and made a part of the principal building, or constructed as a detached accessory structure." Because allowing subsurface parking would further the Township's land use goals, § 280-63(C)(5) should be interpreted to allow BioMed to construct its proposed underground parking facility.

Radnor's Comprehensive Land Use Plan encourages reducing above-ground parking spaces on the site as part of its goal to preserve the natural environment through "minimum disturbance. . . land development techniques," Radnor Township Comprehensive Plan, Section 2(A)(1). Subsurface parking furthers this goal. Such facilities are minimum disturbance land development techniques, as they consolidate parking spaces and conceal them underground. The Township's goal of reducing above-ground parking spaces is also apparent in the zoning regulations for the Wayne Business Overlay District, which require off-street parking spaces to be hidden from view by being "located in the rear, side, or underneath of the building." § 280-53.12(B). The Wayne Business Overlay District has similar characteristics to the PLO District, indicating that the Township's desire to hide parking likewise applies to the PLO District.

In furtherance of this goal, the Township has previously interpreted the Code to allow parking structures like BioMed's to be constructed in PLO-zoned districts, such as the Radnor Corporate Center, and by specifically granting BioMed permission to construct a parking structure and subsurface parking on the current site under its approved 2009 Plan. The Township's consultant, Rettew, also provided for subsurface parking in its "By-Right" analysis of the site, and Brandywine's own land planner even depicted parking structures in the previous iterations of the by-right plans for this site. Additionally, the provision regarding the need to eliminate surface parking when being replaced by subsurface parking was never mentioned in any reviews of this Plan or prior plans for the site by the Township's Engineer or Zoning Officer, Rettew, or the Delaware County Planning Commission.

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Not only is the purpose, as demonstrated by the Township's consistent interpretation, of § 280-63(C)(5) clear (namely, to reduce the amount of property occupied by surface parking stalls and eliminate large "seas of asphalt"), but the specific language of the provision also supports this interpretation. The phrase "allowable" surface parking would seem to refer to the maximum number of parking spaces that may be permitted on a site as a condition of land development approval. For example, a previous version of BioMed's land development plan was approved conditioned on a cap on the total number of parking spaces BioMed could install, and the proposed MUST Ordinance would have limited the number of parking spaces provided to a maximum of 105% of the spaces required for the use. Thus, the "allowable" surface parking that may be moved into a parking structure refers to the cap on the number of parking spaces that the Township may impose as a condition of approval. As such, the language in the provision permitting a parking structure "for the purpose of eliminating allowable surface parking" ensures that more parking than allowed by a restriction on the amount of parking cannot be provided by adding a parking structure.

This reading of the provision is also correct as a matter of statutory interpretation. Under the Statutory Construction Act, individual provisions of a zoning ordinance must be interpreted "as an integral part of the entire Ordinance, not as a separate part with a wholly independent meaning." *Purdy v. Zoning Hearing Bd. of Easttown Twp.*, 636 A.2d 1306, 1308 (Pa. Cmwlth. 1994); *Tobin v. Radnor Twp. Bd. of Comm'rs*, 597 A.2d 1258, 1264 (Pa. Cmwlth. 1991). More succinctly, provisions of a zoning code cannot be read in a vacuum. *Purdy*, 636 A.2d 1306; see also *In re Appeal of SW Land Assocs., LLC*, 17 Pa. D. & C.5th 141 (Pa. Ct. Com. Pl. 2010). Rather, they must be read with reference to the entire code, and where two provisions are seemingly contradictory, they must be interpreted to give effect to both. 1 Pa.C.S.A. § 1933 ("Whenever a general provision in a statute shall be in conflict with a special provision in the same or another statute, the two shall be construed, if possible, so that effect may be given to both."); *Purdy*, 636 A.2d at 1308.

- In the case of Radnor's Zoning Code, § 280-64(B) allows BioMed to occupy up to 30% of the lot area with buildings, and § 280-103(B) directs that BioMed provide "one [parking] space for each 200 square feet of floor area for the first 50,000 square feet, plus one space for each 300 square feet of floor area over 50,000 square feet." As discussed above, these provisions require BioMed to supply at least 1,552 parking spaces for its lot area coverage of under 30%. At the same time, § 280-63(C)(5) permits BioMed to provide "[a] parking structure, when constructed as an accessory structure for the purpose of eliminating allowable surface parking."

The only way to reconcile these provisions and give effect to all is to interpret "for the purpose of eliminating allowable surface parking" to mean that BioMed may place some or all of its required amount of parking (and up to any cap imposed) within a parking structure, rather than placing all of its allowed parking on the surface of its lot. Interpreting the provision this way allows landowners to develop their properties to the extent allowed by the Code and also provide the requisite amount of parking. To interpret the provision any other way would mean that a

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landowner could develop his land within the allowable area restrictions but that he could not provide all the required parking. This would be an unreasonable result, and "in ascertaining the intent of the governing body in enacting an ordinance, it is presumed that the governing body did not intend a result that is absurd or unreasonable." *Tobin*, 597 A.2d at 1264.

Brandywine's interpretation of the provision cannot be correct, as it would lead to an unreasonable result that does not give effect to all the provisions in the Code.³ Brandywine equates "allowable" with "required." That is, Brandywine contends that a party can only construct a parking structure in the PLO District if the parking structure eliminates all surface parking spaces required for the use. Brandywine alleges that BioMed must first prepare a plan demonstrating that it can physically fit all of its parking on the lot before it can provide a plan satisfying the Township's goal of eliminating surface parking. This interpretation would mean that the provision's reference to "allowable" surface parking would be an attempt by the Township to regulate the size of buildings by reducing the capability of a developer to provide additional parking on a lot. Such regulation would be unreasonable, as the maximum building size and lot coverage are already specifically regulated in other provisions of the Code (*see* Code § 280-64 (A) (Lot area and width); § 280-64(B) (Building area); § 280-64(E) (height regulations)). The Township's imposition of additional building size regulations through parking requirements would be inappropriate and unnecessary.

Even if the logical reading of the Code were not enough to refute Brandywine's argument, to the extent the parking structure provision as a whole is deemed vague, it must be read in favor of BioMed's proposed Plan. The Municipalities Planning Code, which applies to Radnor, provides that "where doubt exists as to the intended meaning of the language [of a zoning ordinance] written and enacted by the governing body," the interpretation of that language "to determine the extent of the restriction upon the use of the property . . . shall be . . . in favor of the property owner and against any implied extension of the restriction." 53 P.S. § 10603.1.

The courts have also recognized the principle that restrictions imposed by zoning ordinances must be strictly construed, with all doubts resolved in favor of the landowner. *Rabenold v. Zoning Hearing Bd. of Palmerton Twp.*, 777 A.2d 1257, 1263 (Pa. Cmwlth. 2001). Any doubt concerning the scope of permitted use or an ambiguity respecting its definition must be resolved in favor of the landowner and against any implied extension of restrictions upon the use of the property. *Isaacs v. Wilkes-Barre City Zoning Hearing Bd.*, 612 A.2d 559 (Pa. Cmwlth. 1992). In furtherance of this principle, courts give permissive phrases their broadest meaning when interpreting zoning ordinances. *Gilbert v. Montgomery Twp. Zoning Hearing Bd.*, 427 A.2d 776 (Pa. Cmwlth. 1981). When a term is not defined in a zoning ordinance, the courts

³ Indeed, the only explanation for Brandywine's nonsensical argument is that its true purpose for objecting to BioMed's land development plan is to eliminate competitive office space in Radnor Township.

Duane Morris

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require that the term be taken in its broadest sense so as to accord the landowner the benefit of the least restrictive use and enjoyment of the land. *Cook v. Marple Twp. Zoning Hearing Bd.*, 423 A.2d 1105 (Pa. Cmwlth. 1980).

If any doubt exists as to the intended meaning of the language of this provision of Radnor's zoning ordinance, it must be interpreted in favor of BioMed and against any extension of a restriction on BioMed's use of the property. The result of such an interpretation must be that BioMed is allowed to construct an underground parking facility on its property for the purpose of reducing surface parking.

Thus, interpreting the Code to allow BioMed to construct an underground parking facility is thus in accordance with the law, and it also comports with the overall intent of Radnor's Code. As discussed, the Township has consistently emphasized the importance of reducing surface parking, and underground parking facilities like the one proposed by BioMed promote this goal.

B. The Subsurface Parking Complies with the Township's Ordinances.

Brandywine contends that fire walls must be installed in the sub-surface parking since it is part of the building. This is contrary to their above argument that it is a parking structure. In any event neither the Radnor Zoning Code or the IBC requires fire walls in the subsurface parking areas. Moreover, these are building code issues; BioMed's structures will comply with all applicable building code requirements.

IV. Conclusion:

BioMed's proposed Land Development Plan complies with all Zoning and SALDO ordinances of the Township of Radnor, and it should be approved.

Thank you for your attention to this matter. Kindly distribute this Memorandum to the Township Staff, Planning Commission members, and members of the Board of Commissioners.

Very truly yours,

George Kroculich

George J. Kroculich

GJK/kmc

December 10, 2014

BioMed
145 King of Prussia Road
Land Development #2014-D-02

I hereby grant on behalf of the applicant Bio Med Realty an extension of time until February 1, 2015 within which the Township has to make a decision under section 508 of the MPC on my plan.

12/10/14

Richard J. Casper



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

December 10, 2014

Ms. Maria Goman
Nave Newell
900 West Valley Road, Suite 1100
Wayne, PA 19087

Re: Planning Waiver
145 King of Prussia Road
DEP Code No. 1-23013-241-X
Radnor Township
Delaware County

Dear Ms. Goman:

This letter is in reference to your application for Sewage Facilities Planning Modules for the demolition of all existing buildings on the current Biomed site and their replacement with 4 new office buildings that will total of 551,000 ft². The project is located at 145 King of Prussia Road in Radnor Township, Delaware County.

The gravity sewerage facilities within the office complex will be shared among the 4 buildings and the complex will remain under single ownership.

This project does not meet the definition of a subdivision under the Pennsylvania Sewage Facilities Act. Therefore, no planning modules are required to be submitted to the Department of Environmental Protection (DEP).

This determination is based upon the submitted water records and documentation that the sewage flows from the proposed office buildings will not exceed 55,100 gpd, which is less than the 86,777 gpd average daily flow the site generated from January 2001 to December 2013.

Ms. Maria Goman

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December 10, 2014

If you have any questions or concerns, please contact Ms. Stefanie Rittenhouse at 484.250.5186.

Sincerely,



Keith Dudley, P.E.
Environmental Engineer Manager
Municipal Planning and Finance Section
Clean Water

cc: Delaware County Planning Department
Delaware County Conservation District
BMR-145 King of Prussia Road, LP
Mr. Zienkowski - Radnor Township
RHM
Mr. Fulton - Springfield Township
Upper Darby Township
DCJA
DELCORA
Mr. Ponert - City of Philadelphia Water Department
Planning Section
Re 30 (GJE14CLW)344-24

Marc B. Kaplin
Direct Dial: (610) 941-2666
Direct Fax: (610) 684-2000
Email: mkaplin@kaplaw.com
www.kaplaw.com

November 21, 2014

VIA E-MAIL

Elaine P. Schaefer, President
Board of Commissioners of Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: Biomed Property

Dear Ms. Schaefer:

I understand that Biomed's Preliminary Land Development Plans dated September 3, 2014 ("Biomed Plans") are on the agenda for Monday's Board of Commissioners meeting for caucus. As I am sure you know, both the Delaware County Planning Commission and the Township Planning Commission recommended rejection of the Biomed Plans based upon their failure to comply with requirements of both the Zoning Ordinance and the Subdivision and Land Development Ordinance ("SALDO"). Township consultant review letters have also raised significant issues with the Biomed Plans, including various instances of violations of applicable ordinances.

Brandywine Realty has asked its planners to review the Biomed Plans for compliance with applicable ordinances. Based on numerous zoning deficiencies, Brandywine did not find it necessary to analyze the Biomed Plans for compliance with the SALDO¹. This letter summarizes some of the areas of non-compliance with the Zoning Ordinance.

A. Maximum Building Length

Code § 280-64.D of the Zoning Ordinance governs the maximum length of buildings in PLO District and provides that:

¹ A stormwater management ordinance review has not been undertaken either. It is noted, however, that infiltration tests on the site have not been completed or submitted, so it is unknown whether it is feasible to provide the required stormwater management facilities. *Township Engineer's September 29, 2014 review; comment III.1.*

D. Building size and spacing.

(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 building at an angle of approximately 90° one building façade from another.

The Biomed Plans depict four buildings, each of which substantially exceeds 160 feet in length. In each building there is a barely perceptible "notch" which Biomed asserts visibly offsets by 90 degrees other parts of the building. At the November 3, 2014 Radnor Township Planning Commission meeting, Biomed also asserted that the use of "firewalls" with several openings would convert each of the four buildings shown on the Biomed Plans into three separate, attached buildings for a total of 12 buildings on the site. Biomed contends that each of the allegedly separate, attached buildings would not exceed 160 feet in length and would comply with Code § 280-64.D. However, the plans contradict Biomed's statement that there are 12 separate buildings, in that:

1. The Biomed Plans show four proposed buildings; and
2. The required parking calculations shown on the Biomed Plans are based on four proposed buildings.

The only exception to the 160 feet building length requirement of Code § 280-64.D(1) is when there are up to three attached buildings whose facades are visibly off set from the adjoining building(s) by approximately 90 degrees.

Assuming for the sake of argument that each of the four buildings are somehow three attached buildings (which they are not), they do not qualify for the limited exception to the 160 feet building length rule of Code § 280-64.D(1) for several reasons. First, Code § 280-64.D(1) requires that the building façade be visibly offset from the adjoining building by approximately 90 degrees. The facades of each of the allegedly separate buildings are not offset by 90 degrees. In fact, in almost all cases (with the exception of one smaller portion of proposed building 3), the facades of the allegedly separate buildings are not offset at all.

Second, based on Biomed's description of the alleged 12 buildings, they would not fall within the Zoning Ordinance's definition of an "attached building", which is required by Code § 280-64.D(1). The Zoning Ordinance defines an "attached building" as:

A building in a group of more than two buildings wherein there are two or more *party walls* in common with the adjoining buildings, provided that there are no more than eight such buildings in a group.

Code § 280-4.B. (emphasis added).

The Zoning Ordinance does not define the term "party wall". The definition of "party wall" is found in the 2009 International Building Code ("IBC 2009") that governs design and construction of the buildings on the Biomed site. IBC 2009 section 702 defines a "party wall" as:

Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between two buildings, shall be constructed as a fire wall in accordance with Section 706. **Party walls shall be constructed without openings and shall create separate buildings.**

(emphasis added).

In order to be considered as "party walls", there can be no openings in the walls. Biomed has stated that there will be doors and other openings between the allegedly separate buildings into a common atrium. Therefore, the buildings are not separate, attached buildings. Rather they are four very large buildings that violate the 160 foot length limit of Code § 280-64.D(1). **Since the Biomed Plans violate Code § 280-64.D, they must be denied.**

The maximum length of the building is one of the primary drivers of the amount of square footage depicted on the Biomed Plans. Since the buildings depicted on the Biomed Plans are not smaller "attached buildings" that comply with Code § 280-64.D, they exceed the maximum 160 foot building length limitations of the Zoning Ordinance. In order to be brought into compliance, the size of the buildings would have to be drastically reduced, and the amount of square footage able to be developed on the Biomed Property would be substantially less than that depicted on the Biomed Plans².

B. Parking

1. Number of Required Spaces.

Code § 280-103(11) requires that office buildings be parked at a rate of one space for each 200 square feet of floor area for the first 50,000 square feet, plus one space for each 300 square feet of floor area over 50,000 square feet. As depicted on the Biomed Plans, Biomed has calculated parking requirements for each of the four office buildings separately. Therefore, the Biomed Plans show that one space is required per 200 square feet of the first 50,000 square feet of each of the four proposed office buildings; and that one space is required for each 300 square feet of space over 50,000 s.f. in each building.

Although Biomed has submitted no plans for a 12-building layout, if the 550,451 square feet of proposed building space depicted on the Biomed Plans are divided equally into 12 buildings (rather than the 4 larger buildings shown on the current plans), it would equate to approximately 45,871 square feet per building. Under the definition of floor area of Code § 280-4.B, each building would be deemed to have a floor area of 80% of the area. Thus, each building would be deemed to have a floor area of approximately 36,697 s.f., so that each office building would require 184 parking spaces for a total of 2,208 parking spaces. The Biomed

² Code § 280-64.D(2) requires a 45 feet building separation distance, which would impact any redevelopment.

November 21, 2014

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Plans claim and show 1,914 proposed parking spaces, resulting in a deficit of 294 parking spaces. **Since the Biomed Plans fail to provide the required parking, in violation of Code § 280-103(11), they must be denied.**

In addition to the fact that the Biomed Plans do not provide the Code required parking for 12 separate buildings, the Biomed Plan also notes:

THE DESIGN AND LAYOUT OF EACH LEVEL OF THE UNDERGROUND PARKING FACILITIES SHOWN HEREON IS STRICTLY CONCEPTUAL. REFER TO THE PLANS DESIGNED BY TIM HAAHS FOR FINALIZED LAYOUT AND STRUCTURAL DESIGN SPECIFICATIONS.

Biomed Plans; Sheet C7.1.³(emphasis added).

The Biomed Plans do not show an actual Code complaint parking design⁴. The Township cannot approve a “conceptual” parking plan. **Since it is incumbent upon Biomed as the applicant to demonstrate that its plan satisfies Code parking requirements, the Biomed Plans must be denied.**

2. Parking Structures Not Permitted.

Another critical issue with regard to parking is the ability to provide parking within a structure. Code § 280-63.C(5), governing accessory uses permitted in the PLO District, allows a parking structure “when constructed as an accessory structure *for the purpose of eliminating allowable surface parking.*” (emphasis added).

The vast majority of the proposed parking is located in the proposed sub-surface parking structure (i.e. 1,461 of the 1,914 parking spaces). The 1,461 parking spaces within the proposed parking structure cannot be constructed on the surface in conformity with the Zoning Ordinance’s requirements⁵. For example, the 453 surface parking spaces shown on the Biomed Plans are already at the limits of the permissible parking setbacks; and the landscape area shown is only 45.1% where 45% is required. Code §§ 280-64.B & C. Therefore, the proposed sub-surface parking structure is not a permitted accessory use on the Biomed Property. **Since the proposed parking structure is not a permitted use, the Biomed Plan must be denied.**

The number of parking spaces required to be provided, and the location of those parking spaces, are also critical drivers of the amount of square footage permitted to be developed on the Biomed Property. If Biomed cannot provide the required parking as “allowable” surface

³ Despite a request in the Township Engineer’s September 29, 2014 review, the Tim Haahs plans have not been provided.

⁴ Numerous details including but not limited to building column location, required fire separation, ingress and egress requirements etc. which would have an impact on the ability to provide the required number of Code compliant spaces are missing.

⁵ As noted above, the Biomed Plans are deficient by 294 parking spaces which would also need to be accounted for in any redevelopment plan.

spaces, the amount of square footage able to be developed on the Biomed site would be substantially less than that depicted on the Biomed Plans.

3. Other Parking Structure Issues

In addition to the fact the parking structure is not a permitted use, there are a number of unresolved issues with regard to the proposed "conceptual" parking structure. Biomed has not provided the Township with any plans which would demonstrate that the proposed conceptual parking structure is capable of being constructed, would satisfy the requirements of the Township's ordinances, or would operate in a safe and efficient manner.

Moreover, if the proposed "attached buildings" constitute attached buildings under IBC 2009, (notwithstanding that they don't satisfy the Zoning Ordinance's requirement for "party walls") individual "fire walls" would have to be constructed through each building extending all the way through to the bottom of each section of the parking structure that is within that "building."

IBC 2009 Section 706.6 requires that where fire walls are utilized to separate adjoining buildings:

Fire walls must extend from the foundation to a termination point at least 30 inches above each adjacent roof. Fire walls may, however, terminate at the underside of a noncombustible roof system and there are no roof openings within 4 feet of the fire wall.

Fire walls cannot be provided in the horizontal plane to create separate buildings. (IBC 2009 Commentary to Section 706). In other words, the fire wall must be continuous from foundation to roof and cannot be used to separate stories of a building into individual buildings.

The IBC 2009 requirement that each building have its own "fire walls" extending from the foundation would prevent the proposed parking structure from functioning as a single parking structure. Rather, it appears that each building would have to have its own parking structure, with its own entrances, exits and circulation pattern. That is certainly not what is depicted on the Biomed Plans. Moreover, the construction of 12 separate below-grade parking structures would seem to present a host of operational and safety concerns.

C. Conclusion

There are many areas in which the Biomed Plans violate the Township Zoning Ordinance. Accordingly, the Biomed Plans must be denied.

The failure of the Biomed plans to comply with the Zoning Ordinance also illustrate that the redevelopment now being proposed which would feature over 550,000 square feet of office

November 21, 2014
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space is not a by-right development for the site that is capable of being constructed. Such a plan (if buildable) would also degrade traffic conditions on the surrounding roadway network.

It would appear that the substantial revisions to the Biomed Plans that would be required to bring the plans into compliance with the Zoning Ordinance would significantly decrease the amount of square footage that is permitted to be developed on the Biomed Property.

Sincerely,



Marc B. Kaplin 14

cc (via e-mail):

Members of the Board of Commissioners
Robert A. Zienkowski, Township Manager
John B. Rice, Esquire, Township Solicitor
Nicholas Caniglia, Esquire



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

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CHAIRMAN

MARIO J. CIVERA, JR.
VICE CHAIRMAN

COLLEEN P. MORRONE
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DAVID J. WHITE

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

PLANNING COMMISSION

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CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

October 16, 2014

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

RE: Name of Dev't: 145 King of Prussia Road
DCPD File No.: 34-845-78-92-08-14
Developer: BMR - 145 King of Prussia Road, LP
Location: Radnor Township
Recv'd in DCPD: September 11, 2014

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 October 16, 2014, 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

LFH/pmg

cc: BMR - 145 King of Prussia Road, LP
Nave Newell, Inc.



DELAWARE COUNTY PLANNING DEPARTMENT

DCPD

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

Date: October 16, 2014
File No.: 34-845-78-92-08-14

PLAN TITLE: 145 King of Prussia Road

DATE OF PLAN: September 3, 2014

OWNER OR AGENT: BMR - 145 King of Prussia Road, LP

LOCATION: East side of King of Prussia Road,
approximately 400' north of
Lancaster Avenue

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Preliminary Land Development

ZONING DISTRICT: PLO-Planned Laboratory Office

SUBDIVISION ORDINANCE: Local

PROPOSAL: Develop 26.96 acres with 4 office
buildings totaling 550,451 sq. ft.

UTILITIES: All Public

RECOMMENDATIONS: Revise and resubmit preliminary
plans incorporating the following
remarks

STAFF REVIEW BY: Dennis DeRosa

REMARKS:

PREVIOUS ACTION

On March 27, 2014, the Delaware County Planning Department furnished a staff review for this site. At that time, the applicant proposed to develop 26.96 acres with 5 buildings



Date: October 16, 2014
File No.: 34-845-78-92-08-14

REMARKS continued:

totaling 572,640 sq. ft. The Planning Department recommended that the applicant proceed to the preparation of preliminary plans incorporating staff remarks.

CURRENT PROPOSAL

Currently, the proposal is to develop 26.96 acres with four office buildings totaling 550,451 sq. ft.

EXISTING SITE DATA/LOT AREA

The submitted plan indicates the gross site is 26.96 acres; however, Delaware County Board of Assessment Appeals records indicate the site (Tax Folio # 36-02-01234-00) is comprised of 18.924 acres, a difference of 8.036 acres. Much of this acreage is attributed to lands condemned by PennDOT associated with the construction of I-476. If this is the case, the plan notes are incorrect, as the calculations for building area and impervious surface area are based on 26.96 acres.

Comment/Recommendation: The Township should verify the accuracy of the submitted plan data shown on sheet C3.1.

The plan shows three large buildings, two of which are comprised of attached structures. Additionally, a number of smaller, accessory structures are shown. The plan notes indicate the site is comprised of Buildings 1, 2, 3, and the research building (not numbered), totaling 427,109 sq. ft.

EXISTING NONCONFORMING

The plan shows two existing buildings with linear dimensions of approximately 480' and 330', which are existing nonconforming with regard to Section 280-64.D.(1), which establishes a maximum

Date: October 16, 2014
File No.: 34-845-78-92-08-14

REMARKS continued:

building length of 160'. However, the existing nonconforming building length will be eliminated, as the plan indicates these structures are to be removed.

The plan shows four proposed buildings along with underground parking. Surface parking is also proposed.

The plan does not appear to comply with Section 280-64.D.(1) of the Township zoning ordinance which states the following with regard to building and spacing:

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 building at an angle of approximately 90 degrees.

The plan shows proposed building lengths of 360' (Bldg. 1), 185' (Bldg. 2), 197' (Bldg. 3), and 420' (Bldg. 4).

PARK AND RECREATIONAL LAND

As the plan notes indicate, the applicant is paying a fee-in-lieu of providing recreational lands in accordance with Section 255-43.1.E.(2), which requires \$3,307 per 4,000 sq. ft. of building area. The fee is calculated as follows:

$$\begin{aligned} 550,451 \text{ sq. ft.} \div 4,000 \text{ sq. ft.} &= 138 \\ 138 \times \$3,307 &= \$456,366 \end{aligned}$$

Date: October 16, 2014
File No.: 34-845-78-92-08-14

REMARKS continued:

PARKING REQUIREMENTS

The Township zoning ordinance requires 1 parking space per 200 sq. ft. of floor area for the first 50,000 sq. ft., and 1 space per 300 sq. ft. for the remaining square footage. Net floor area is calculated at 80% as per the Township SALDO's definition.

Therefore, a total floor area of 440,361 sq. ft. (550,451 sq. ft. X 80%=440,361 sq. ft.) requires a total of 1,552 parking spaces.

The plan notes indicate a total of 1,914 parking spaces are provided, 1,461 of which are located in the underground parking area; the remaining 453 parking spaces are provided via surface parking.

With regard to the underground parking areas, the plan notes indicate the following: "The design and layout of each level of the underground parking facility shown hereon is strictly conceptual. Refer to plans designed by Tim Haas for finalized layout and structural design specifications."

Due to the finalized underground parking plans not being included in the submitted proposal, the Township Engineer should ensure the proposed underground parking area is in compliance with Section 255-29 of the Township SALDO.

The applicant should construct no more than the required 1,551 parking spaces required by the Township ordinance; 1,914 are proposed. This site is served by four SEPTA routes: the Norristown High Speed Line (NHSL), bus routes 105 and 106, and the Paoli-Thorndale regional rail line. These SEPTA routes could carry some employees and visitors to the site and reduce the need for as many parking spaces. The applicant is proposing to construct a direct sidewalk connection to the Radnor NHSL

Date: October 16, 2014
File No.: 34-845-78-92-08-14

REMARKS continued:

station. The Township should consider allowing the applicant to provide fewer spaces than required because of the excellent public transit access. Employer/developer incentives to employees to take transit to work would likely cost less than constructing parking spaces.

The applicant should provide bicycle parking for employees and visitors since the site is near the Radnor trail, which could be used to access the site; a study is under way to extend the Radnor Trail closer to the site. Bicycle parking should secure bicycles by their frames rather than just their wheels; inverted "U" bike docks provide this type of secure parking.

The applicant and the township should request that SEPTA (John Calnan 215-580-7947) locate bus stops on both sides of King of Prussia Road at the southern end of the development site, near one of the two proposed sidewalks leading to the office buildings. A short section of sidewalk should be provided to connect with the bus stop location. The Township or applicant should provide a passenger shelter at this bus stop to provide security and weather protection for riders and advertising revenue for the Township.

STORMWATER MANAGEMENT FACILITIES

To control stormwater runoff, the plan shows a series of underground stormwater detention/infiltration areas underneath the proposed surface parking areas, with stormwater inlets and storm pipe trenching, and green roofs. Accordingly, the Township Engineer should verify the adequacy of all proposed stormwater management facilities.

Date: October 16, 2014
File No.: 34-845-78-92-08-14

REMARKS continued:

SEWAGE FACILITIES

The site currently contains existing water and sanitary sewer facilities. Additionally, the plan notes indicate the following: "Any utilities, to remain, damaged during demolition and/or construction shall be repaired and/or replaced in kind by the contractor at his own expense."

The developer should contact the Pennsylvania Department of Environmental Protection for a determination as to whether or not the proposed development requires a revision to the municipality's Act 537 Sewage Facilities Plan.

CONCLUSION

The plan does not comply with the Township zoning ordinance with regard to maximum building length. Also, the plan may not comply with maximum building and impervious coverages if it is determined the site is comprised of 18.924 acres, as county records indicate. Therefore, it is recommended the applicant not proceed to final plans until the proposed buildings are revised to comply with maximum building length, and the lot area issue resolved.



Gannett Fleming

Excellence Delivered As Promised

Date: September 29, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, P.E.

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

RE: 145 King of Prussia Road
Biomed Realty Trust, Inc. – Applicant

Date Accepted: October 6, 2014

60 Day Review: January 4, 2015

Gannett Fleming, Inc. has completed a review of the 145 King of Prussia Road Preliminary Plan for compliance with the Radnor Township Code. This Preliminary Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to redevelop the property at 145 King of Prussia Road to construct four office buildings at 550,451 gross square footage and four buildings. This project is located in the PLO district of the Township.

Plans Prepared By: Nave Newell

Dated: 09/03/2014

I Zoning

1. §280-64.B – Not more than 30% of the area of any lot may be occupied by buildings and structures, and not less than 45% of the total lot area, exclusive of those areas within the public right-of-way, shall be devoted to landscaping and planted in accordance to Chapter 255. The zoning data on sheet C3.1 indicates that the maximum building coverage is 15.6% and the minimum landscape area is 45.1%. The building coverage of each building and the landscape areas should be clearly identified in a table on the plans to determine conformance with the Radnor Township Zoning Code.

2. §280-64.D.(1) – The greatest dimension in length of 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 building at an angle of approximately 90°. The plan shall clearly indicate the break point of buildings, with dimensions, along with the locations of entrances to each specific building being adjoined.
3. §280-103 – The parking requirement table provided on Sheet C-3.1 of the plan is incorrect for Building 4. Building 4 requires 477 spaces, not the 227 shown. The total parking required for the project should be revised to indicate 1,801 spaces required.
4. §280-132.B. – An itemized breakdown of areas with an accompanying plan must be provided clearly indicating conformance with the maximum building coverage and minimum landscape area requirements as required by the special regulations for planned laboratory office districts.

II Subdivision and Land Development

1. §255-20.A.(3) – Each plan sheet shall be numbered and shall show its relationship to the total number of sheets.
2. §255-43.1.E.(2) – The applicant has indicated on sheet C3.1 that a fee in lieu of \$456,366 will be provided for the Park and Recreation Land Requirement.
3. §255-27.C.(1) – King of Prussia Road is designated as a major collector, required Right-of-Way 80 feet, cartway 48 feet. Consideration may be given to requiring additional right of way along the frontage of King of Prussia Road due to the extent of the proposed roadway improvements.
4. §255-29.A.(13) – Tire bumpers shall be installed as to prevent vehicle overhand on any sidewalk area. There is a section of five parking spaces located behind proposed Building 4 that require tire bumpers since they are against a side walk.
5. §255-29.A.(15) – All dead-end parking areas shall be designated to provide sufficient backup area for the end stalls of a parking area. The parking area behind proposed Building 3 has two spaces that do not provide a sufficient backup area.
6. Sheet C7.1 of the plans indicate that “the design and layout of the underground parking structure facility shown is strictly conceptual. Refer to the plans designed by Tim Haas for finalized layout and structural design specifications.” The referenced plans must be provided for review.

Gannett Fleming

7. §255-29.B.(2) – 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 in caliper for every ten parking spaces in double bay.
8. If the proposed sewer systems are to be dedicated to the Township, a 20 foot easement must be provided.
9. §255-38.B – Sheet C9.1 of the plans indicate that one tree should be planted for every 30 LF of an existing street. The plan indicates that there is 1,250 L.F. along Radnor Chester Road and 592 L.F. of a private Road. This should be revised to indicate King of Prussia Road. The 42 trees required on the plan are for King of Prussia Road, street trees should be provided for the private roadway as well.
10. §255-54.A – The utility plan must indicate water service to each of the proposed buildings.
11. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification 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.
12. §255-56 – The utility plan indicates sanitary sewer service to proposed Building 1 and proposed Building 2. Sanitary sewer service to all buildings must be shown on the plans.

III Stormwater Management

1. §245-22.A.1 Infiltration tests have not been completed or submitted at this time. Percolation tests must be provided to indicate that the stormwater facility will be able to drain within 96 hours. Final design and sizing of the stormwater facility must be based on the results of the percolation tests.
2. A general note shall be added to the plans indicating that a grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.

We recommend that the plans be revised to address the comments stated above along with comments provided in the review memo from Gilmore and Associates dated September 29, 2014 prior to consideration for approval by the Planning Commission.

Gannett Fleming

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read "Roger A. Phillips", is written over the company name.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: September 29, 2014

To: Steve Norcini, P.E.

From: Amy Kaminski, P.E., PTOE.

cc: Roger Phillips, P.E., Gannett Fleming, Inc.
Steve Gabriel, P.P, Rettew
Damon Drummond, P.E., PTOE
Michael Shinton, P.E.

Reference: Land Development Transportation Review
145 King of Prussia Road
Radnor Township, Delaware County
G&A 12-06069

Gilmore & Associates, Inc. has completed a transportation review of the Transportation Impact Study (TIS) prepared by McMahon Associates Inc., dated August 2014, and Preliminary Land Development Plans prepared by Nave Newell, Inc., dated September 3, 2014, submitted to Radnor Township on September 3, 2014.

I. Project Overview:

Biomed Realty Trust, Inc. proposes to redevelop the site at 145 King of Prussia Road to provide additional office space. The site currently contains 427,109 square feet of office/research and development space (177,233 sf is currently vacant). The proposed design includes the removal of the existing space to provide 570,000 square feet of new office space. Access to the proposed site will be provided via the existing southern site access and the existing northern shared access with SEPTA.

II. Submission

- A. Transportation Impact Study, prepared by McMahon Associates, Inc., dated August 2014.
- B. Preliminary Land Development Plans, prepared by Nave Newell, Inc., dated September 3, 2014.

III. Identified Improvements

- A. The applicant intends to eliminate the existing driveway access to King of Prussia Road, opposite the Radnor High School access (Raider Road).
- B. The applicant proposes the following improvements at King of Prussia Road and Southern Site Access:
 - 1. One ingress lane and two egress lanes
 - 2. Install a traffic signal, which is warranted during the weekday afternoon peak hour. This traffic signal will be interconnected with the existing U.S. Route 30 traffic signal system.
 - 3. Provide a minimum 45-foot curb radii, or larger if necessary for anticipated truck traffic.
- C. The applicant proposes the following improvements at King of Prussia Road and SEPTA Access/Northern Site Access
 - 1. Provide one ingress lane and two egress lanes. A northbound King of Prussia Road right-turn deceleration lane is warranted based on PennDOT guidelines.
 - 2. A southbound King of Prussia Road left-turn lane is warranted based on PennDOT guidelines.
- D. The applicant proposes a four-lane cross section along the property's site frontage on King of Prussia Road (between the southern site access and the shared SEPTA/Site Access).
- E. No offsite improvements are proposed in conjunction with this project.

IV. SALDO Comments

- A. §255-27.G – Provide profiles for each street and intersection to verify that adequate street grades are achievable.
- B. §255-27.C(1) – Include sidewalks along the site frontage for King of Prussia Road.
- C. §255-27.H – No street shall intersect another at an angle of less than 70 degrees. Revise the intersection of the SEPTA access and Site Access to intersect as nearly as possible to 90 degrees.
- D. §255-28.B – Provide clear sight distance triangles for the intersections of the Southern Access Road and the underground tunnel accesses.
- E. §255-29.A.16 – Provide sidewalk connections, with appropriate ADA elements, at each raised pedestrian crosswalk. The plans should include details for the proposed raised pedestrian crosswalks.
- F. §255-37.D – Revise the diagonal curb ramp at the southeast corner of proposed Building 4 to provide two separate curb ramps for each crossing direction. Diagonal curb ramps for new construction are not acceptable.

V. Plan Review

- A. We do not support the proposed traffic signal at the intersection of King of Prussia Road and the southern access as it is located less than 500' from Lancaster Avenue and provides no benefit except to the site traffic. We recommend the applicant improve the existing access opposite Raider Road and signalize this intersection as it provides a benefit to motorists on Raider Road and is located greater than 500' from the traffic signal at Lancaster Avenue and King of Prussia Road.
- B. The Applicant should coordinate with the Township to determine if any of the recommendations from the Radnor Greenways & Open Space Network Plan should be incorporated into this project. We note that the plan currently proposes a multi-use trail along the King of Prussia Road frontage.
- C. The heavy duty pavement section should be extended to each proposed dumpster pad and loading zone.
- D. Construction plans, showing spot elevations, dimensions and slopes, shall be provided for each proposed curb ramp.
- E. An ADA compliant curb ramp should be provided on the northeast corner of the intersection of King of Prussia Road and the SEPTA/Northern Site Access.
- F. A crosswalk should be provided across the southbound approach of King of Prussia Road at the SEPTA/Northern Site Access.
- G. Provide truck turning templates for a garbage truck, fire truck and the largest truck anticipated to service the site.
- H. Provide R3-8 series lane use control signs in lieu of the R3-7 series signs.
- I. Submit a traffic signal construction plan for any proposed traffic signals. A revised system plan for Lancaster Avenue must also be submitted for review.

VI. Transportation Impact Study Review

- A. §255-20.b(5)(d)[4] – This section requires the vehicular trip generation rates to be calculated utilizing SALDO Attachment 4, Township of Radnor Trip Generation Rates. The Applicant has utilized the Institute of Transportation Engineers Trip Generation Version 9 rates which we believe are more appropriate in this case. We support a waiver of this requirement.
- B. The background regional traffic growth factor of 1.0% utilized in the report should be revised to the most recent PennDOT Bureau of Planning and Research rate. The inclusion of additional background traffic growth can skew the results of the analysis. Any nearby development should be identified individually by location and vehicular trip generation. A separate figure should be provided for each nearby development showing the trip distribution on the roadway network.
- C. The TIS should be revised to include the background traffic from the Villanova Commons Shopping Center on Lancaster Avenue. Contact the township to obtain trip generation data for this project.
- D. The trip generation for the existing vacant office space in Table 3 must be revised to include a transit reduction as these trips were calculated using the ITE Trip Generation Manual.

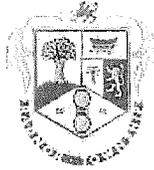
- E. The trip generation for the existing site with full utilization in Table 4 must be revised to include a transit reduction as these trips were calculated using the ITE Trip Generation Manual.
- F. Reduction of Trip Generation data for Transit Ridership:
 - 1. The Applicant is claiming a transit reduction of 15 percent due to the proximity of the Radnor Regional Rail Station (1/2 mile), Radnor High Speed Line Station (adjacent to site) and SEPTA bus service on Lancaster Avenue.
 - 2. In accordance with the information provided in Table B.3 of the ITE publication *Trip Generation Handbook*, this project's Floor Area Ratio (FAR) of 0.48 does not meet the required development intensity to utilize a fifteen (15) percent transit reduction. Table B.3 requires a FAR of 2.0 for a 15% trip reduction credit or a FAR of 1.0 for a 5% trip reduction credit.
 - 3. A maximum trip reduction credit of 2.5% is reasonable based on the FAR currently proposed for this project; revise the study accordingly.
- G. Figures 3 and 4 show additional traffic volumes for the eastbound approach of the Radnor Corporate Center Access which are not shown on the manual turning movement count. Traffic volumes should be verified or justification provided for the additional volumes.
- H. A figure should be provided documenting the reassignment of traffic from the center site access to the northern and southern accesses.
- I. It appears that some of the trip distribution percentages for the new site are inconsistent with the existing traffic patterns (to/from Matsonford Rd, Lancaster Ave, & I-476 off-ramp). Verify the trip distribution or provide additional justification for the percentages shown on Figures 7A & 7B.
- J. We do not support the proposed signalization of King of Prussia Road and the Southern Access Driveway. We recommend that a signalized intersection be provided opposite Raider Road. The southern access driveway is approximately 500 feet from the signalized intersection of Lancaster Avenue and King of Prussia Road. The Synchro analysis provided indicates that the southbound queue on King of Prussia Road will back up through this intersection for several analysis periods and the Applicant is not proposing any improvements to the intersection to alleviate the traffic queues.
- K. Although a northbound King of Prussia Road right-turn deceleration lane is warranted based on PennDOT guidelines, the applicant has indicated that based on the capacity analyses, acceptable levels of service at the intersection can be achieved without the northbound right-turn lane. We recommend the applicant provide the necessary deceleration lane. The need or absence of a deceleration lane is not entirely dependent on the level of service or capacity of the roadway but provides an area for turning vehicles to slow down after departing from the mainstream traffic.
- L. The study indicates that left-turn and right-turn deceleration lanes are warranted along King of Prussia Road the site accesses. The turn lane warrant analyses must be provided for review.

M. It appears that several of the intersections studied require mitigation measures as noted below:

1. **King of Prussia Rd/Radnor-Chester Rd** – A second eastbound left-turn lane is necessary for Radnor-Chester Rd.
2. **Lancaster Ave/King of Prussia Rd/I-476 Northbound Off Ramp** – The development traffic can be mitigated by providing a second right-turn lane southbound on King of Prussia Rd and a second through lane northbound from the off-ramp.

Conceptual plans and cost estimates should be prepared for each of these improvements. We recommend the Applicant and Township staff explore an alternative transportation plan to offset any infeasible mitigation measures identified in the report. Note: Outside of the improvements listed above, no offsite improvements are proposed in connection with this development.

- N. Update Tables 5-15 to provide separate columns for the 2017 design year without development, 2017 design year with development and 2017 design year with development and improvements.
- O. Update Table 13, Level-of-Service Matrix I-476 NB On-Ramps & U.S. Route 30 to include the level-of-service results for Hillside Circle.
- P. There is an existing coordinated signal system along King of Prussia Road that includes Radnor-Chester Road and Matsonford Road. Any traffic signals proposed along the site frontage should be included in the overall coordinated system. The Applicant should also investigate coordinating the Matson Ford Road/King of Prussia Road signal system with the Lancaster Avenue system.
- Q. Due to the proximity of the site to transit lines and bus routes, it should be noted that ADA compliant pedestrian facilities should be provided along the frontage of the site.
- R. The roadway labels and cardinal directions of the traffic count provided in Appendix A should be revised for the intersection of King of Prussia Road and Matson Ford Road.
- S. Additional comments may be forthcoming pending the resubmission of the Transportation Impact Study.



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 145 KING OF PRUSSIA ROAD
DATE: 9/26/14
CC: MR. ROGER PHILLIPS

Steve

The "Preliminary Plan Submission" for the site is cluttered and very hard to follow for the Fire service details. The contour lines on the plans are included on the copies along with all the utilities and every other detail making it impossible to make comments on the plan.

I have concerns with the fire service lines to the underground garages, there are no details.

I am unable to concern the underground parking entrances, the heights of the garage deck, or how many decks will be in place.

I have concerns with the building perimeter coverage of the fire service. There seems not be enough frontage coverage for all the buildings. In other words, we may not be able to get close enough to the building for rescue and firefighting. I understand we can address this issue later however it may mean loosing parking spaces, that's always a concern.

I have a question on the sewer lines and their sizing and the DF^Us leading into them, there are no details.

Respectfully,

Ray Daly

Building Code Official/ Fire Code Official



DELAWARE COUNTY PLANNING COMMISSION

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

PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
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LINDA F. HILL
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JOHN P. McBLAIN
DAVID J. WHITE

September 22, 2014

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

RE: Title: 145 King of Prussia Road
Applicant(s): BMR - 145 King of Prussia Road, LP
File Number: 34-845-78-92-08-14
Meeting Date: 10/16/2014
Municipality: Radnor Township
Location: East side of King of Prussia Road, approximately
400' north of Lancaster Avenue
Received: 09/11/2014

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced
application for review and report. The Commission has tentatively
scheduled consideration of the application for its public meeting on
the date shown above at 4:00 p.m. in the Government Center Building,
(Room 100), Court House Complex, Media, PA. Attendance is not
required but is welcomed. If you have any questions concerning this
matter, please contact Dennis DeRosa at (610) 891-5222.

NOTE: In order to avoid processing delays, the DCPD file number
shown above MUST be provided in any transactions with the county
regarding this or future applications related to this location.

Very truly yours,
Linda F. Hill/RA
Linda F. Hill
Director

LFH/CJD

cc: BMR - 145 King of Prussia Road, LP
Nave Newell, Inc.





pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTHEAST REGIONAL OFFICE

September 17, 2014

Ms. Maria Goman
Nave Newell
900 West Valley Road, Suite 1100
Wayne, PA 19087

Re: Act 537, Application for Waiver from Planning
145 King of Prussia Road
DEP Code No. 1-23013-241-3J
Radnor Township
Delaware County

Dear Ms. Goman:

The Department of Environmental Protection (DEP) has completed a limited review of the above-referenced application and has determined that it does not qualify for a waiver from the requirement to revise Radnor Township's Act 537 Plan (Official Plan).

The waiver from planning request cannot be granted for the following reasons:

1. The documentation submitted with your application mailer implies that the sewage flow per square foot had previously been approved. On July 10, 2008, DEP assigned a Component 3 Planning Module to a similar project at the same site under DEP Code No. 1-23013-219-3J. It does not appear that DEP ever received the planning module, nor did we approve a flow per square-footage for that project.
2. The buildings that were used to derive the flow per square-footage do not appear to have a steady occupancy level, which may affect the calculation of projected flows.
3. The meter readings and correlating occupancy levels were not provided. Sewage Facilities Planning Module forms are available from our eLibrary as MS Word Form Fields files directly from DEP's website address located in the footer below. In the left-hand column, select the Water heading and then select Water Standards and Facility Regulation. In the right-hand column, select Wastewater Management and then select Act 537. Under Act 537, select Sewage Facilities Planning. Under Planning Forms, select the appropriate forms. The link will take you to the eLibrary location for the form.

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

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

- Instructions
- Form

Sewage Facilities Planning Module Component 4

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

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

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

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

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

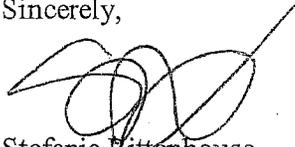
Ms. Maria Goman

- 3 -

September 17, 2014

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Stefanie Rittenhouse', with a long, sweeping line extending upwards and to the right.

Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Delaware County Planning Department
Mr. Zienkowski - Radnor Township
BMR-145 King of Prussia Road, LP
Planning Section
Re 30 (GJE14CLW)260-2

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

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

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

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

<i>Section O: Sewage Management</i>		
	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
	Section O.3. The Project Flows for the private facilities are provided	
	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
	Section O.4.b. The private Collection System information is completed, signed and dated	
	Section O.4.c. The private Conveyance System information is completed, signed and dated	
	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
	All Public Notification boxes in this section are checked	
	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
	The correct fee has been calculated	
	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	

<i>Completeness Checklist</i>		
	The module completeness checklist is included	
	All completeness items have been checked as included by the municipality, as appropriate	
	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

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

Signed: _____
Applicant (or Applicant's authorized representative)

Date: _____

Signed: _____
Municipal Secretary

Date: _____





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

September 9, 2014

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Josephine Histan Martin
IES Engineers
1720 Walton Road
Blue Bell, PA 19422

RE: Extension: Industrial Discharge Permit No. 2DC-09-01

Dear Ms. Martin:

DELCORA has extended the current Industrial Wastewater Discharge Permit for BMR-145 King of Prussia Road LP (BMR) that expires on September 30, 2014. This is a three (3) month extension of the current permit conditions. The permit will now expire on December 31, 2014.

Enclosed are the executed original and a receipt acknowledgement page. Please sign and date the receipt acknowledgement page, and return it to DELCORA.

Your continued cooperation with DELCORA's Pretreatment Program is appreciated. Do not hesitate to me at (610) 876-5523, extension 213 if you have any questions.

Sincerely,

Irene Fitzgerald
Laboratory & Pretreatment Manager

IF:smf
Enclosure

cc: Ian Piro, via email
Radnor Township
J. Cerrone, PWD
File Copy

ADMINISTRATION

610-876-5523
 FAX: 610-876-2728

CUSTOMER SERVICE/BILLING

610-876-5526
 FAX: 610-876-1460

PURCHASING & STORES

610-876-5523
 FAX: 610-497-7959

PLANT & MAINTENANCE

610-876-5523
 FAX: 610-497-7950

**WASTEWATER DISCHARGE PERMIT
Extension**

Permit No. 2DC-09-01

In accordance with the provisions of the DELCORA Standards, Rules, and Regulations of 1991, Resolution No. 91-03 and 91-04, or as amended,

**BMR-145 King of Prussia Road, LP (Permittee)
1205 Westlakes Drive, Suite 240
Radnor, Pennsylvania 19087**

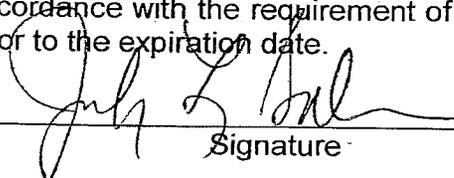
is hereby authorized to discharge industrial wastewater from the above identified facility into the DELCORA sewer system in accordance with effluent limitations, monitoring requirements, and other conditions set forth in this permit.

All discharges authorized herein shall be consistent with the terms and conditions of this permit. The discharge of any pollutant identified in this permit more frequently than or at a level in excess of that authorized shall constitute a violation of the permit.

This permit will be reopened and modified by DELCORA to incorporate any new or revised Federal, State, or Local Pretreatment Standards or requirements. Modified permits will be reissued according to Section 321 of Resolution No. 91-03.

This permit shall become effective on October 1, 2010 and shall expire at midnight on December 31, 2014.

The Permittee shall not discharge after the date of expiration. If the Permittee wishes to continue to discharge after this expiration date, an application must be filed for reissuing of this permit in accordance with the requirement of Section 319 of Resolution No. 91-03, a minimum of 180 days prior to the expiration date.



Signature

Executive Director
Title

Joseph L. Salvucci
Name (Typed)

9/16/2014
Date

DEFINITION OF TERMS AND ABBREVIATIONS

Accidental Discharge - Any unpermitted or non-routine discharge of pollutants into the sewer system, which may be intentional or unintentional in nature or cause problems to the POTW.

Authority - DELCORA, The Delaware County Regional Water Quality Control Authority, including agents or persons authorized to act on its behalf.

B.O.D.₅ - 5-Day Biochemical Oxygen Demand as outlined in 40 CFR 136.

B.O.D.₂₀ - 20-Day Biochemical Oxygen Demand with nitrogenous demand inhibited, also called First Stage Oxygen Demand (FSOD).

BTEX - Benzene, Toluene, Ethylbenzene and Xylenes.

Bypass - The intentional diversion of wastestreams from any portion of a Permittee's pretreatment facility.

City - City of Philadelphia Water Department

COD - Chemical Oxygen Demand as outlined in 40 CFR 136.

Composite Sample - A sample prepared by combining discrete samples collected from the wastestream either at periodic time intervals or in proportion to the wastestream flow. The frequency of discrete sample collection is variable.

24 HC - 24-hour composite sample, either time or flow proportional.

CTAS - Cobalt thiocyanate active substances, also called nonionic surfactants.

Daily Maximum - The maximum allowable discharge of a pollutant into the sewer system during a calendar day. Where expressed in units of mass, it is the total mass discharged in one day. Where expressed in concentration, it is the arithmetic average of that pollutant from all measurements taken that day.

F.O.G. - Fats, oils and greases, listed as oil and grease in 40 CFR 136 for purposes of analysis.

GPD - Gallons per day.

Grab Sample - An individual, discrete sample collected from a wastestream on a one-time basis, in 15 minutes or less, and with no regard to the volume of flow of the wastestream.

Industrial Wastewater - The liquid or water-borne wastes from industrial or manufacturing processes. Unless specifically stated otherwise, this term shall not include sanitary sewage or sanitary wastewater components.

Monthly Average - The arithmetic mean of the values for effluent samples collected over a calendar month. Sum of the values divided by the number of samples. In the case of flow, it is the total flow for the month divided by the number of days discharged.

MBAS - Methylene blue active substances, also called Anionic Surfactants.

MGD - Millions of gallons per day.

NAICS - North American Industry Classification System

Peak Daily Rate - The maximum allowable flow of wastewater to the sewer system in a calendar day.

Priority Pollutants - Metals, Base/Neutral Organics, Acid Organics, Volatile Organics, Pesticides/PCB's, Cyanide and Phenol as listed by the EPA.

- Metals -antimony, arsenic, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium and zinc.

- Acid/Base/Neutral Organics - organic compounds extractable.

- Volatile Organics - also called purgable organics.

Process Wastewater - Any water which during manufacturing or processing, comes into direct contact with or results from the production or use of: any raw material, intermediate product, finished product, by-product, or waste product. It can be discharged continuously, intermittently, or as a batch.

PWD - Philadelphia Water Department

Shall - Mandatory requirement.

SIC - Standard Industrial Classification as listed in the Standard Industrial Classification Manual issued by the U.S. Government Printing Office.

Slug Discharge - Any discharge of a non-routine, episodic nature including but not limited to an accidental spill or non-customary batch discharge, which could cause a violation of the prohibited discharge standards of Section 202 (A) (1) - (8) of DELCORA's Standards Rules.

TDS - Total dissolved solids, also listed as filterable residue.

TSS - Total suspended solids, also listed as nonfilterable residue. That which is retained during laboratory filtering per 40 CFR 136.

TKN - Total Kjeldahl Nitrogen.

TOX - Total halogenated organics as listed in Appendix A of 40 CFR 136.

TPH - Total petroleum hydrocarbons.

All terms used in this permit which are not defined in this section are taken to have the same meaning as that in the Delcora Standards, Rules, and Regulations of 1991, Delcora Resolution No. 91-03.

PART I - EFFLUENT LIMITATIONS

A. During the period of October 1, 2010 to December 31, 2014, the Permittee is authorized to discharge research laboratory wastewater and plant and equipment washdown wastewaters from pharmaceutical research, boiler blowdown, and sanitary to the DELCORA sewer system through the outfall(s) listed below:

OUTFALL

DESCRIPTION

001

Research Building connection at manhole along King of Prussia Road as noted in Site Plan, L-1-774 submitted with application.

B. During the period of October 1, 2010 to December 31, 2014 the process discharge(s) through Outfall **001** shall comply with all applicable Federal, State and Local Statutes, Ordinances and Regulations, including Resolution No. 91-04 and the following effluent limitations:

EFFLUENT LIMITATIONS

<u>PARAMETER</u>	<u>MONTHLY AVERAGE RATE (GPD)</u>	<u>PEAK DAILY RATE (GPD)</u>	<u>DAILY MAXIMUM (µCi/mL)</u>
Flow	100,000	120,000	(1)
pH			(2)
Radioactive Materials:			
Tritium (H ₃)			1x10 ⁻²
Carbon-14			3x10 ⁻⁴
Iodine-125			2x10 ⁻⁵
Chromium-51			5x10 ⁻³
Phosphorous-32			9x10 ⁻⁵
Sulfur-35			1x10 ⁻³
Indium-111			6x10 ⁻⁴

NOTES:

- (1) Laboratory wastewater is approximately 3350 GPD. Equipment and wash down flow is approximately 7000 GPD.
- (2) The pH shall not be less than 5.5 nor greater than 12.0 standard units (S.U.) at any time.

PART II - MONITORING REQUIREMENTS

- A. From the period of October 1, 2010 to December 31, 2014 the Permittee shall monitor Outfall 001 for the following:

<u>Parameter</u>	<u>Sample Location</u>	<u>Measurement Frequency</u>	<u>Sample Type</u>
Flow	---	Continuous	Meter (1)
pH	(2)	1x/Week	Grab
TSS	(3)	1x/Month	10 HC (4)
BOD ₅	(3)	1x/Month	10 HC (4)
Tritium (H ₃)	(3)	1x/Month	10 HC (4) (5)
Carbon-14	(3)	1x/Month	10 HC (4) (5)
Iodine-125	(3)	1x/Month	10 HC (4) (5)
Chromium-51	(3)	1x/Month	10 HC (4) (5)
Phosphorus-32	(3)	1x/Month	10 HC (4) (5)
Sulfur-35	(3)	1x/Month	10 HC (4) (5)
Indium - 111	(3)	1x/Month	10 HC (4) (5)

NOTES:

- (1) The meter shall be the incoming water meter for the entire facility. It shall be calibrated once per year and a certification of accuracy filed no later than January 28th for the previous year. The flow shall be read and recorded on a weekly basis.
- (2) The pH meter shall be calibrated before use. Calibration records shall be maintained on-site and shall include any information needed to recreate the event (including but not limited to, pH buffers used with lot numbers, expiration dates, resulting slopes, time performed, and technician performing calibration).
- (3) Samples shall be collected from a manhole outside the research building, which contains only the research building's discharge, before mixing with any other discharge.
- (4) A 10-hour (7:00 a.m. – 5:00 p.m.) sample shall be collected with an automatic sampling device capable of collecting at least one (1) sample per hour and maintaining sample temperature at $\leq 6^{\circ}\text{C}$ or manual sampling of at least one sample per hour, composited and maintained at $\leq 6^{\circ}\text{C}$ and should not be frozen unless data demonstrating that sample freezing does not adversely impact sample integrity.
- (5) In lieu of composite samplings for radioisotopes, BMR-145 King of Prussia LP may have Centocor, Inc. (tenant), report daily disposal limits and records of all radioactive isotopes discharged, measured against an internal standard that does not exceed 1/10 of the Nuclear Regulatory limit on a monthly basis to DELCORA. BMR-145 King of Prussia LP must be in compliance with the effluent limitations.

- B. All handling and preservation of collected samples and laboratory analyses of samples shall be performed in accordance with 40 CFR Part 136 and amendments thereto unless specified otherwise in the monitoring conditions of this permit.

PART III - OPERATION & MAINTENANCE OF POLLUTION CONTROLS

A. Pretreatment Facilities and Control Structure Provisions.

Where deemed necessary to comply with applicable regulations and the terms of this permit, Permittee shall provide suitable pretreatment facilities. They shall be planned, designed, constructed, owned, operated, and maintained by the Permittee at his expense and shall be located for ease of inspection and cleaning.

A summary of the pretreatment system(s) to be provided by Permittee follows:

Acid Neutralization Tank for research building (laboratory sink discharge).

It is Permittee's responsibility to effectively manage these facilities. Failure to do so constitutes a violation of DELCORA's regulations and is subject to enforcement as cited therein. The Permittee shall adhere to all Nuclear Regulatory Commission (NRC) regulations concerning radionuclide disposal in accordance with the permittee's NRC License.

The Permittee shall also provide a suitable control structure for the inspection, observation, sampling, and flow measurement of Permittee's industrial contribution. The control structure shall be safe, accessible at all times, secure from unauthorized tampering, and continuously operated and maintained at Permittee's expense. In addition to being compatible with all of Permittee's monitoring requirement, the control structure shall be of suitable capabilities so as to accommodate the installation of DELCORA's monitoring equipment.

In addition, the following monitoring and control equipment shall be provided:

1. The Permittee shall install and maintain at its expense suitable (totalizing) flow meter(s) of design and manufacture acceptable to DELCORA which will continuously monitor rates of flow and/or volumes of wastewater being discharged to the DELCORA Wastewater Management System.
2. The Permittee shall incorporate a lockable isolation device as a means to sever access to the system satisfactory to DELCORA.

B. Duty to Halt or Reduce Activity.

Upon reduction, loss or failure of the Permittee's pretreatment facility, the Permittee shall, to the extent necessary to maintain compliance with its permit, control production or all discharges or both until operation of the pretreatment facility is restored or an alternative

method of treatment is provided. This requirement applies, for example, when the primary source of power for the pretreatment facility fails or is reduced.

C. Bypass of Treatment Facilities.

1. Bypass is prohibited unless it is unavoidable to prevent loss of life, personal injury or severe property damage or no feasible alternatives exist.
2. Bypass not exceeding limitations. The Permittee may allow any bypass to occur which does not cause effluent limitations to be exceeded, but only if it is also for essential maintenance or to assure efficient pretreatment facility operation.
3. Notification of bypass:
 - a. Anticipated bypass. If the Permittee knows in advance of the need for a bypass, it shall submit prior written notice, at least ten (10) days before the date of the bypass, to DELCORA and the Philadelphia Water Department.
 - b. Unanticipated bypass. The Permittee shall immediately notify DELCORA and the Philadelphia Water Department and submit a written notice to the POTW within 5 days. This report shall specify:
 - i. A description of the bypass, and its cause, including its duration;
 - ii. Whether the bypass has been corrected; and
 - iii. The steps being taken or to be taken to reduce, eliminate and prevent a reoccurrence of the bypass.

PART IV - REPORTING REQUIREMENTS

A. Self-Monitoring Reports

Monitoring results obtained shall be summarized and reported on a Permittee Monitoring Form on a **monthly** basis. The reports are due on the twenty-eighth (28th) of the month following the period covered by the report. The written report shall be certified and signed by an Authorized Representative of the Permittee. Contents of the report are defined under Part II, Section A of this permit.

1. Where the Permittee contracts sample analyses (in satisfaction of monitoring requirements), a copy of the laboratory report showing results, methods used, and signature(s) shall be included with the self-monitoring report. It is the Permittee's responsibility to ensure contract laboratory compliance with Part II, Section B of this permit.
2. Where the Permittee performs sample analyses in satisfaction of monitoring requirements, the Permittee shall ensure compliance with Part II, Section B of this permit.

3. The monthly monitoring report shall include a statement as to whether or not Permittee has achieved compliance with Federal and local pretreatment limits.
 4. If Permittee has not achieved compliance with all limits, the monthly monitoring report shall;
 - a. Provide an explanation for failure to achieve compliance; and
 - b. A proposed corrective plan, including milestone dates, shall be submitted to and approved by DELCORA and, should a compliance schedule be necessary, it shall be appended to this Permit as Part VI.
 5. If Permittee's manufacturing process ceases to involve a pollutant parameter listed in Part I a principal or executive officer of Permittee may so certify to this fact on an annual basis. Upon approval of this certification by DELCORA, testing and reporting for that parameter shall be limited to once per 6 months.
 6. Permittee shall notify the Authority of any changes in production which exceed twenty percent (20%) of the production units used in calculating production based limits, if applicable.
 7. Monitoring reports shall be based upon data obtained through appropriate sampling and analysis performed during the period covered by the report, which is representative of conditions occurring during the reporting period.
- B. If the Permittee monitors any pollutant more frequently than required by this permit, using test procedures approved under 40 CFR Part 136 or as specified in this permit, the results of such monitoring shall be included in the calculation and results shall be reported in the report and submitted to DELCORA.

C. Automatic Resampling

If the results of the Permittee's wastewater analysis indicate a effluent limit exceedance has occurred, the Permittee must:

1. Inform DELCORA of the violation within 24 hours of awareness of result; and
2. Repeat the sampling and pollutant analysis and submit, in writing, the results of this second analysis within thirty (30) days of becoming aware of the first violation. The Permittee is not required to resample if:
 - a. The Control Authority performs sampling at the Permittee at a frequency of at least once per month.
 - b. The Control Authority performs sampling at the Permittee between the time when the user performs the initial sampling and the time when the user receives the results of this sampling.

D. Potential Problems for POTW (Accidental or Intentional Discharge)

1. The Permittee shall notify DELCORA immediately upon the occurrence of an intentional or uncontrolled discharge that may cause problems to the POTW or that does or may violate permit conditions. Notification shall be by telephone at (610)876-5523, extension 213 from 8:30 a.m. to 4:30 p.m., and (610)876-5523, extension 214, 24 hours a day, and to Philadelphia Water Department at (215)686-4514, 24 hours a day. The notification shall include location of discharge, date and time thereof, type of waste, including concentration and volume, and corrective action taken.

Within five (5) days following such a discharge, the Permittee shall submit to DELCORA a detailed written report. The report shall specify:

- a. Description and cause of the slug loading or unintentional discharge or problem discharge, and the impact on the Permittee's compliance status. The description should also include location of discharge, type, concentration and volume of waste.
- b. Duration of noncompliance, including exact dates and times of noncompliance, and if the noncompliance continues, the time by which compliance is reasonably expected to occur.
- c. All steps taken or to be taken to reduce, eliminate, and prevent recurrence of such a slug loading, intentional discharge, problem discharge or other conditions of noncompliance.

E. Facility Changes

The Permittee shall give notice to DELCORA 90 days prior to any facility expansion, production increase process modifications or other changes which result in new or substantially increased discharges or a change in the nature of the discharge.

F. Signatory Requirements

1. All applications, correspondence, reports and self-monitoring reports shall be signed and certified:
 - a. In the case of a corporation, a president, secretary, treasurer or vice president of the corporation in charge of a principle business function or any other person who performs similar policy-making or decision-making functions for the corporation; or the manager of one or more manufacturing, production or operation facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures; or
 - b. For a partnership or sole proprietorship: by a general partner or the proprietor, respectively; or

- c. For a government entity: by the administrator, chairman, director, or principal executive responsible for operation at the facility.
2. All applications, correspondence, reports, and self-monitoring reports may be signed by a duly authorized representative of the person described above. A person is a duly authorized representative only if:
 - a. The authorization is made in writing by a person described in Section F (1), above;
 - b. The authorization specified either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, superintendent, or position of equivalent responsibility, or having overall responsibility for environmental matters. (A duly authorized representative may thus be either a named individual or any individual occupying a named position.)

3. Certification. All applications and reports shall contain the following certification:

" I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

G. All reports required by this permit shall be submitted to DELCORA and Philadelphia Water Department at the following addresses:

By Mail:
DELCORA
Post Office Box 999
Chester, Pennsylvania 19016

By Courier:
DELCORA
100 E. Fifth St.
Chester, PA 19016

Attention: Laboratory & Pretreatment Manager

and

Philadelphia Water Department
9001 State Road
Philadelphia, Pennsylvania 19136
Attention: Joseph Cerrone

PART V - GENERAL CONDITIONS

A. Re-opener Clause

This permit will be reopened and modified by DELCORA to incorporate any new or revised Federal, State, or Local Pretreatment Standards or requirements. Modified permits will be reissued according to Section 321 of Resolution No. 91-03.

B. Non-Transferability

A Wastewater Discharge Permit issued for industrial usage of the system shall not be reassigned or transferred or sold to a new owner, new user, or different premises without the express written consent of DELCORA. The Permittee must provide at least 30 days advance written notice to DELCORA.

C. Site Access

DELCORA personnel shall be admitted to any site which contributes wastewater to the DELCORA Wastewater Management System for the purpose of inspection, record examination, monitoring, sampling, enforcement or any other form of surveillance deemed necessary in determining a User's compliance with these Standards, Rules and Regulations, including securing copies of any relevant documents or other information.

DELCORA shall exert every effort to be reasonable in the exercise of this provision including, where feasible, scheduling such access during times when the site is normally occupied. However, this shall not preclude the Authority from securing entrance upon minimal notification at unusual times regardless of site occupancy if there is urgent cause for such admittance, or if reasons for access are not consistent with advance notice. In either case, whether scheduled or unannounced, site access shall not be unduly withheld; the presentation of suitable credentials shall entitle the bearer prompt site admittance. It shall be the User's responsibility to incorporate this requirement with any applicable security procedures employed so that prompt admittance for the performance of these specific responsibilities will not be impeded.

D. Retention of Records

The Permittee shall retain records of all monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit as well as; 1) The date, exact place, method and time of sampling and the names of the person or persons taking the samples. 2) The dates analysis were performed, 3) Who performed the analysis 4) The analytical techniques / methods used and the results of such analysis and records of all data used to complete the application for this permit, for a period of at least three (3) years from the date of the sample, measurement, report or application. This period may be extended by request of DELCORA at any time.

E. Severability

The provisions of this permit are severable. If any provision of this permit, or the application of any provision of this permit to any circumstances, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

F. Duty to Comply

The Permittee must comply with all conditions of this permit. Failure to comply with the requirements of this permit may be grounds for administrative action, or enforcement proceedings including civil or criminal penalties, injunctive relief, and summary abatement.

G. Penalties for Violations of Permit Conditions

DELCORA's Resolution No. 91-03 provides that any person who violates a permit condition is subject to a civil penalty of up to \$25,000.00 per day, per violation, up to the maximum penalty or fine allowable by law. Any person who willfully or negligently violates permit conditions is subject to a fine of up to \$25,000.00 per day, per violation, or by imprisonment, or both.

DELCORA may further require Permittee to take corrective steps to achieve compliance. These penalties do not relieve Permittee from any other civil or criminal penalties which may be leveled under federal, state or local laws or DELCORA's Wastewater Control Regulations.

For any accidental or slug discharge, DELCORA may assess Permittee all costs incurred by DELCORA and/or PWD, including but not limited to remediation costs, legal fees, and penalties incurred by DELCORA and/or PWD under federal, state or local law. Additionally, all penalties under federal, state or local law incurred by DELCORA as a direct result of any violation of this Permit may be assessed against the Permittee.

Within fifteen (15) days from DELCORA's notice of failure to fulfill any condition of the Permit, Permittee shall provide both DELCORA and PWD with an explanation of the failure. Within thirty (30) days Permittee shall submit a proposed plan to achieve compliance with the condition, if necessary.

H. Spill Prevention Plan

Within three (3) months of the effective date of this Permit, Permittee shall submit to DELCORA for DELCORA's written approval an accidental spill prevention plan ("spill plan") specifying processes to eliminate or minimize any accidental or slug discharges. DELCORA's written approval of a spill plan shall not relieve Permittee of any liability under Federal, state or local law. The spill plan shall contain, at a minimum, the following elements:

- a. Description of discharge practices, including routine and non-routine batch discharges;
- b. Description of stored chemicals;

- c. Procedures for promptly notifying Delcora of slug discharges as defined under 40 CFR Section 403.5(b), with procedures for follow-up written notification within five (5) days;
- d. Any necessary procedures to prevent accidental spills, including maintenance of storage areas, handling and transfer of materials; loading and unloading operations, and control of plant site runoff;
- e. Any necessary measures for building containment structures or equipment;
- f. Any necessary measures to assure the integrity of storage vessels and piping;
- g. Any necessary measures for controlling toxic organic pollutants (including solvents);
- h. Any necessary procedures and equipment for emergency response;
- i. Any necessary follow-up practices to limit the damage suffered by the treatment plant or its environment.

I. Proper Disposal of Pretreatment Sludges and Spent Chemicals and Hazardous Waste

A Permittee must dispose of a hazardous sludge and spent chemicals in accordance with any applicable laws including but not limited to Section 405 of the Clean Water Act and Subtitles C and D of the Resources Conservation and Recovery Act ("RCRA"). The user must notify DELCORA in the event of a discharge of a substance which, if otherwise disposed of, would be a hazardous waste under 40 CFR 261.

J. Confidentiality

A Permittee may assert confidentiality claims in accordance with 40 CFR Part 403.14 by designating business information as such. DELCORA and PWD will maintain reasonably designated information as confidential from third parties except for federal or state agencies. In the event of a third party request for access to confidential business information, the Permittee shall indemnify and defend DELCORA and PWD or the claim of confidentiality shall be deemed waived.

K. Dilution

The Permittee shall not increase the use of potable or process water or, in any way, attempt to dilute an effluent as a partial or complete substitute for adequate treatment to achieve compliance with the limitations contained in this permit.

L. Revocation of Permit

1. This Permit may be modified, revoked and reissued, or terminated for good cause including, but not limited to, the following:
 - a. To incorporate any new or revised federal, state, or local pretreatment standards or requirements;
 - b. Material or substantial alterations or additions to Permittee's operation which were not covered in the effective permit;

- c. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge;
 - d. Information indicating that the permitted discharge poses a threat to DELCORA's collection and treatment systems, plant personnel or the receiving waters;
 - e. Violation of any terms or conditions of this Permit;
 - f. Obtaining this Permit by misrepresentation or failure to disclose fully all relevant facts; or
 - g. Upon request of the Permittee, provided such request does not create a violation of any existing applicable requirements, standards, laws or rules and regulations.
2. The filing of a request by a Permittee for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

PART VI - COMPLIANCE SCHEDULE

None

ELAINE P. SCHAEFER

President

JAMES C. HIGGINS

Vice-President

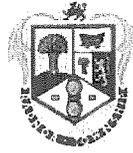
WILLIAM A. SPINGLER

DONALD E. CURLEY

JOHN FISHER

JOHN NAGLE

RICHARD F. BOOKER



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

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www.radnor.com

ROBERT A. ZIENKOWSKI

Township Manager

Township Secretary

JOHN B. RICE, ESQ.

Solicitor

JOHN E. OSBORNE

Treasurer

September 8, 2014

BMR – 145 King of Prussia Road, LP
Michael Devine
1205 Westlakes Drive
Suite 240
Berwyn, PA 19087

**RE: Land Development Application #2014-D-02 Preliminary Plan Submission
145 King of Prussia Road**

Dear Mr. Devine:

In accordance with Section 255-14 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary plan application to demolish existing office/research buildings and redevelop the property with office buildings and associated parking at the abovementioned location, and have found it complete. Therefore, I have accepted the application for preliminary plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Monday, October 6, 2014**. Subsequent to the Planning Commission meeting, your plan will be reviewed by the Board of Commissioners. You or your representative should plan to attend all scheduled meetings.

If the Planning Commission takes action, your plan will then be reviewed by the Board of Commissioners at a future meeting. These dates will be provided to you once it is placed on the agenda.

Sincerely,

Roger Phillips, P.E.
Township Engineer

Cc: Nave Newell



September 3, 2014

VIA HAND DELIVERY (610)688-5600

Suzan Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**Reference: 145 King of Prussia Road
Preliminary Plan Submission
Nave Newell No. 2007-011.03**

Dear Ms. Jones:

On behalf of BMR-145 King of Prussia Road, LP we are submitting the following documents for Preliminary Plan review and respectfully request to be placed on the Planning Commission's October meeting agenda. The quantities enclosed are listed after each item:

1. Preliminary Plan Set (Sheets 1-11, 15-29, 31-32 of 32) dated September 3, 2014 (27);
2. Notarized Preliminary Plan Set (Sheets 1-11, 15-29, 31-32 of 32) dated September 3, 2014 (8);
3. Storm Water Management Report and Site Drainage Calculations dated September 3, 2014 (2);
4. Radnor Township Land Development Application (1);
5. Delaware County Application for Act 247 Review (1);
6. Check No. 8205 in the amount of \$15,000.00 and check No. 8206 in the amount of \$8,050.00 made payable to Radnor Township for the Land Development review fee (1 each);
7. Check No. 8207 in the amount of \$13,975.00 made payable to Treasurer of Delaware County for the Act 247 review fee (1);
8. Deed of Record for subject property, with name change record (1);
9. Title Report for Subject Property (1);
10. Traffic Impact Study prepared by McMahon Associates, dated 08/2014 (2).
11. Sewage Planning Module waiver request letter (1); and,
12. Aqua Pennsylvania Inc. will serve letter (1).



Suzan Jones, Radnor Township
Nave Newell No. 2007-011.03
September 3, 2014
Page 2

If you have any questions regarding this submission, please contact me at (610)265-8323 or via email at atweedie@navenewell.net.

Respectfully submitted,

A handwritten signature in black ink that reads "D. Alexander Tweedie". The signature is written in a cursive, flowing style.

D. Alexander Tweedie, PE

DAT/jjh
Enclosures

cc via email: Michael Devine - BioMed Realty Trust, Inc.
Timothy Stoll - BioMed Realty Trust, Inc.
Nicholas Caniglia, Esq. - Pierce Caniglia & Taylor
Ross Cole, AIA, IFMA - BAM Studio
John Wichner, PE, PTOE - McMahon Assoc.

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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 145 King of Prussia Road, Radnor, PA 19087

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

Fee \$8,050.00 Ward No. 2-2 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner _____

Name BMR - 145 King of Prussia Road, LP

Address 1205 Westlakes Drive, Suite 240, Berwyn, PA 19312

Telephone 610-647-9590 Fax 610-647-9591 Cell _____

Email michael.devine@blomedrealty.com

Designer: (Choose one) Engineer X Surveyor _____

Name Nave Newell, Inc.

Address 900 West Valley Road, Suite 1100, Wayne, PA 19087

Telephone 610-265-8323 Fax 610-265-4299

Email atweedie@navenewell.net

Area of property 26.96 acres Area of disturbance 19.42 acres

Number of proposed buildings 11 Proposed use of property Office

Number of proposed lots 1

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

tw

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

N/A

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

N/A

Individual/Corporation/Partnership Name

BMR - 145 King of Prussia Road, LP

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 Michael Devine

Print Name MICHAEL DEVINE

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 BMR - 145 King of Prussia Road, LP E-mail michael.devine@biomedreality.com

Address 1205 Westlakes Drive, Suite 240, Berwyn, PA 19312 Phone 610-647-9590

Name of Development 145 King of Prussia Road

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Nave Newell, Inc. Phone 610-265-8323

Address 900 West Valley Road, Suite 1100, Wayne, PA 19087

Contact D. Alexander Tweedie, P.E. E-mail atweedie@navenewell.net

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

Zoning District PLO

Tax Map # 36 / 15 / 22

Tax Folio # 36 / 02 / 01234 / 00

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

Existing and/or Proposed Use of Site/Buildings:

Demolition of existing office/research buildings and redevelopment of property with proposed office buildings and associated parking.

Total Site Area 26.96 Acres
Size of All Existing Buildings 427,109 Square Feet
Size of All Proposed Buildings 552,271 Square Feet
Size of Buildings to be Demolished 427,109 Square Feet

MICHAEL DEVINE
Print Developer's Name

Michael Devine
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 # _____

Roger A. Phillips, Township Engineer
Print Name and Title of Designated Municipal Official

610-688-5600
Phone Number

[Signature]
Official's Signature

9/8/2014
Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

1. Development Information

Name of Development 145 King of Prussia Road
Developer Name BMR-145 King of Prussia Road, L.P.
Address 1205 Westlakes Drive, Suite 240
Berwyn, PA 19312
Telephone # 610-647-9590
Email michael.devine@biomedrealty.com

2. Location of Development

a. County Delaware
b. Municipality Radnor Township
c. Address or Coordinates 145 King of Prussia Road
d. Tax Parcel # 35-15-22
e. USGS Quad Name Norristown
Inches up 40.039265 over -75.354982
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 Demolish an existing office/research campus and
construct 551,000 SF office complex
Brownfield Site Redevelopment
Other (specify)

4. Size

a. # of lots 1 # of EDUs 138 (all existing)
b. # of lots since 5/15/72 1
c. Development Acreage 18.28
d. Remaining Acreage 0

5. Sewage Flows 55,100 (no increase proposed) gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

Sewerage System
Existing (connection only) New (extension)
Public Private
Pump Station(s)/Force Main Gravity
Name of existing system being extended
Radnor Township
Interceptor Name Darby Creek
Treatment Facility Name City of Philadelphia SW WWTP

NPDES Permit # PA0026671
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)

Onlot Sewage Disposal Systems
Individual onlot system(s) (including IRSIS)
Community onlot system
Large-Volume onlot system
Retaining tanks
Number of Holding Tanks
Number of Privies

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

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

Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

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 #

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 #

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 #

1. PROJECT INFORMATION

Project Name: 145 King of Prussia Road

Date of review: 7/14/2014 1:07:02 PM

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

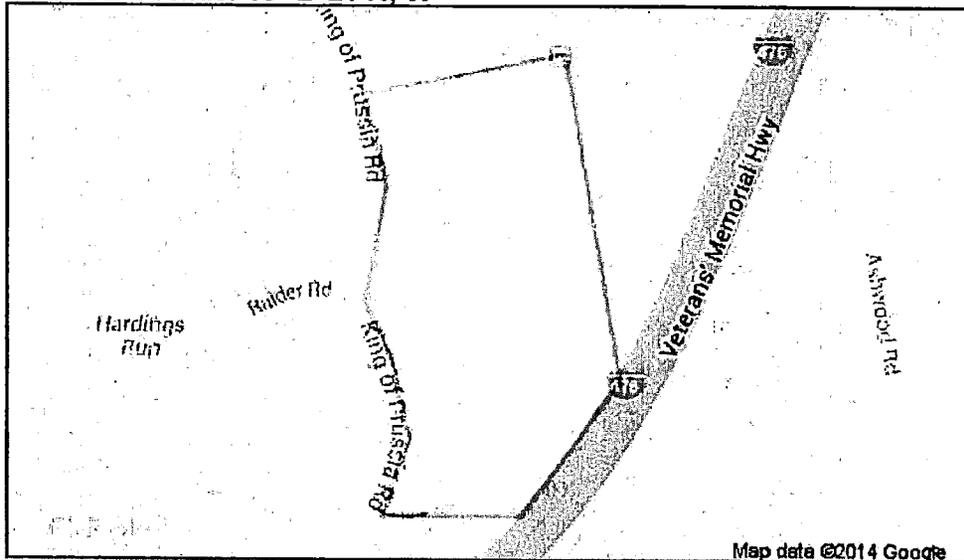
Project Area: 22.0 acres

County: Delaware Township/Municipality: Radnor

Quadrangle Name: NORRISTOWN ~ ZIP Code: 19085, 19087

Decimal Degrees: 40.039265 N, -75.354982 W

Degrees Minutes Seconds: 40° 2' 21 N, W



2. SEARCH RESULTS

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

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

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

3. AGENCY COMMENTS

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

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

PA Game Commission

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

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552, Harrisburg, PA.
17105-8552
Fax: (717) 772-0271

U.S. Fish and Wildlife Service

Endangered Species Section
315 South Allen Street, Suite 322, State College, PA.
16801-4851
NO Faxes Please.

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax: (717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: Maria T. Goman
Company/Business Name: Nave Newell, Inc
Address: 900 W. Valley Rd. Suite 1100
City, State, Zip: Wayne, PA 19087
Phone: (610) 265-5323 Fax: (610) 265-4299
Email: mgoman@navenewell.net

8. CERTIFICATION

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

Maria T. Goman 7/14/14
applicant/project proponent signature date

Project Narrative
BioMed Realty Trust – 145 King of Prussia Road Planning Modules
Radnor Township, Delaware County
DEP Code # 1-23013-219-3J

Pursuant to the requirements set forth in section F of the attached planning modules the following information is offered:

1. *Indicate the nature of the development:* BioMed Realty Trust plans to demolish a 54,066 square foot office building and ancillary structures on the existing campus located at 145 King of Prussia Road in Radnor Township, Delaware County. A 102,045 square foot office/laboratory building will be constructed in its place. The campus currently consists of 4 main buildings and associated landscape, lighting, parking and ancillary structures. The building to be demolished is 100% office space.
2. *Enter the number of lots or EDU's in the development project:* The anticipated sewage flow from the facility is calculated to be 12,451 gallons per day based on historical water usage at the facility. This can be defined as 32 EDU's based on DEP's calculation of 400 gallons per EDU. However, Radnor Township defines an EDU as 262.5 gallons per EDU; therefore in Radnor's system the project will generate 48 EDU's.
3. *Describe the proposed sewage disposal method:* The chosen sewage disposal method for this project is connection to the public sewerage system located within the existing BioMed Campus. The sewage will travel through the collection and conveyance system owned by Radnor Township into the conveyance systems owned by Radnor-Haverford-Marple Sewer Authority (RHM), Springfield Township, Darby Creek Joint Authority (DCJA), Delaware County Regional Authority (DELCORA) and the City of Philadelphia. Eventual treatment and disposal will be at the City of Philadelphia Southwest Wastewater Treatment Facility.
4. *Specify the projected population to be served and sewage flows in gpd and how these figures were calculated.* BioMed Realty Trust plans to demolish a 54,066 square foot office building and ancillary structures on the existing campus. A 102,045 square foot office/laboratory building will be constructed in its place. The new building will be 70% office space and 30% lab space. Sewage flows were calculated as follows:

EXISTING FLOW:	$54,066 \text{ ft}^2 \times 0.1 \text{ gal/ft}^2 = 5,407 \text{ gpd}$
PROPOSED FLOW:	
LAB USE	$30,613 \text{ ft}^2 \times 0.35 \text{ gal/ft}^2 = 10,715 \text{ gpd}$
OFFICE USE	$71,432 \text{ ft}^2 \times 0.1 \text{ gal/ft}^2 = 7,143 \text{ gpd}$
	TOTAL = 17,858 gpd
	NET INCREASE $17,858 - 5,407 = 12,451 \text{ gpd}$

Historical water data from the existing campus buildings was used to determine flows per square foot for the laboratory and office use.

5. *Describe the location of the discharge, disposal point or land application, if applicable:*
Not Applicable as the project proposes connection to an existing public system.

6. *List the total acreage of the proposed land development:* BioMed Realty Trust owns 26.6 acres; the existing campus occupies 19.1 acres of the parcel. The Blue Route (Route 476) bisects the parcel rendering 7.5 acres of the site on the eastern side of the property unusable. The demolition and construction project will disturb 4.9 acres of the parcel.

7. *Describe the use of any acreage or parcels under the same ownership and adjacent to the property:* Not Applicable, this lot is the only parcel BioMed Realty Trust owns in the immediate vicinity.

8. *Provide information on previous Act 537 planning:* The parcel is in an area planned for connection to the public sewerage system. The existing campus is connected into the existing public sewerage system.



DEP Code #
 1-23013-219-35

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

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

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

Project Name
 BioMed Realty Trust - 145 King of Prussia Road

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

1. Date plan received by municipal planning agency. 2/2/09 9/2/08
2. Date review completed by agency. _____

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

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

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances? |
| 17. Name, title and signature of planning agency staff member completing this section: | | |
| Name: <u>Daniel E Malloy</u> | | |
| Title: <u>Township Engineer</u> | | |
| Signature: <u>[Signature]</u> | | |
| Date: <u>6/9/09</u> | | |
| Name of Municipal Planning Agency: <u>Rahner Township Planning Comm.</u> | | |
| Address: <u>301 Eden Ave, Wayne Pa 19087</u> | | |
| Telephone Number: <u>610 688 5600</u> | | |

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

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

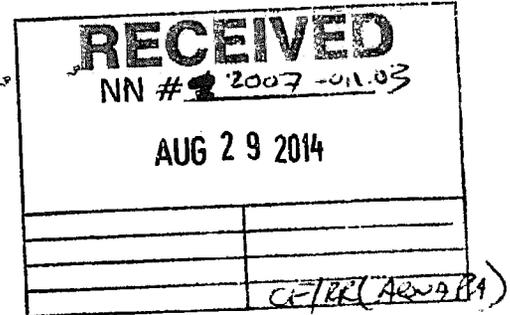
The planning agency must complete this Component within 60 days.

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



August 28, 2014

D. Alexander Tweedie, PE
Nave Newell
900 West Valley Road, Suite 1100
Wayne, PA 19087



Re: Water Availability
145 King of Prussia Road
Radnor Township, Delaware County, Pennsylvania

Dear Mr. Tweedie:

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

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

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

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

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

Sincerely,

Gary J. Horne
New Business Representative

COMMITMENT FOR TITLE INSURANCE

Issued by



Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

A handwritten signature in black ink, appearing to be "M. K.", written over a horizontal line.

Authorized Signature

Stewart Title Guaranty Company - Wayne, PA

A handwritten signature in black ink, appearing to be "Stewart P. ...", written over a horizontal line.

Senior Chairman of the Board

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

Chairman of the Board

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

President

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/> > .



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

The Commonwealth of Pennsylvania Department of Insurance requires that we send the following notice to you, our applicant, prior to closing. They further require that you, the applicant, forward this notice to the consumer in advance of the day of closing:

NOTICE

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 calling: (610) 687-0400

NOTICE

If this conveyance or refinance occurs within ten years of a previous insurance of the same property, you may be entitled to a reduced rate. You may determine eligibility for a reduced rate, if any, by calling: (610) 687-0400

NOTICE: ATTENTION IS DIRECTED TO THE PROVISIONS OF THE PENNSYLVANIA HUMAN RELATIONS ACT (Act of October 27, 1955, as amended (43 P.S. s 951 et seq.)) prohibiting discrimination because of race, color, religious creed, ancestry or national origin in the selling, leasing or financing of commercial housing. The said law pertains to all housing accommodations except (1) those situated in a single or two unit building in which one of the units is occupied by the owner thereof, and (2) those owned by religious, charitable, educational, private and fraternal organizations to promote the religious principles or the aims, purposes or fraternal principles for which such organizations were established. This notice does not in any way constitute an objection or defect in the title of the premises being conveyed, but is being given in accordance with 16 Pa. Code s. 43.13 (relating to giving of notice by title insurance companies) adopted by the Pennsylvania Human Relations Commission.

STEWART TITLE GUARANTY COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

File Number: 20146883

Commitment Date: August 29, 2014

Last Revised Date:

ISSUED TO:

ALL INQUIRIES SHOULD BE DIRECTED TO:

Doug Goss
Stewart Title Guaranty Company
900 West Valley Road – Suite 400
Wayne, Pennsylvania 19087
Phone: (610) 687-0400
Fax: (610) 687-0464

1. Effective Date: August 4, 2014

2. Policy or Policies to be insured:

(a) ALTA Owner's Policy (6-17-06) modified by TIRBOP (4-1-07) TBD

Proposed Insured:

TBD

(b) ALTA Loan Policy (6-17-06) modified by TIRBOP (4-1-07) N/A

Proposed Insured:

N/A

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. Title to the estate or interest in said land is at the effective date hereof vested in:

Radnor Properties-145 KOP, L.P., a Delaware limited partnership

5. The land referred to in this Commitment is

See attached Schedule A, Page 2: "Exhibit A – Legal Description"

For Informational Purposes Only:

Address: 145 King of Prussia Road, Radnor Township, Delaware County, Pennsylvania

STEWART TITLE GUARANTY COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Legal Description

File Number: 20146883

PREMISES A

ALL THAT CERTAIN tract of land (sometimes hereinafter called "the tract hereby conveyed") situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania and described as follows according to a survey and map prepared by M.R. and J.B. Yerkes, Civil Engineers. of Bryn Mawr, Pennsylvania. under date of 5/6/1952. and revised under date of 1/13/1953:

BEGINNING at a point marking the intersection of the middle lines of Lancaster Avenue (being also known as Lincoln Highway (Route 30) and being 80 feet wide) and proposed road (50 feet wide) leading Northwestwardly from Lancaster Avenue through the Estate of Benjamin Chew, said point being at the distance of 3501.89 feet measured Southeastwardly along the middle of Lancaster Avenue from its intersection with the middle of Radnor and Chester Road; thence along the middle of said proposed road (50 feet wide) the twelve following courses and distances: (1) on a line curving to the left with a radius of 161.52 feet the arc distance of 123.76 feet, the chord of said curved line extending North 4 degrees 39 minutes 05 seconds West, 120.76 feet to a point of tangency; (2) North 26 degrees 36 minutes 10 seconds West, 181.79 feet to a point of curve; (3) on a line curving to the right with a radius of 700.0 feet the arc distance of 198.16 feet, the chord of said curved line extending North 18 degrees 29 minutes 35 seconds West, 197.50 feet to a point of tangency; (4) North 10 degrees 23 minutes West, 39.35 feet to a point of curve; (5) on a line curving to the left with a radius of 200.0 feet the arc distance of 121.46 feet the chord of said curved line extending North 27 degrees 46 minutes 50 seconds West, 119.60 feet to a point of tangency; (6) North 45 degrees 10 minutes 40 seconds West, 83.08 feet to a point of curve; (7) on a line curving to the right with a radius of 350.0 feet the arc distance of 193.24 feet, the chord of said curved line extending North 29 degrees 21 minutes 40 seconds West, 190.79 feet to a point of tangency; (8) North 13 degrees 32 minutes 40 seconds West, 246.94 feet to a point of curve; (9) on a line curving to the right with a radius of 400.0 feet the arc distance of 194.18 feet, the chord of said curved line extending North 00 degrees 21 minutes 45 seconds East 192.28 feet to a point of tangency; (10) North 14 degrees 16 minutes 10 seconds East, 258.06 feet to a point of curve; (11) on a line curving to the left with a radius of 400.0 feet the arc distance of 124.29 feet, the chord of said curved line extending North 5 degrees 22 minutes 05 seconds East, 123.79 feet to a point of tangency; (12) North 3 degrees 32 minutes West, 228.16 feet to a point; thence leaving said proposed road and extending along other land of the Estate of Benjamin Chew North 84 degrees 29 minutes 30 seconds East 631.61 feet to an iron pin in line of land of the Philadelphia and Western Railway Co.; thence along the same the three following courses and distances: (1) South 2 degrees 55 minute East, 1675.84 feet to a point; (2) South 87 degrees 05 minutes West, 10.0 feet to a point; (3) South 2 degrees 55 minutes East, 390.96 feet to a point in the middle of Lancaster Avenue aforesaid; and thence along the middle of Lancaster Avenue North 69 degrees 58 minutes West, 382.45 feet to the place of beginning.

CONTAINING 26.6 acres, more or less.

PREMISES B

STEWART TITLE GUARANTY COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

ALL THAT CERTAIN tract of land (sometimes hereinafter called the premises hereby conveyed) Situate in the Township of Radnor, County of Delaware, and Commonwealth of Pennsylvania, and described as follows: According to a map - with a sub-plan of the premises hereby conveyed incorporated in it - of property of the Estate of Benjamin Chew prepared by M.R. and J.B. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, under date of 5/6/1952, and last revised under date of 4/24/1954:

BEGINNING at a point in the Westerly boundary of the other land now belonging to the said Grantee at the distance of 627.89 feet measured Northwestwardly along said boundary from its intersection with the middle line of Lincoln Highway (said point of beginning being more exactly located by starting at the point of intersection of the middle line of Lincoln Highway (80 feet wide) with the middle line of Hillside Circle (which leads Southeastwardly from Lincoln Highway); thence running South 72 degrees 42 minutes East. 727.72 feet along the middle of Lincoln Highway to a point, being the Southwesterly corner of said other land now belonging to the said Grantee, and thence running along the Westerly boundary of said other land the five following courses and distances: (1) on a line curving to the left with a radius of 161.52 feet the arc distance of 123.76 feet (the chord of said curved line extending North 4 degrees 39 minutes 5 seconds West, 120.76 feet) to a point; (2) thence North 26 degrees 36 minutes 10 seconds West, 181.79 feet to a point; (3) thence on a line curving to the right with a radius of 700.0 feet the arc distance of 198.16 feet (the chord of said curved line extending North 18 degrees 29 minutes 35 seconds West, 197.50 feet) to a point; (4) thence North 10 degrees 23 minutes West. 39.35 feet to a point, and (5) thence on a line curving to the left with a radius of 200.0 feet the arc distance of 84.83 feet to a point, being the first mentioned point and place of beginning; thence from said point and place of beginning, along other land of the said Grantor of which this was originally a part, North 70 degrees 32 minutes 40 seconds West, 226.29 feet to a point in the middle line of a proposed road (50 feet wide) extending from Lincoln Highway in a Northeastwardly and Northwestwardly direction to Radnor and Chester Road; thence along the middle line of said proposed road on a line curving to the left with a radius of 395.18 feet the arc distance of 252.62 feet (the chord of said curved line extending North 4 degrees 46 minutes 11 seconds East, 248.34 feet) to a point in the Westerly boundary of said other land now belonging to the said Grantee; thence along said boundary South 13 degrees 32 minutes 40 seconds East, 72.0 feet to a point; thence along said boundary on a line curving to the left with a radius of 350.0 feet the arc distance of 193.24 feet (the chord of said curved line extending South 29 degrees 21 minutes 40 second East, 190.79 feet) to a point; thence along said boundary South 45 degrees 10 minutes 40 seconds East, 83.08 feet to a point; and thence along said boundary on a line curving to the right with a radius of 200.0 feet the arc distance of 36.63 feet (the chord of said curved line extending South 39 degrees 55 minutes 52 seconds East, 36.58 feet) to the first mentioned point and place of beginning.

CONTAINING 0.360 of an acre. more or less.

BEING Folio No. 36-02-01234-00

ALSO BEING DESCRIBED AS FOLLOWS:

PREMISES "A"

ALL THAT CERTAIN tract of land, Hereditaments and Appurtenances, SITUATE in Radnor Township, Delaware County, Commonwealth of Pennsylvania and described according to an ALTA/ACSM Land Title Survey prepared

STEWART TITLE GUARANTY COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

for The Rubenstein Company, LP., by Bock & Clark's National Surveyors Network as #4200400832, dated July 14, 2004 as more fully described as follows, to wit:

BEGINNING at a point on the title line in Lancaster Avenue (being also known as Lincoln Highway (Route 30), width varies), said point being at the distance of 3501.89 feet measured Southeasterly along the title line in Lancaster Avenue from its intersection with the title line in Radnor - Chester Road, thence from said point of beginning along lands now or formerly of PA. D.O.T. the 5 following courses and distances: (1) on a line curving to the left with a radius of 161.52 feet the arc distance of 123.76 feet, the chord of said curved line extending North 4 degrees 39 minutes 05 seconds West 120.76 feet to a point of tangency, (2) North 26 degrees 36 minutes 10 seconds West 181.79 feet to a point of curve, (3) on a line curving to the right with a radius of 700.0 feet the arc distance of 198.16 feet, the chord of said curved line extending North 18 degrees 29 minutes 35 seconds West 197.50 feet to a point of tangency, (4) North 10 degrees 23 minutes West 39.35 feet to a point of curve, (5) on a line curving to the left with a radius of 200.0 feet the arc distance of 121.46 feet, the chord of said curved line extending North 27 degrees 46 minutes 50 seconds West 119.60 feet to a point of tangency; thence North 45 degrees 10 minutes 40 seconds West 83.08 feet to a point of curve; thence on a line curving to the right with a radius of 350.0 feet the arc distance of 193.24 feet; the chord of said curved line extending North 29 degrees 21 minutes 40 seconds West 190.79 feet to a point of tangency in the bed of King of Prussia Road; thence North 13 degrees 32 minutes 40 seconds West 246.94 feet to a point of curve in the centerline of King of Prussia Road (50 feet wide); thence along said line the 4 following courses and distances; (1) on a line curving to the right with a radius of 400.0 feet the arc distance of 194.18 feet, the chord of said curved line extending North 00 degrees 21 minutes 45 seconds East 192.28 feet to a point of tangency, (2) North 14 degrees 16 minutes 10 seconds East 258.06 feet to a point of curve, (3) on a line curving to the left with a radius of 400.0 feet the arc distance of 124.29 feet, the chord of said curved line extending North 5 degrees 22 minutes 05 seconds East 123.79 feet to a point of tangency, (4) North 3 degrees 32 minutes West 228.16 feet to a spike; thence leaving King of Prussia Road and extending along lands now or formerly of Radnor Racquet Club, North 84 degrees 29 minutes 30 seconds East 631.651 feet to an iron pin in line of lands now or formerly of S.E.P.T.A.; thence along said lands the 3 following courses and distances, (1) South 2 degrees 55 minutes East 1675.84 feet to a point (2) South 87 degrees 05 minutes West 10.0 feet to a point, (3) South 2 degrees 55 minutes East 390.96 feet to a point in the title line in Lancaster Avenue aforesaid; and thence along the title line in Lancaster Avenue North 69 degrees 58 minutes West 382.45 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN tract of land, Hereditaments and Appurtenances, SITUATE in Radnor Township, Delaware County, Commonwealth of Pennsylvania, and described according to an ALTA/ACSM land Title Survey Plan prepared for The Rubenstein Company, LP., by Yerkes Associates Inc., Consulting Engineers and Surveyors dated 11/8/2000, as follows, to wit

BEGINNING at an Iron pin at an Interior corner of lands now or formerly of PA D.O.T. said point being located the 5 following courses and distances along said lands of PA D.O.T. from a point on the title line in Lancaster Avenue (the point of beginning of Premises "A"): (1) on a line curving to the left with a radius of 161.52 feet the arc distance of 123.76 feet the chord of said curved line extending North 4 degrees 39 minutes 05 seconds West 120.786 feet to a point, (2) thence North 26 degrees 36 minutes 10 seconds West 181.79 feet to a point, (3) thence on a line curving to the right with a radius of 700.0 feet the arc distance of 198.16 feet the chord of said curved line

STEWART TITLE GUARANTY COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

extending North 18 degrees 29 minutes 35 seconds West 197.50 feet to a point. (4) thence North 10 degrees 23 minutes West 39.35 feet to a point, and (5) thence on a line curving to the left with a radius of 200.0 feet the arc distance of 84.83 feet the chord of said curved line extending North 22 degrees 32 minutes 03 seconds West 84.20 feet to the point and place of beginning, thence from said point and place of beginning, along lands of said PA D.O. T. North 70 degrees 32 minutes 40 seconds West 226.29 feet to a spike in the middle line of King of Prussia Road (50 feet wide); thence along the middle line of said King of Prussia Road on a line curving to the left with a radius of 395.18 feet the arc distance of 252.62 feet the chord of said curved line extending North 4 degrees 46 minute 11 seconds East 248.34 feet to a point on the Southwesterly line of Premises "A"; thence along said line South 13 degrees 32 minutes 40 seconds East 72.0 feet to a point, thence along the same, on a line curving to the left with a radius of 350.0 feet the arc distance of 193.24 feet the chord of said curved line extending South 29 degrees 21 minutes 40 seconds East 190.79 feet to a point, thence along the same South 45 degrees 10 minutes 40 seconds East 83.08 feet to a point; thence along the same, on a line curving to the right with a radius of 200.0 feet the arc distance of 36.63 feet the chord of said curved line extending South 39 degrees 55 minutes 52 seconds East 36.58 feet to the first mentioned point and place of beginning.

PARCEL "C" (Easement Parcel)

TOGETHER with all the rights and benefits set forth in those certain Agreements each dated January 20, 1956 and recorded in the Delaware County Recorder of Deeds Office in Deed Book 2137 page 548 and in Deed Book 2137 page 551 as modified by that certain Agreement dated December 10, 1965 and recorded In the Delaware County Recorder of Deeds Office in Deed Book 2227 page 592.

PARCEL "D" (Easement Parcel)

ALSO TOGETHER WITH all the rights and benefits conferred in the certain Indenture dated June 24, 1946 and recorded in the Delaware County Recorder of Deeds Office in Deed Book 1278 page 499.

PARCEL "E" (Easement Parcel)

ALSO TOGETHER WITH all the rights and benefits conferred in that certain Indenture dated April 7, 1953 and recorded in the Delaware County Recorder of Deeds Office in Deed Book 1573 page 567.

BEING PARCEL #36-02-01234-00

BEING the same premises which WYETH-AYERST PHARMACEUTICALS, INC., A NEW YORK CORPORATION, by Indenture bearing date 4/6/2001 and recorded 4/11/2001 in the Office of the Recorder of Deeds, in and for the County of DELAWARE in Volume 2155 page 378 etc." granted and conveyed unto RADNOR PROPERTIES-145 KOP, L.P., A DELAWARE LIMITED PARTNERSHIP, in fee.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part I

File Number: 20146883

The following are the requirements to be complied with:

1. Payment of the full consideration to or for the account of the grantors or mortgagors.
2. Payment of all taxes, charges or assessments levied and assessed against the subject premises, which are due and payable.
3. Payment of the premiums, fees and charges for the policy.
4. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractors, sub-contractors, labor and materialmen are all paid and/or have released of record all liens or notices of intent to perfect a lien for labor or materials.
5. Disclosure of any unrecorded leases or rights of parties in possession.
6. Provide Municipal/Township, County and School TAX RECEIPTS for the current and prior three years.

Parcel Identification Number: 36-02-01234-00

Assessed Value: \$41,637,720.00

7. Proof that any special district assessment taxes have been paid in full.
8. Provide WATER AND SEWER RENTS RECEIPTS for the current and prior three years.
9. LIEN LETTER must be furnished from the Municipality and/or Municipal Authority showing that there are no unfiled municipal liens or claims or tap-in fees.
10. OWNER'S AND/OR BUYER'S AFFIDAVIT on this Company's form to be executed and submitted to this Company.
11. SOCIAL SECURITY NUMBER or Tax Identification Numbers, along with future address of seller to be furnished to comply with reporting requirements of the IRS. (Conveyances only, except Corporate grantors)
12. NEW CONSTRUCTION of all commercial properties or residential properties the value of which will be \$1 million or over: Proof by affidavit that any mortgage will be (1) either a purchase money mortgage as defined by 42 PaC.S. §8141(a) or a construction loan as defined by 42 PaC.S. §8143(f) the proceeds of either must be used only to pay for the purchase of the insured property or to pay for the cost of construction of the improvement on the insured property and nothing else or (2) the mortgage is recorded prior to the first visible commencement of work.
13. Please be advised that a CONTINUATION SEARCH must, and will be made by the closing agent 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.

Schedule B, Part I - Page 1 of 3

File Number: 20146883

ALTA Commitment (6-17-06) - TIRBOP & STG modifications (4-1-07)



COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part I

14. Satisfaction, release or subordination of the following

A) MORTGAGES:

i. NONE

B) FINANCING STATEMENTS:

i. NONE

C) JUDGMENTS:

i. NONE

D) FEDERAL LIENS:

i. NONE

E) MECHANICS AND MUNICIPAL CLAIMS:

i. NONE

F) RECORDED NOTICE OF BANKRUPTCIES:

i. NONE

15. Instrument(s), in insurable form, creating the estate or interest to be insured must be executed, delivered and filed for record:

A. **DEED**

FROM: Radnor Properties-145 KOP, L.P., a Delaware Limited Partnership

TO: TBD

B. **MORTGAGE**

FROM: TBD

TO:

Corporate deeds/mortgages must be executed pursuant to proper corporate authority, and the Company must be furnished with copies of Board resolutions authorizing the execution of such documents.

16. TO BE PRODUCED AND EXAMINED— Radnor Properties – 145 KOP, L.P., a Delaware limited partnership:

a) Names of all General Partners—possible additional searches, exceptions and requirements to be added

b) Partnership Agreement and all amendments

c) Certificate of Limited Partnership and all amendments

d) Proof of Good Standing from state of registration

e) Proof by affidavit that the partnership has not filed an election under Title 15 Chapter 87 of the

Schedule B, Part I - Page 2 of 3

File Number: 20146883



ALTA Commitment (6-17-06) - TIRBOP & STG modifications (4-1-07)

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part I

Pennsylvania statutes.

f) Instrument to be executed by a Limited Partnership must be executed by all the general partners in the name of the Limited Partnership. Unless the transaction is in the ordinary course of business, there must be approval of all the limited partners (unless agreement eliminates the need for such approval)

THE COMPANY MAY MAKE OTHER REQUIREMENTS OR EXCEPTIONS UPON ITS REVIEW OF THE DOCUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED OR OTHERWISE ASCERTAINING DETAILS OF THE TRANSACTION.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part II

File No.: 20146883

Schedule B of the policy or policies to be insured will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Discrepancies or conflicts in boundary lines, easements, encroachments, or area content which a satisfactory survey would disclose.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage hereon covered by the commitment.
3. Any lien, or right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by public records.
4. Rights or claims of parties in possession or under agreements of sale not shown by public records.
5. Taxes or special assessments which are not shown on the public record.
6. Possible additional tax assessments for new construction and or major improvements.
7. Any reservation, restriction, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured.
8. Subject to all coal and mining rights and all rights relating thereto: THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE OF THE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE AND LEGAL RIGHT TO REMOVE ALL SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. Policy does not insure against subsidence.
9. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon.
10. Subject to any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all rights in relation thereto.
11. Amount and computation of area or acreage is not insured

Schedule B, Part II - Page 1 of 2

File No. 20146883



ALTA Commitment (6-17-06) - TIRBOP & STG modifications (4-1-07)

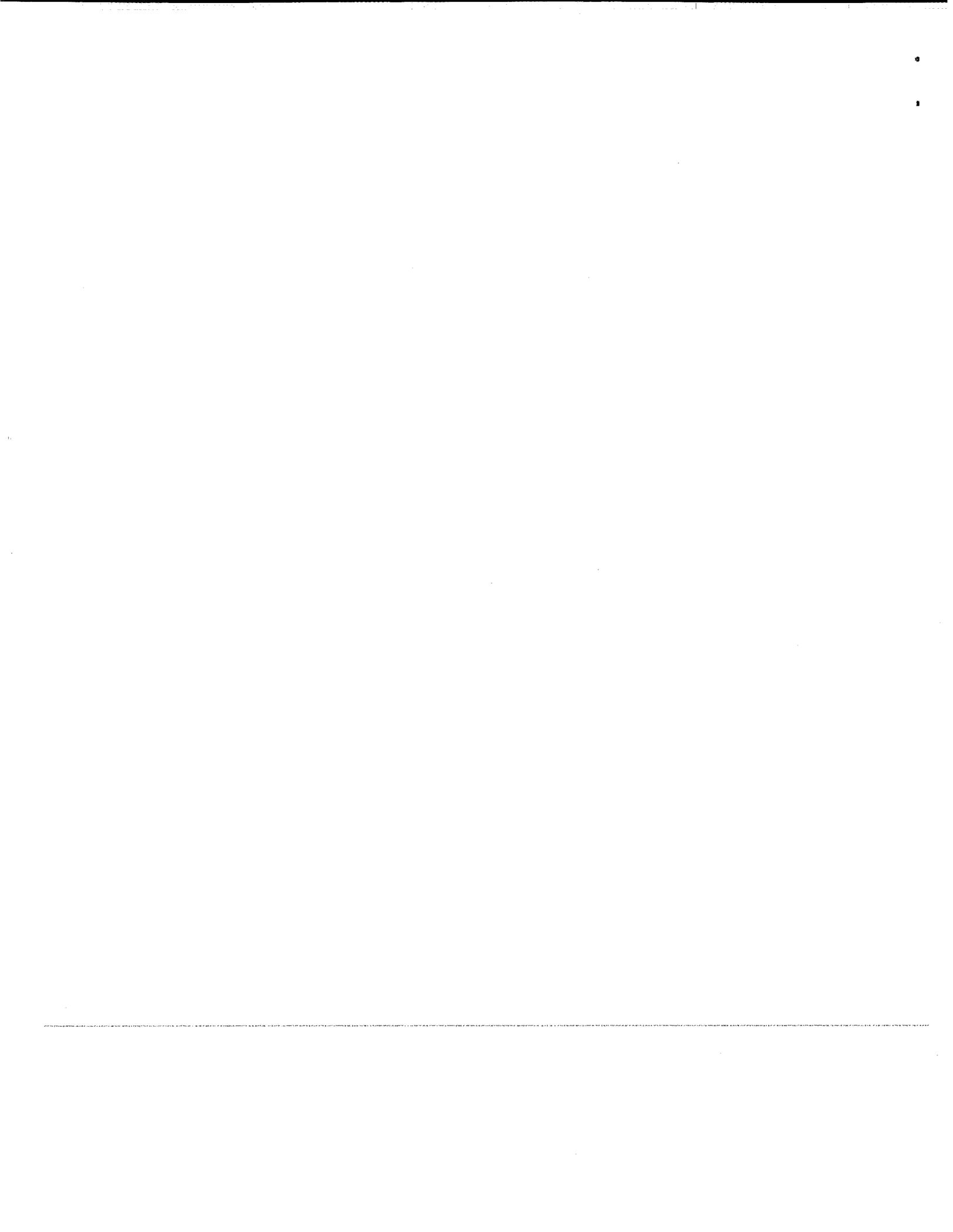
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part II

12. Easement of 22 feet wide service road and 50 feet wide road.
13. Reservations and Easements as in Deed Book 1684 page 613.
14. Right of Way Agreement as in Deed Book 1153 page 33.
15. Quit Claim Deed by Commonwealth of Pennsylvania Department of Transportation to Wyeth Laboratories, Inc., as recorded in Volume 992 page 1617 (vacated right of way for driveway relocation).
16. Rights granted to Philadelphia Electric Company as set forth in Deed Book 1721 page 265 and Deed Book 1867 page 611.
17. Agreement as in Deed Book 2137 page 548.
18. Agreement as in Deed Book 2137 page 551.
19. Agreement as in Deed Book 2227 page 592.
20. Deed Extinguishing Easement as in Deed Book 1864 page 464.
21. Pennsylvania Public Utility Commission Application Docket No. 94888 as set forth in Deed Book 2358 page 411.
22. Easement of Roadway and use of same as in Deed Book 1278 page 499.
23. Reservations and Easements as in Deed Book 1573 page 567.
24. Notes, conditions, setback lines, easements, reservations and restrictions as shown and set forth and recorded in Map Plan/Book No. 28 page 447.

THE COMPANY MAY MAKE OTHER REQUIREMENTS OR EXCEPTIONS UPON ITS REVIEW OF THE DOCUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED OR OTHERWISE ASCERTAINING DETAILS OF THE TRANSACTION.



RETURN TO:

8100 00402

CHICAGO TITLE INSURANCE COMPANY
1601 MARKET STREET
SUITE 2550
PHILADELPHIA, PA 19103

TA 44

Special Warranty Deed

THIS INDENTURE made the 4th day of April, in the year of our Lord two thousand one (2001),

BETWEEN WYBETH-AYERST PHARMACEUTICALS INC., a New York corporation (hereinafter called the Grantor), of the one part, and RADNOR PROPERTIES-145 KOP, L.P., a Delaware limited partnership (hereinafter called the Grantee), of the other part,

WITNESSETH That the said Grantor for and in consideration of the sum of Eighty Million Dollars (\$80,000,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, ALL THAT CERTAIN lot[s] or piece[s] of ground more particularly described on Exhibit "A" attached hereto and made a part hereof;

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, 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 it, the said Grantor, as well at law as in equity, of in, and to the same.

UNDER AND SUBJECT to all those matters referred to in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said lot[s] or piece[s] of ground above described, with the buildings and improvements thereon erected, the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, 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, as aforesaid;

AND the said Grantor, for itself its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereby 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 person and persons whomsoever lawfully claiming or to claim the same or any part thereof by, from or under it or any of them, shall and will WARRANT and forever DEFEND, UNDER AND SUBJECT, as aforesaid; provided that the foregoing covenant, promise and agreement only relates to that portion of the lots or pieces of ground that is common to both descriptions attached hereto as Exhibit A.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed by its

478052-1

ML2155 0376

authorized officers, with its corporate seal hereunto affixed, the day and year first above written.

**WYETH-AYERST
PHARMACEUTICALS INC.**

ATTEST:

William P. Kelly
William P. Kelly, Assistant Secretary
(Corporate Seal)

By: Steven A. Tasher
Steven A. Tasher, Vice-President

1,200,000.00
800,000.00

RADNOR TWP RTT	600000.00
RADNOR TWP RTT	800000.00
PA TRANS TAX	800000.00
TOTAL	2000000.00
CHECK	800000.00
COMMONWEALTH OF PENNSYLVANIA	
DEPARTMENT OF REVENUE	
REALTY TRANSFER TAX	
#2 CHECK	800000.00
33CL 3426 04-11-01 11:23AM	1200000.00
CHECK	
ITEM 3	
04-11-01 WED #2	MARY 3426 11:23AM

EXHIBIT A

145 King of Prussia Road

Premises A:

ALL THAT CERTAIN tract of land [sometimes hereinafter called "the tract hereby conveyed"] situate in the Township of Radnor, County of Delaware, and Commonwealth of Pennsylvania and described as follows according to a survey and map prepared by M.R. and J.B. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, under date of May 6, 1952, and revised under date of January 13, 1953:

BEGINNING at a point marking the intersection of the middle lines of Lancaster Avenue [being also known as Lincoln Highway (Route 30) and being 80 feet wide] and proposed road [50 feet wide] leading northwestwardly from Lancaster Avenue through the Estate of Benjamin Chew, said point being at the distance of 3501.89 feet measured southeastwardly along the middle of Lancaster Avenue from its intersection with the middle of Radnor and Chester Road; thence along the middle of said proposed road [50 feet wide] the twelve following courses and distances: (1) on a line curving to the left with a radius of 161.52 feet the arc distance of 123.76 feet, the chord of said curved line extending north 4 degrees 39 minutes 05 seconds west 120.76 feet to a point of tangency; (2) north 26 degrees 36 minutes 10 seconds west 181.79 feet to a point of curve; (3) on a line curving to the right with a radius of 700.0 feet the arc distance of 198.16 feet, the chord of said curved line extending north 18 degrees 29 minutes 35 seconds west 197.50 feet to a point of tangency; (4) north 10 degrees 23 minutes west 39.35 feet to a point of curve; (5) on a line curving to the left with a radius of 200.0 feet the arc distance of 121.46 feet, the chord of said curved line extending north 27 degrees 46 minutes 50 seconds west 119.60 feet to a point of tangency; (6) north 45 degrees 10 minutes 40 seconds west 83.08 feet to a point of curve; (7) on a line curving to the right with a radius of 350.0 feet the arc distance of 193.24 feet, the chord of said curved line extending north 29 degrees 21 minutes 40 seconds west 190.79 feet to a point of tangency; (8) north 13 degrees 32 minutes 40 seconds west 246.94 feet to a point of curve; (9) on a line curving to the right with a radius of 400.0 feet the arc distance of 194.18 feet, the chord of said curved line extending north 00 degrees 21 minutes 45 seconds east 192.28 feet to a point of tangency; (10) north 14 degrees 16 minutes 10 seconds east 258.06 feet to a point of curve; (11) on a line curving to the left with a radius of 400.0 feet the arc distance of 124.29 feet, the chord of said curved line extending north 5 degrees 22 minutes 05 seconds east 123.79 feet to a point of tangency; (12) north 3 degrees 32 minutes west 228.16 feet to a point; thence leaving said proposed road and extending along other land of the Estate of Benjamin Chew north 84 degrees 29 minutes 30 second east 631.61 feet to an iron pin in line of land of the Philadelphia and Western Railway Co.; thence along the same the three following courses and distances: (1) south 2 degrees 55 minutes east 1675.84 feet to a point; (2) south 87 degrees 05 minutes west 10.0 feet to a point; (3) south 2 degrees 55 minutes east 390.96 feet to a point in the middle of Lancaster Avenue aforesaid; and thence along the middle of Lancaster Avenue north 69 degrees 58 minutes west 382.45 feet to the place of beginning. CONTAINING 26.6 acres, more or less.

Being the same property having been conveyed to Wyeth Laboratories, Inc., a New York corporation from Girard Trust Corn Exchange Bank and John T. Chew, Trustees [Girard Trust Corn Exchange Bank being a surviving trustee and John T. Chew being a substituted trustee] under the Will of Benjamin Chew, Deceased and Benjamin Chew, Jr. by Deed dated April 7, 1953.

Premises B:

ALL THAT CERTAIN tract of land [sometimes hereinafter called the premises hereby conveyed] situate in the Township of Radnor, County of Delaware, and Commonwealth of Pennsylvania, and described as follows according to a map - with a sub-plan of the premises hereby conveyed incorporated in it - of property of the Estate of Benjamin Chew prepared by M.R. and J.B. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, under date of May 6, 1952, and last revised under date of April 24, 1954:

BEGINNING at a point in the westerly boundary of other land now belonging to the said Grantee at the distance of 627.89 feet measured northwestwardly along said boundary from its intersection with the middle line of Lincoln Highway [said point of beginning being more exactly located by starting at the point of intersection of the middle line of Lincoln Highway (80 feet wide) with the middle line of Hillside Circle (which leads southeastwardly from Lincoln Highway), thence running south $72^{\circ}42'$ east 727.72 feet along the middle line of Lincoln Highway to a point, being the southwestly corner of said other land now belonging to the said Grantee, and thence running along the westerly boundary of said other land the five following courses and distances: (1) on a line curving to the left with a radius of 161.52 feet the arc distance of 123.76 feet (the chord of said curved line extending north $4^{\circ}39'5''$ west 120.76 feet) to a point, (2) thence north $26^{\circ}36'10''$ west 181.79 feet to a point, (3) thence on a line curving to the right with a radius of 700.0 feet the arc distance of 198.16 feet (the chord of said curved line extending north $18^{\circ}29'35''$ west 197.50 feet) to a point, (4) thence north $10^{\circ}23'$ west 39.35 feet to a point, and (5) thence on a line curving to the left with a radius of 200.0 feet the arc distance of 84.83 feet to a point, being the first mentioned point and place of beginning; thence from said point and place of beginning, along other land of the said Grantor of which this was originally a part, north $70^{\circ}32'40''$ west 226.29 feet to a point in the middle line of a proposed road [50 feet wide] extending from Lincoln Highway in a northeastwardly and northwestwardly direction to Radnor & Chester Road; thence along the middle line of said proposed road on a line curving to the left with a radius 395.18 feet the arc distance of 252.62 feet [the chord of said curved line extending north $4^{\circ}46'11''$ east 248.34 feet] to a point in the westerly boundary of said other land now belonging to the said Grantee; thence along said boundary south $13^{\circ}32'40''$ east 72.0 feet to a point; thence along said boundary on a line curving to the left with a radius of 350.0 feet the arc distance of 193.24 feet [the chord of said curved line extending south $29^{\circ}21'40''$ east 190.79 feet] to a point; thence along said boundary south $45^{\circ}10'40''$ east 83.08 feet to a point; and thence along said boundary on a line curving to the right with a radius of 200.0 feet the arc distance of 36.63 feet [the chord of said curved line extending south $39^{\circ}55'52''$ east 36.58 feet] to the first mentioned point and place of beginning. CONTAINING three hundred sixty one-thousandths [0.360] of an acre, more or less.

Being the same property having been conveyed to Wyeth Laboratories, Inc., a New York corporation from School District of the Township of Radnor, a Pennsylvania School District of the Third Class by Deed dated October 25, 1954.

Being also referred to as Folio No. 36-02-01234-00 and Map No. 36-15-022-000.

46415-1

VOL 2155 PR 0382

Exhibit A
Legal Description (145 King of Prussia Road)

ALL THAT CERTAIN tract or piece of land situate in Radnor Township, Delaware County, Pennsylvania described more particularly as follows:

Parcel A

BEGINNING at a point on the title line in Lancaster Avenue (being also known as Lincoln Highway (Route 30), width varies), said point being at the distance of 3501.89 feet measured Southeasterly along the title line in Lancaster Avenue from its intersection with the title line in Radnor - Chester Road, thence from said point of beginning along lands now or formerly of P.A.D.O.T. the five following courses and distances: (1) on a line curving to the left with a radius of 161.52 feet the arc distance of 123.76 feet, the chord of said curved line extending North 4 degrees 39 minutes 05 seconds West 120.76 feet to a point of tangency, (2) North 26 degrees 36 minutes 10 seconds West 181.79 feet to a point of curve, (3) on a line curving to the right with a radius of 700.0 feet the arc distance of 198.16 feet, the chord of said curved line extending North 18 degrees 29 minutes 35 seconds West 197.50 feet to a point of tangency, (4) North 10 degrees 23 minutes West 39.35 feet to a point of curve, (5) on a line curving to the left with a radius of 200.0 feet the arc distance of 121.46 feet, the chord of said curved line extending North 27 degrees 46 minutes 50 seconds West 119.60 feet to a point of tangency; thence North 45 degrees 10 minutes 40 seconds West 83.08 feet to a point of curve; thence on a line curving to the right with a radius of 350.0 feet the arc distance of 193.24 feet, the chord of said curved line extending North 29 degrees 21 minutes 40 seconds West 190.79 feet to a point of tangency in the bed of King of Prussia Road; thence North 13 degrees 32 minutes 40 seconds West 246.94 feet to a point of curve in the centerline of King of Prussia Road (50 feet wide); thence along said line the four following courses and distances: (1) on a line curving to the right with a radius of 400.0 feet the arc distance of 194.18 feet, the chord of said curved line extending North 00 degrees 21 minutes 45 seconds East 192.28 feet to a point of tangency, (2) North 14 degrees 16 minutes 10 seconds East 258.06 feet to a point of curve, (3) on a line curving to the left with a radius of 400.0 feet the arc distance of 124.29 feet, the chord of said curved line extending North 5 degrees 22 minutes 05 seconds East 123.79 feet to a point of tangency, (4) North 3 degrees 32 minutes West 228.16 feet to a spike; thence leaving King of Prussia Road and extending along lands now or formerly of Radnor Racquet Club, North 84 degrees 29 minutes 30 seconds East 631.61 feet to an iron pin in line of lands now or formerly of S.E.P.T.A.; thence along said lands the three following courses and distances, (1) South 2 degrees 55 minutes East 1675.84 feet to a point, (2) South 87 degrees 05 minutes West 10.0 feet to a point, (3) South 2 degrees 55 minutes East 390.96 feet to a point in the title line in Lancaster Avenue aforesaid; and thence along the title line in Lancaster Avenue North 69 degrees 58 minutes West 382.45 feet to the place of BEGINNING.

Parcel B

BEGINNING at an iron pin at an interior corner of lands now or formerly of P.A.D.O.T., said point being located the five following courses and distances along said lands of P.A.D.O.T. from

10L2155 R.0383

EXHIBIT B

145 King of Prussia Road

1. Title to that portion of premises in the bed of Lancaster Avenue, also known as Lincoln Highway (Route30), is subject to public and private rights therein.
2. Reservations and Easements as in Deed Book 1684 page 613, as shown on survey by Yerkes Associates, Inc. dated 11/8/00 and issued 12/1/00.
3. Right Of Way Agreement between Girard Trust Company, Anne Chew, surviving trustees under the Will of Benjamin Chew, deceased, and The Township of Radnor dated 5/2/1941 and recorded 6/6/1941 in Deed Book 1153 page 33.
4. Quit Claim Deed by Commonwealth of Pennsylvania Department of Transportation to Wyeth Laboratories, Inc. dated 8/6/1991 and recorded in Volume 992 page 1617 (vacated right of way for driveway relocation).
5. Rights granted to Philadelphia Electric Company as in Deed Book 1721 page 265 and in Deed Book 1867 page 611.
6. Agreement between Wyeth Laboratories, Inc., a New York corporation, John T. Shaw and Girard Trust Corn Exchange Bank (formerly known as Girard Trust Company) surviving and substituted trustee under the Will of Benjamin Chew, deceased, and The Philadelphia Suburban Transportation Company dated 1/30/1958 recorded in Deed Book 2137 page 548.
7. Agreement between Wyeth Laboratories, Inc., a New York corporation, John T. Shaw and Girard Trust Corn Exchange Bank (formerly known as Girard Trust Company) surviving trustees under the Will of Benjamin Chew, deceased, and The Philadelphia Suburban Transportation Company dated 1/20/1956 recorded 7/5/1963 in Deed Book 2137 page 551.
8. Agreement between Wyeth Laboratories, Inc, a New York corporation, Philadelphia Suburban Transportation Company, a Pennsylvania corporation, and The United States of America, Department of Agriculture, Forest Service dated 12/10/1965 and recorded in Deed Book 2227 page 592.
9. Easement of Roadway and use of same as in Deed Book 1278 page 499 (50' right-of-way shown - not built).
10. Lease between Radnor Properties-145 KOP, L.P., a Delaware limited partnership, landlord, and American Home Products Corporation, a Delaware corporation, dated as of April _____, 2001.
11. Reservations and Easements as in Deed Book 1573 page 567.

a point on the title line in Lancaster Avenue (the point of beginning of Premises "A"): (1) on a line curving to the left with a radius of 161.52 feet the arc distance of 123.76 feet the chord of said curved line extending North 4 degrees 39 minutes 05 seconds West 120.76 feet to a point, (2) thence North 26 degrees 36 minutes 10 seconds West 181.79 feet to a point, (3) thence on a line curving to the right with a radius of 700.0 feet the arc distance of 198.16 feet the chord of said curved line extending North 18 degrees 29 minutes 35 seconds West 197.50 feet to a point, (4) thence North 10 degrees 23 minutes West 39.35 feet to a point, and (5) thence on a line curving to the left with a radius of 200.0 feet the arc distance of 84.83 feet the chord of said curved line extending North 22 degrees 32 minutes 03 seconds West 84.20 feet to the point and place of BEGINNING, thence from said point and place of BEGINNING, along lands of said P.A.D.O.T., North 70 degrees 32 minutes 40 seconds West 226.29 feet to a spike in the middle line of King of Prussia Road (50 feet wide); thence along the middle line of said King of Prussia Road on a line curving to the left with a radius of 395.18 feet the arc distance of 252.62 feet the chord of said curved line extending North 4 degrees 46 minutes 11 seconds East 248.34 feet to a point on the southwesterly line of Premises "A"; thence along said line South 13 degrees 32 minutes 40 seconds East 72.0 feet to a point, thence along the same, on a line curving to the left with a radius of 350.0 feet the arc distance of 193.24 feet the chord of said curved line extending South 29 degrees 21 minutes 40 seconds East 190.79 feet to a point, thence along the same South 45 degrees 10 minutes 40 seconds East 83.08 feet to a point; thence along the same, on a line curving to the right with a radius of 200.0 feet the arc distance of 36.63 feet the chord of said curved line extending South 39 degrees 55 minutes 52 seconds East 36.58 feet to the first mentioned point and place of BEGINNING.

Parcel/Folio No. = 36-02-01234-00

12. Facts disclosed in Survey by Yerkes Associates, Inc. dated 11/8/00 and issued 12/1/00.

478052-1

5

VOL 2155 #0387

RECORDER OF DEEDS
DELAWARE CO. PA.

Thomas J. ...

022166

DEED

2001 APR 11 PM 3:12

*dt
3/13/2
Jan*



GRANTOR: Wyeth-Ayerst Pharmaceuticals Inc.,
a New York Corporation

GRANTEE: Radnor Properties-145 KOP, L.P.,
a Delaware limited partnership

FOLIO #: 36-02-01234-00

PREMISES: 145 King of Prussia Road
Radnor Township
Delaware County, Pennsylvania

MAIL TAX BILL TO: Radnor Properties-145 KOP, L.P.
The Rubenstein Company, L.P.
4100 One Commerce Square
2005 Market Street
Philadelphia, Pennsylvania 19103-7041

RETURN DOCUMENT TO: Chicago Title Insurance Company
1601 Market Street, Suite 2550
Philadelphia, PA 19103

#8100-00402

7012155 P:0388

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "RADNOR PROPERTIES-145 KOP, L.P.", CHANGING ITS NAME FROM "RADNOR PROPERTIES-145 KOP, L.P." TO "BMR-145 KING OF PRUSSIA ROAD LP", FILED IN THIS OFFICE ON THE TWENTIETH DAY OF AUGUST, A.D. 2004, AT 7:55 O'CLOCK P.M.



3370563 8100

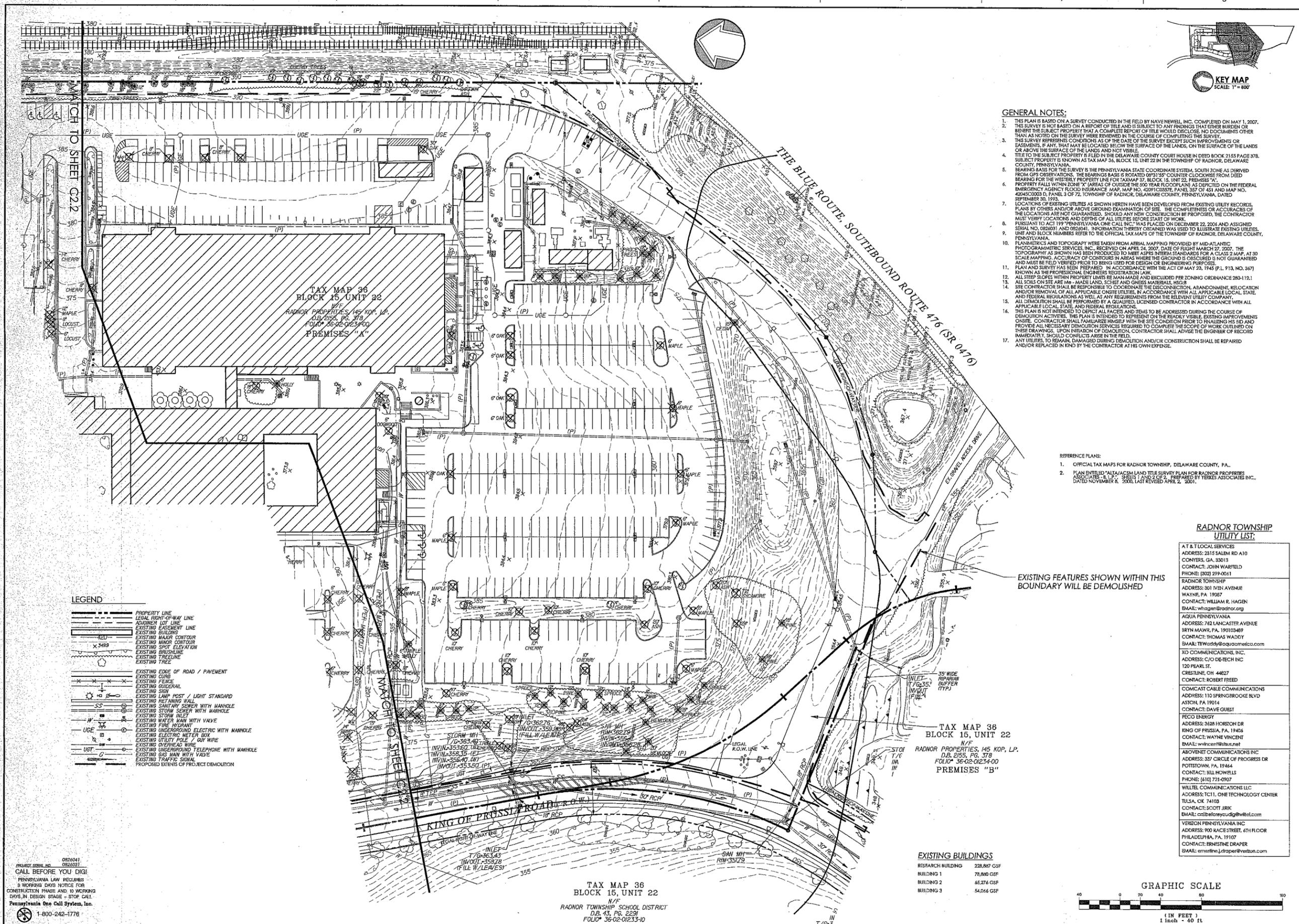
040612911

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3310330

DATE: 08-23-04



TAX MAP 36
BLOCK 15, UNIT 22
N/F
RADNOR PROPERTIES, 145 KOP, LP.
D.B. 2155, PG. 37B
FOLIO 36-02-01234-00
PREMISES "A"

TAX MAP 36
BLOCK 15, UNIT 22
N/F
RADNOR PROPERTIES, 145 KOP, LP.
D.B. 2155, PG. 37B
FOLIO 36-02-01234-00
PREMISES "B"

TAX MAP 36
BLOCK 15, UNIT 22
N/F
RADNOR TOWNSHIP SCHOOL DISTRICT
D.B. 43, PG. 2291
FOLIO 36-02-01233-10

- GENERAL NOTES:**
1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON MAY 1, 2007.
 2. THIS SURVEY IS NOT BASED ON A REPORT OF TITLE AND IS SUBJECT TO ANY FINDINGS THAT EITHER BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT A COMPLETE REPORT OF TITLE WOULD DISCLOSE. 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. TITLE TO THE SUBJECT PROPERTY IS FILED IN THE DELAWARE COUNTY COURT HOUSE IN DEED BOOK 2155 PAGE 37B. SUBJECT PROPERTY IS KNOWN AS TAX MAP 36, BLOCK 15, UNIT 22 IN THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA.
 5. BEARING BASIS FOR THE SURVEY IS THE PENNSYLVANIA STATE COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM GPS OBSERVATIONS. THE BEARING BASIS IS ROTATED 69°15'55" COUNTERCLOCKWISE TO BE USED BEARING FOR THE WESTERLY PROPERTY LINE FOR TAXMAP 37, BLOCK 15, UNIT 22, PREMISES "A".
 6. PROPERTY FALLS WITHIN ZONE "Y" (AREAS OF OUTSIDE THE 500 YEAR FLOODPLAIN) AS DEPICTED ON THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE (MAP, MAP NO. 42091C0337E, PANEL 357 OF 451 AND MAP NO. 4245C0003 D, PANEL 3 OF 72, TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, DATED SEPTEMBER 30, 1993).
 7. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
 8. FURSIANTO TO ACT 197 PENNSYLVANIA ONE CALL INC. WAS PLACED ON DECEMBER 22, 2006 AND ASSIGNED SERIAL NO. 0826031 AND 0826041. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES. UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA.
 9. PLANNIMETRICS AND TOPOGRAPHY WERE TAKEN FROM AERIAL MAPPING PROVIDED BY MID-ATLANTIC PHOTOGRAMMETRIC SERVICES, INC., RECEIVED ON APRIL 24, 2007. DATE OF FLIGHT MARCH 27, 2007. THE TOPOGRAPHY AS SHOWN HAS BEEN PRODUCED TO MEET ASPRS INTERIM STANDARDS FOR A CLASS 2 MAP, AT 30 SCALE MAPPING. ACCURACY OF CONTOURS IN AREAS WHERE THE GROUND IS OCCURRED IS NOT GUARANTEED AND MUST BE FIELD VERIFIED PRIOR TO BEING USED FOR DESIGN OR ENGINEERING PURPOSES.
 10. PLAN AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ACT OF MAY 23, 1945 (P.L. 913, NO. 387) KNOWN AS THE PROFESSIONAL ENGINEERS REGISTRATION LAW.
 11. ALL STEEP SLOPES WITHIN PROPERTY LIMITS ARE MAN-MADE AND EXCLUDED PER ZONING ORDINANCE 280-112.1.
 12. ALL SOILS ON SITE ARE M8 - MADE LAND, SCHEP AND GRESS MATERIALS, H5B-2.
 13. SITE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE DISCONNECTION, ABANDONMENT, RELOCATION AND/OR REMOVAL OF ALL APPLICABLE ON-SITE UTILITIES, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS ANY REQUIREMENTS FROM THE RELEVANT UTILITY COMPANY.
 14. ALL DEMOLITION SHALL BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 15. THIS PLAN IS NOT INTENDED TO DEPICT ALL FACIES AND ITEMS TO BE ADDRESS DURING THE COURSE OF DEMOLITION ACTIVITIES. THIS PLAN IS INTENDED TO REPRESENT ON THE READILY VISIBLE EXISTING IMPROVEMENTS ON-SITE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS PRIOR TO ENHANCING HIS BID AND PROVIDE ALL NECESSARY DEMOLITION SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS. UPON INITIATION OF DEMOLITION, CONTRACTOR SHALL ADVISE THE ENGINEER OF RECORD IMMEDIATELY. SHOULD CONFLICTS ARISE IN THE FIELD.
 16. ANY UTILITIES TO REMAIN, DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED IN KIND BY THE CONTRACTOR AT HIS OWN EXPENSE.

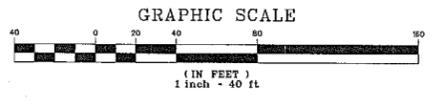
- REFERENCE PLANS:**
1. OFFICIAL TAX MAPS FOR RADNOR TOWNSHIP, DELAWARE COUNTY, PA.
 2. PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY PLAN FOR RADNOR PROPERTIES ASSOCIATES - L.P., SHEETS 1 AND 2 OF 3, PREPARED BY TERKES ASSOCIATES INC., DATED NOVEMBER 8, 2006, LAST REVISED APRIL 2, 2007.

**RADNOR TOWNSHIP
UTILITY LIST:**

<p>AT & T LOCAL SERVICES ADDRESS: 2315 SALEM RD A10 CONYERS, GA, 33013 CONTACT: JOHN WARTFIELD PHONE: (902) 299-0051</p>	<p>RADNOR TOWNSHIP ADDRESS: 301 19th AVENUE WAYNE, PA 19087 CONTACT: WILLIAM R. HAGBN EMAIL: whagen@radnor.org</p>
<p>AGUA PENNSYLVANIA ADDRESS: 762 LANCASTER AVENUE BRYN MAWR, PA, 190103469 CONTACT: THOMAS WARDY EMAIL: TWWardy@agua.com</p>	<p>XO COMMUNICATIONS, INC. ADDRESS: C/O DE-TECH INC 120 PEARL ST. CRESTLINE, OH 44827 CONTACT: ROBERT FREED</p>
<p>COMCAST CABLE COMMUNICATIONS ADDRESS: 110 SPRINGBROOKE BLVD ASTON, PA 19014 CONTACT: DAVE GUEST</p>	<p>PECO ENERGY ADDRESS: 3628 HORIZON DR RING OF PRUSSIA, PA, 19406 CONTACT: WAYNE VINCENT EMAIL: wvincent@peco.net</p>
<p>ABOVENET COMMUNICATIONS INC ADDRESS: 387 CIRCLE OF PROGRESS DR POTTSTOWN, PA, 19444 CONTACT: BILL HOWELS PHONE: (610) 721-0907</p>	<p>WILLTEL COMMUNICATIONS LLC ADDRESS: TC11, ONE TECHNOLOGY CENTER TULSA, OK 74103 CONTACT: SCOTT JIRIK EMAIL: scottjirik@willtel.com</p>
<p>VERIZON PENNSYLVANIA INC ADDRESS: 900 RACE STREET, 6TH FLOOR PHILADELPHIA, PA, 19107 CONTACT: ERNESTINE DRAPER EMAIL: ernestine.draper@verizon.com</p>	

EXISTING BUILDINGS

RESEARCH BUILDING	228,847 GSF
BUILDING 1	78,860 GSF
BUILDING 2	65,276 GSF
BUILDING 3	54,066 GSF

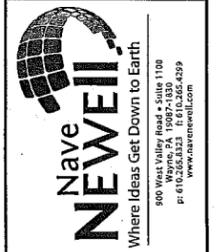


LEGEND

	PROPERTY LINE
	LEGAL RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING BENCHMARK
	EXISTING TREE LINE
	EXISTING TREE
	EXISTING EDGE OF ROAD / PAVEMENT
	EXISTING CURB
	EXISTING FENCE
	EXISTING GUIDEWALL
	EXISTING SIGN
	EXISTING LAMP POST / LIGHT STANDARD
	EXISTING RETAINING WALL
	EXISTING SANITARY SEWER WITH MANHOLE
	EXISTING STORM SEWER WITH MANHOLE
	EXISTING STORM INLET
	EXISTING WATER MAIN WITH VALVE
	EXISTING FIRE HYDRANT
	EXISTING UNDERGROUND ELECTRIC WITH MANHOLE
	EXISTING ELECTRIC METER BOX
	EXISTING UTILITY POLE / GUY WIRE
	EXISTING OVERHEAD WIRE
	EXISTING UNDERGROUND TELEPHONE WITH MANHOLE
	EXISTING GAS MAIN WITH VALVE
	EXISTING TRAFFIC SIGNAL
	PROPOSED EXTENT OF PROJECT DEMOLITION

PROJECT SERIAL NO. 0826041
0826031
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
A WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PennyVainia One Call System, Inc.
1-800-242-1776

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EXISTING FEATURES / DEMOLITION PLAN

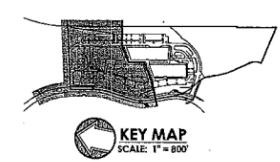
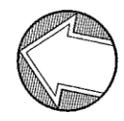
145 KING OF PRUSSIA ROAD

RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

LOCATION: 145 KING OF PRUSSIA ROAD, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT NO.	2007-011.03	DWN BY:	DWN
DATE:	9/3/14	CHKD BY:	CHKD
SCALE:	1" = 40'	APPROV. BY:	TJB
SHEET NO.	C2.1		

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PLU - PUBLIC LAND-USE DISTRICT
PLO - PLANNED LABORATORY OFFICE DISTRICT

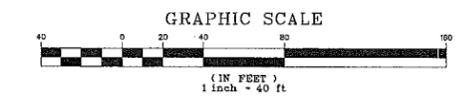
LEGEND

	ZONING LINE
	PROPERTY LINE
	LEGAL RIGHT-OF-WAY LINE
	ADJOINER LOT LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING
	EXISTING EDGE OF ROAD / PAVEMENT
	EXISTING CURB
	EXISTING FENCE
	EXISTING CUL-DE-SAC
	EXISTING RETAINING WALL
	PROPOSED RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED CURB
	PROPOSED WHEEL STOP
	PROPOSED CONCRETE
	PROPOSED RETAINING WALL
	PROPOSED SPLIT RAIL FENCE
	PROPOSED GENERAL
	PROPOSED SIGN
	PROPOSED PARKING CALCUT
	PROPOSED UNDERGROUND PARKING FACILITY EXTENTS
	PROPOSED GREEN ROOF EXTENTS
	PROPOSED SIGNALIZED INTERSECTION
	PROPOSED CROSSWALK
	PROPOSED 24' WIDE STOP BAR
	PROPOSED DOUBLE YELLOW LINE
	PROPOSED SINGLE YELLOW LINE
	PROPOSED SINGLE WHITE LINE
	PROPOSED SINGLE BLUE LINE
	PROPOSED BUILDING ENTRANCE LOCATION
	PROPOSED STORMWATER MANAGEMENT FACILITY

TAX MAP 36
BLOCK 15, UNIT 23
N/F
RADNOR RACQUET CLUB
D.B. 2635, PG. 1060
FOLIUM 36-02-0160-01

TAX MAP 36
BLOCK 15, UNIT 22
N/F
RADNOR TOWNSHIP SCHOOL DISTRICT
D.B. 43, PG. 229
FOLIUM 36-02-01233-10

TAX MAP 36
BLOCK 15, UNIT 22
N/F
RADNOR TOWNSHIP SCHOOL DISTRICT
D.B. 43, PG. 229
FOLIUM 36-02-01233-10



Nave NEWELL
Where Ideas Get Down to Earth

900 West Valley Road • Suite 1100
Wayne, PA 19387
P: 610-262-4239
F: 610-262-4239
www.navenewell.com

PROJECT NO.	2007-011.03
DATE	9/3/14
SCALE	1" = 40'
SHEET NO.	C3.2

TIMOTHY J. BRENNAN
Professional Engineer
Pennsylvania License No. 48198-E

145 KING OF PRUSSIA ROAD
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

SITE PLAN

PROJECT NO. 2007-011.03
DATE 9/3/14
SCALE 1" = 40'
SHEET NO. C3.2

PROJECTED BY: DWN
CHECKED BY: DAT
APPROVED BY: TJB

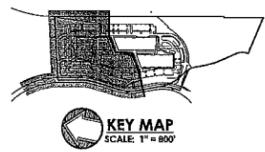
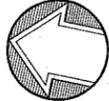
SEE SHEET C3.1 FOR SITE DATA AND ZONING DATA TABLES

PROJECT #3041 0826041
CALL BEFORE YOU DIG! 0826031

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

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DATE	DESCRIPTION	BY	CHECKED BY

TIMOTHY J. BRENNAN
PROFESSIONAL ENGINEER
No. 46134-E
Professional License No. 46134-E

145 KING OF PRUSSIA ROAD
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

DRAWING NAME: GRADING PLAN

PROJECT NO.	2007-011.03	DRAWN BY:	DWN
DATE:	9/3/14	CHECKED BY:	DAT
SCALE:	1" = 40'	APPROVED BY:	TJB
SHEET NO.			

C4.2

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LEGEND

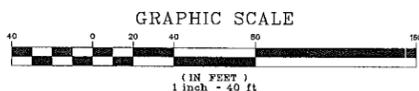
	PROPERTY LINE
	LEGAL RIGHT-OF-WAY LINE
	EASEMENT LINE
	EXISTING BUILDING
	EXISTING MINOR CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING BRUSHLINE
	EXISTING TREE LINE
	EXISTING TREE
	EXISTING EDGE OF ROAD / PAVEMENT
	EXISTING CURB
	EXISTING FENCE
	EXISTING GUIDEWALL
	EXISTING SIGN
	EXISTING LAMP POST / LIGHT STANDARD
	EXISTING RETAINING WALL
	EXISTING SANITARY SEWER WITH MANHOLE
	EXISTING STORM SEWER WITH MANHOLE
	EXISTING STORM INLET
	EXISTING WATER MAIN WITH VALVE
	EXISTING FIRE HYDRANT
	EXISTING UNDERGROUND ELECTRIC WITH MANHOLE
	EXISTING ELECTRIC METER BOX
	EXISTING UTILITY POLE / GUY WIRE
	EXISTING OVERHEAD WIRE
	EXISTING GAS MAIN WITH VALVE
	EXISTING TRAFFIC SIGNAL
	PROPOSED RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED BUILDING ENTRANCE LOCATION
	PROPOSED GREEN ROOF EXTENTS
	PROPOSED CURB
	PROPOSED WHEEL STOP
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED SPLIT RAIL FENCE
	PROPOSED GUIDEWALL
	PROPOSED SIGN
	PROPOSED CROSSWALK
	PROPOSED 5' WHEEL STOP BAR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED SANITARY SEWER WITH MANHOLE
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED STORM SEWER WITH MANHOLE
	PROPOSED STORM INLET
	PROPOSED WATER SERVICE
	PROPOSED FIRE SERVICE
	PROPOSED FIRE HYDRANT

TAX MAP 36
BLOCK 15, UNIT 23
N/F
RADNOR RADQUET CLUB
D.B. 2635, PG. 1050
FOLI# 36-02-0100-01

TAX MAP 36
BLOCK 15, UNIT 22
N/F
RADNOR PROPERTIES, INC. KOP, LP
D.B. 2185, PG. 378
FOLI# 36-02-0124-00

TAX MAP 36
BLOCK 15, UNIT 22
N/F
RADNOR TOWNSHIP SCHOOL DISTRICT
D.B. 43, PG. 2291
FOLI# 36-02-01233-10

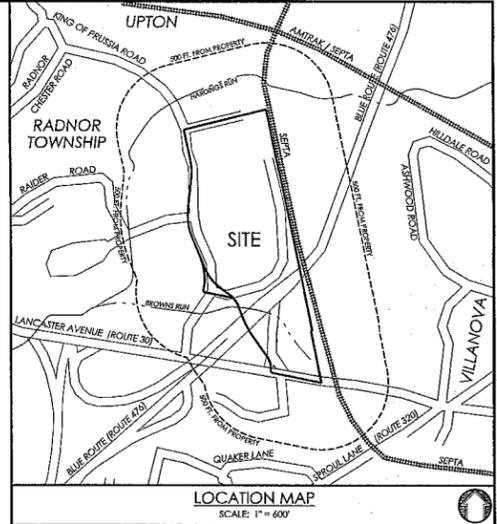
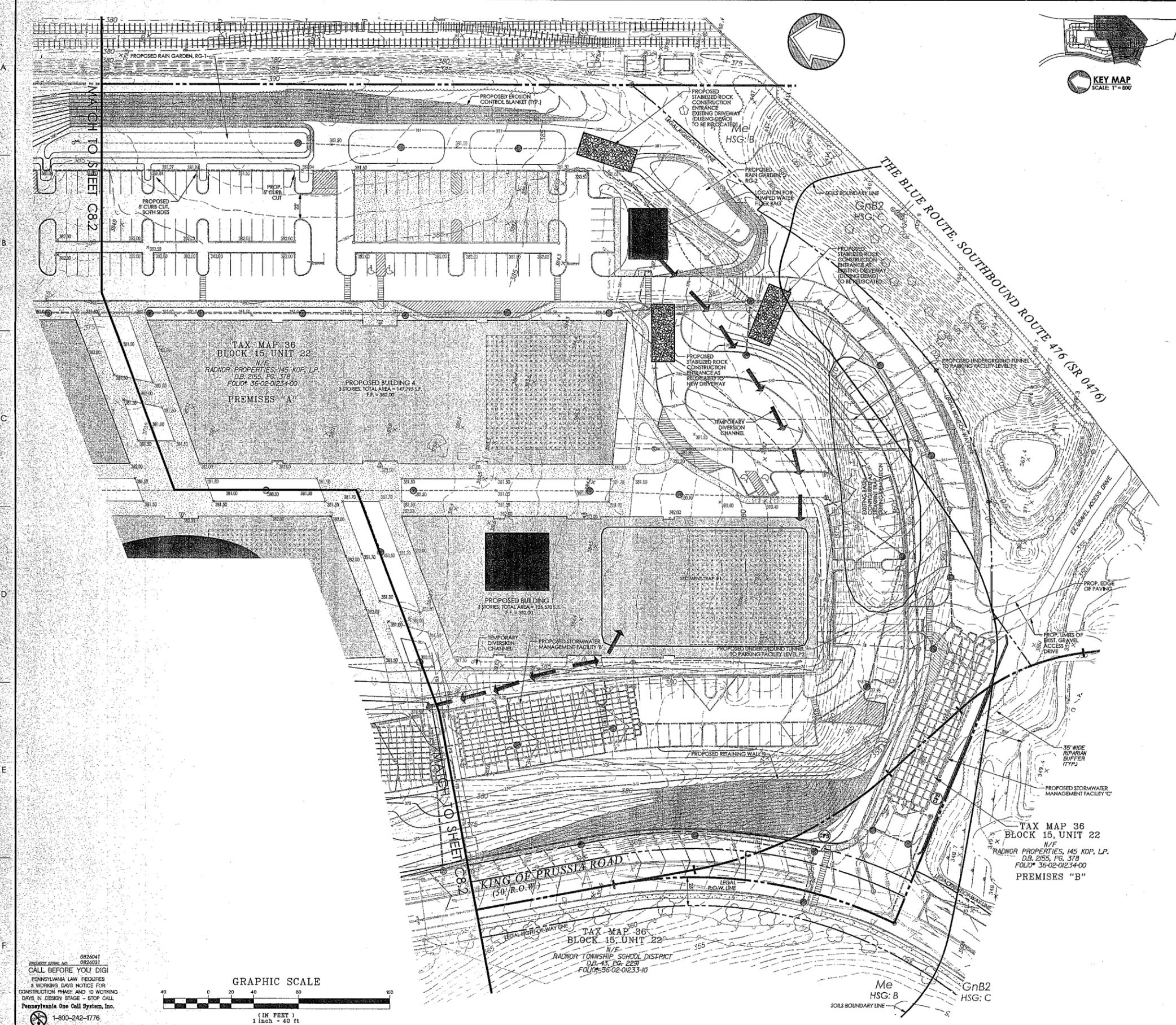
TAX MAP 36
BLOCK 15, UNIT 22
N/F
RADNOR TOWNSHIP SCHOOL DISTRICT
D.B. 43 PG. 2291
FOLI# 36-02-01233-10



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SEE SHEET C4.1 FOR CONSTRUCTION NOTES



LEGEND

	PROPERTY LINE
	LEGAL RIGHT-OF-WAY LINE
	ADJOINER LOT LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING BRUSHLINE
	EXISTING FICTITIOUS LINE
	EXISTING TREE
	EXISTING EDGE OF ROAD / PAVEMENT
	EXISTING DITCH
	EXISTING FENCE
	EXISTING SIGN
	EXISTING LAMP POST / LIGHT STANDARD
	EXISTING RETAINING WALL
	EXISTING SANITARY SEWER WITH MANHOLE
	EXISTING STORM SEWER WITH MANHOLE
	EXISTING WATER MAIN WITH VALVE
	EXISTING FIRE HYDRANT
	EXISTING UNDERGROUND ELECTRIC WITH MANHOLE
	EXISTING ELECTRIC METER BOX
	EXISTING UTILITY POLE / GUY WIRE
	EXISTING OVERHEAD WIRE
	EXISTING UNDERGROUND TELEPHONE WITH MANHOLE
	EXISTING TRAFFIC SIGNAL
	PROPOSED RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	PROPOSED SEGMENTATION LINE
	PROPOSED BUILDING
	PROPOSED BUILDING ENTRANCE LOCATION
	PROPOSED GREEN ROOF EXTENTS
	PROPOSED CURB
	PROPOSED WHEEL STOP
	PROPOSED SIDEWALK
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	PROPOSED STORM SEWER WITH MANHOLE
	PROPOSED STORM INLET
	PROPOSED WATER SERVICE
	PROPOSED FIRE SERVICE
	PROPOSED FIRE HYDRANT
	LIMIT OF DISTURBANCE LINE
	PROPOSED INLET PROTECTION
	PROPOSED 30\"/>
	PROPOSED SUPER SILT FENCE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED EROSION CONTROL BLANKET
	PROPOSED TEMPORARY SOIL STOCKPILE
	PROPOSED COMPOST FILTER SOCK
	TEMPORARY MAJOR CONTOUR
	TEMPORARY MINOR CONTOUR

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checked by:	
date:	
scale:	
sheet no.:	

TIMOTHY J. BRENNAN
Professional Engineer
Pennsylvania License No. 45108-E

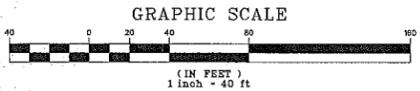
CONCEPTUAL EROSION & SEDIMENTATION CONTROL PLAN
145 KING OF PRUSSIA ROAD
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

project no.:	2007-011.03	drawn by:	DWN
date:	9/3/14	chk'd by:	DAT
scale:	1" = 40'	approved by:	TJB
sheet no.:			

C8.1

THIS PLAN IS FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.

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January 7, 2015

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

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.

RE: Response to Comments
Land Development Transportation Review
145 King of Prussia Road
Radnor Township, Delaware County, PA
McMahon Project No. 807678.14

Dear Mr. Norcini:

McMahon Associates, Inc. is in receipt of the Land Development Transportation Review Memorandum, dated September 29, 2014, authored by Gilmore & Associates, Inc., with regard to the above referenced project. This letter outlines our responses to the comments contained in the above-referenced letter. In addition, updated land development plans and Transportation Impact Study (TIS) will be provided under separate cover. The original comment is provided in *italics*, and our response follows:

I. Project Overview Comments

Comment #1: *Biomed Realty Trust, Inc. proposes to redevelop the site at 145 King of Prussia Road to provide additional office space. The site currently contains 427,109 square feet of office/research and development space (177,233 sf is currently vacant). The proposed design includes the removal of the existing space to provide 570,000 square feet of new office space. Access to the proposed site will be provided via the existing southern site access and the existing northern shared access with SEPTA.*

Response: It should be noted that the forthcoming Transportation Impact Study will be revised to reflect the currently-proposed office space square footage of 551,000 square feet of new office space.

II. Submission Comments

(No response required).

III. Identified Improvements Comments

(No response required).

IV. SALDO Comments

Comment #1: §255-27.G – *Provide profiles for each street and intersection to verify that adequate street grades are achievable.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #2: §255-27.C(1) – *Include sidewalks along the site frontage for King of Prussia Road.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #3: §255-27.H – *No street shall intersect another at an angle of less than 70 degrees. Revise the intersection of the SEPTA access and Site Access to intersect as nearly as possible to 90 degrees.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #4: §255-28.B – *Provide clear sight distance triangles for the intersections of the Southern Access Road and the underground tunnel accesses.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #5: §255-29.A.16 – *Provide sidewalk connections, with appropriate ADA elements, at each raised pedestrian crosswalk. The plans should include details for the proposed raised pedestrian crosswalks.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #6: §255-37.D – *Revise the diagonal curb ramp at the southeast corner of proposed Building 4 to provide two separate curb ramps for each crossing direction. Diagonal curb ramps for new construction are not acceptable.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

V. Plan Review Comments

Comment #1: *We do not support the proposed traffic signal at the intersection of King of Prussia Road and the southern access as it is located less than 500' from Lancaster Avenue and provides no benefit except to the site traffic. We recommend the applicant improve the existing access opposite Raider Road and signalize this intersection as it provides a benefit to motorists on Raider Road and is located greater than 500' from the traffic signal at Lancaster Avenue and King of Prussia Road.*

Response: Based on follow-up coordination with Township Staff, it was noted that the Applicant is agreeable to provide a traffic signal at both the King of Prussia Road/Raider Road and King of Prussia Road/Southern Site Access intersections. These two intersections will be coordinated along the King of Prussia Road corridor, as well as the intersection of Lancaster Avenue (Route 30) and King of Prussia Road. Based on the analysis contained in the forthcoming Transportation Impact Study, this traffic signal configuration will accommodate adequate levels of service and will accommodate anticipated queues along the King of Prussia Road corridor.

Comment #2: *The Applicant should coordinate with the Township to determine if any of the recommendations from the Radnor Greenways & Open Space Network Plan should be incorporated into this project. We note that the plan currently proposes a multi-use trail along the King of Prussia Road frontage.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #3: *The heavy duty pavement section should be extended to each proposed dumpster pad and loading zone.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #4: *Construction plans, showing spot elevations, dimensions and slopes, shall be provided for each proposed curb ramp.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #5: *An ADA compliant curb ramp should be provided on the northeast corner of the intersection of King of Prussia Road and the SEPTA/Northern Site Access.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #6: *A crosswalk should be provided across the southbound approach of King of Prussia Road at the SEPTA/Northern Site Access.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #7: *Provide truck turning templates for a garbage truck, fire truck and the largest truck anticipated to service the site.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #8: *Provide R3-8 series lane use control signs in lieu of the R3-7 series signs.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #9: *Submit a traffic signal construction plan for any proposed traffic signals. A revised system plan for Lancaster Avenue must also be submitted for review.*

Response: Will comply. McMahon will provide traffic signal construction plans for the two proposed traffic signals along King of Prussia Road. In addition, a revised system plan for Lancaster Avenue will be submitted.

VI. Transportation Impact Study Comments

Comment #1: *§255-20.b(5)(d)[4] – This section requires the vehicular trip generation rates to be calculated utilizing SALDO Attachment 4, Township of Radnor Trip Generation Rates. The Applicant has utilized the Institute of Transportation Engineers Trip Generation Version 9 rates which we believe are more appropriate in this case. We support a waiver of this requirement.*

Response: So noted.

Comment #2: *The background regional traffic growth factor of 1.0% utilized in the report should be revised to the most recent PennDOT Bureau of Planning and Research rate. The inclusion of additional background traffic growth can skew the results of the analysis. Any nearby development should be identified individually by location and vehicular trip generation. A separate figure should be provided for each nearby development showing the trip distribution on the roadway network.*

Response: Will comply. An annual traffic growth rate of 0.51% per year will be utilized in the revised TIS. A figure showing the trip distribution through the study area will be provided for any additional nearby developments. As you may be aware, McMahon and Gilmore & Associates, Inc. have coordinated regarding the specific nearby developments to include in the TIS.

Comment #3: *The TIS should be revised to include the background traffic from the Villanova Commons Shopping Center on Lancaster Avenue. Contact the township to obtain trip generation data for this project.*

Response: Will comply. Background traffic from the Villanova Commons Shopping Center Redevelopment will be included in the revised TIS.

Comment #4: *The trip generation for the existing vacant office space in Table 3 must be revised to include a transit reduction as these trips were calculated using the ITE Trip Generation Manual.*

Response: Will comply. Table 3 will be revised to reflect a transit reduction to the existing vacant office space trip generation in the revised TIS. As noted in Gilmore's Transit Reduction Review Memorandum, dated November 19, 2014, McMahon will utilize a transit reduction of 7% for all existing and future conditions in lieu of a previously-utilized transit reduction of 15% for future conditions.

Comment #5: *The trip generation for the existing site with full utilization in Table 4 must be revised to include a transit reduction as these trips were calculated using the ITE Trip Generation Manual.*

Response: Will comply. Table 4 will be revised to reflect a transit reduction of 7% to the existing site with full utilization trip generation in the revised TIS. As noted in Gilmore's Transit Reduction Review Memorandum, dated November 19, 2014, McMahon will utilize a transit reduction of 7% for all existing and

future conditions in lieu of a previously-utilized transit reduction of 15% for future conditions.

Comment #6: *Reduction of Trip Generation data for Transit Ridership:*

- 1. The Applicant is claiming a transit reduction of 15 percent due to the proximity of the Radnor Regional Rail Station (1/2 mile), Radnor High Speed Line Station (adjacent to site) and SEPTA bus service on Lancaster Avenue.*
- 2. In accordance with the information provided in Table B.3 of the ITE publication Trip Generation Handbook, this project's Floor Area Ratio (FAR) of 0.48 does not meet the required development intensity to utilize a fifteen (15) percent transit reduction. Table B.3 requires a FAR of 2.0 for a 15% trip reduction credit or a FAR of 1.0 for a 5% trip reduction credit.*
- 3. A maximum trip reduction credit of 2.5% is reasonable based on the FAR currently proposed for this project; revise the study accordingly.*

Response: As noted above, a transit reduction of 7% will be applied to the site trip generation as indicated in the *Transit Reduction Review Memorandum* from Gilmore & Associates, Inc. and dated November 19, 2014.

Comment #7: *Figures 3 and 4 show additional traffic volumes for the eastbound approach of the Radnor Corporate Center Access which are not shown on the manual turning movement count. Traffic volumes should be verified or justification provided for the additional volumes.*

Response: Will comply. Figures 3 and 4 will be revised to reflect the traffic volumes from the manual turning movement counts.

Comment #8: *A figure should be provided documenting the reassignment of traffic from the center site access to the northern and southern accesses.*

Response: Will comply. This figure will be provided within the revised TIS.

Comment #9: *It appears that some of the trip distribution percentages for the new site are inconsistent with the existing traffic patterns (to/from Matsonford Rd, Lancaster Ave, & I-476 off-ramp). Verify the trip distribution or provide additional justification for the percentages shown on Figures 7A & 7B.*

Response: Will comply. The new site trip distribution percentages will be confirmed and revised, as needed, in the revised TIS. McMahon will provide calculations on an interim basis to Gilmore's office for confirmation of distribution percentages prior to the completion of the revised TIS.

Comment #10: *We do not support the proposed signalization of King of Prussia Road and the Southern Access Driveway. We recommend that a signalized intersection be provided opposite Raider Road. The southern access driveway is approximately 500 feet from the signalized intersection of Lancaster Avenue and King of Prussia Road. The Synchro analysis provided indicates that the southbound queue on King of Prussia Road will back up through this intersection for several analysis periods and the Applicant is not proposing any improvements to the intersection to alleviate the traffic queues.*

Response: As noted above, and as based on follow-up coordination with Township Staff, it was noted that the Applicant is agreeable to provide a traffic signal at both the King of Prussia Road/Raider Road and King of Prussia Road/Southern Site Access intersections. These two intersections will be coordinated along the King of Prussia Road corridor, as well as the intersection of Lancaster Avenue (Route 30) and King of Prussia Road. Based on the analysis contained in the forthcoming Transportation Impact Study, this traffic signal configuration will accommodate adequate levels of service and will accommodate anticipated queues along the King of Prussia Road corridor.

Comment #11: *Although a northbound King of Prussia Road right-turn deceleration lane is warranted based on PennDOT guidelines, the applicant has indicated that based on the capacity analyses, acceptable levels of service at the intersection can be achieved without the northbound right-turn lane. We recommend the applicant provide the necessary deceleration lane. The need or absence of a deceleration lane is not entirely dependent on the level of service or capacity of the roadway but provides an area for turning vehicles to slow down after departing from the mainstream traffic.*

Response: The Applicant does not control the required right-of-way necessary for the construction of this additional lane. In addition, providing a right-turn deceleration lane at the Southern Access presents challenges from a constructability perspective and may negatively impact an existing waterway in this area.

Comment #12: *The study indicates that left-turn and right-turn deceleration lanes are warranted along King of Prussia Road the site accesses. The turn lane warrant analyses must be provided for review.*

Response: Will comply. Turn lane warrant analysis worksheets will be provided within the revised TIS.

Comment #13: *It appears that several of the intersections studied require mitigation measures as noted below:*

1. King of Prussia Rd/Radnor-Chester Rd – A second eastbound left-turn lane is necessary for Radnor-Chester Rd.

2. Lancaster Ave/King of Prussia Rd/I-476 Northbound Off Ramp – The development traffic can be mitigated by providing a second right-turn lane southbound on King of Prussia Rd and a second through lane northbound from the off-ramp.

Conceptual plans and cost estimates should be prepared for each of these improvements. We recommend the Applicant and Township staff explore an alternative transportation plan to offset any infeasible mitigation measures identified in the report. Note: Outside of the improvements listed above, no offsite improvements are proposed in connection with this development.

Response: As discussed in follow-up coordination with Township Staff, McMahon will provide preliminary concept plans and cost estimates for the above-referenced improvements in compliance with the SALDO.

Comment #14: *Update Tables 5-15 to provide separate columns for the 2017 design year without development, 2017 design year with development and 2017 design year with development and improvements.*

Response: Will comply. Tables 5-15 will be revised within the revised TIS.

Comment #15: *Update Table 13, Level-of-Service Matrix I-476 NB On-Ramps & U.S. Route 30 to include the level-of-service results for Hillside Circle.*

Response: Will comply. Table 13 will be revised to include the level-of-service results for Hillside Circle within the revised TIS.

Comment #16: *There is an existing coordinated signal system along King of Prussia Road that includes Radnor-Chester Road and Matsonford Road. Any traffic signals proposed along the site frontage should be included in the overall coordinated system. The Applicant should also investigate coordinating the Matson Ford Road/King of Prussia Road signal system with the Lancaster Avenue system.*

Response: Coordination between any proposed traffic signal and the existing coordinated signal systems along King of Prussia Road and Lancaster

Mr. Stephen Norcini, P.E.

January 7, 2015

Page 9

Avenue will be explored and provided if feasible. Please note that any signal upgrades are subject to review and approval of PennDOT.

Comment #17: *Due to the proximity of the site to transit lines and bus routes, it should be noted that ADA compliant pedestrian facilities should be provided along the frontage of the site.*

Response: This comment is being addressed by Nave Newell in their Response Letter dated January 7, 2015.

Comment #18: *The roadway labels and cardinal directions of the traffic count provided in Appendix A should be revised for the intersection of King of Prussia Road and Matson Ford Road.*

Response: Will comply. The traffic count for the intersection of King of Prussia Road and Matson Ford Road will be revised.

Comment #19: *Additional comments may be forthcoming pending the resubmission of the Transportation Impact Study.*

Response: So noted.

As noted above, a forthcoming revised Transportation Impact Study will be submitted to your office upon completion. Please feel free to contact me with any questions at (610) 594-9995 or jwichner@mcmahonassociates.com.

Sincerely,



John R. Wichner, P.E., PTOE
Senior Project Manager

JRW/jdg

cc: Michael Devine, BioMed Realty
Nicholas Caniglia, Esq.
Alex Tweedie, P.E., Nave Newell



January 7, 2015

VIA EMAIL

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

**Reference: 145 King of Prussia Road
Nave Newell No. 2007-011.03**

Dear Mr. Norcini:

On behalf of BMR-145 King of Prussia Road, LP we are submitting the following responses based upon Township Staff Preliminary Plan reviews and respectfully request to be placed on the Board's January 12th meeting agenda to discuss these comments and responses.

We are in receipt of the review letters from the Township Engineer, dated September 29, 2014; Township Traffic Engineer, dated September 29, 2014; Township Planner, dated September 30, 2014; as well as a memo from the Township Fire Code Official, dated September 26, 2014 and offer the following responses in corresponding order:

Township Engineer Review (September 29, 2014)

I. Zoning

1. The Applicant will submit revised plans including a detailed building and impervious coverage calculation chart to support the values shown on the zoning table.
2. The Applicant will submit revised plans indicating the connection points of each individual building along with lengths of each individual building verifying that no individual building exceeds 160 feet in length and no greater than 3 buildings are attached, as permitted by code.
3. The Applicant will submit revised plans with an updated parking tabulation to correct the typographical error as well as the calculation methodology as clarified by Township Staff to count the first 50,000 SF of building area only once for the required calculations.
4. See response 1.

II. Subdivision and Land Development

1. We will revise the sheet borders to include the relationship to the total number of sheets.
2. No response necessary.
3. The submitted plans included the code required Right-of-Way width and cartway width for King of Prussia Road.
4. We will update the Site Plans to indicate the missing tire bumpers noted.
5. We will clarify the Site Plans to show that the area in question is a ramp that continues into the parking garage and not a dead-end parking stall as noted in the letter.
6. The Applicant will provide the requested Underground Parking Facility layout design by Timothy Haahs Associates.
7. We will coordinate with Township Staff to revise the landscape plan.



Steve Norcini, Radnor Township
Nave Newell No. 2007-011.03
January 7, 2015
Page 2

8. The Applicant intends to propose a private sanitary sewer system within their property.
9. We will revise the landscape chart to eliminate the SEPTA driveway; it is a private driveway and does not require Street Trees.
10. We will revise the utility plans to depict water service connections to each building and fire hydrant locations.
11. See comment 10.
12. We will revise the utility plans to clarify that the sanitary sewer services for Buildings 3 and 4 are routed internally through Buildings 1 and 2 and utilize the connections shown on the plans.

III. Stormwater Management

1. We will provide the necessary infiltration test results, as requested by the Township Engineer.
2. We will revise the drawings with the requested note.

Township Traffic Engineer Review (September 29, 2014)

IV. SALDO Comments

1. The Applicant is not proposing any new streets; therefore, we do not believe this comment applies to the submitted plans.
2. The Applicant is providing sufficient on-site pedestrian circulation networks to connect the users of the property to all surrounding transit points, including the existing sidewalk on the west side of King of Prussia Road along the High School frontage. We have created a safer and aesthetically pleasing on-site pedestrian pathway system that provides access to all regional transit stops and sidewalks, while minimizing impacts to the streetscape vegetation, as requested by the Shade Tree Commission. The inclusion of the frontage sidewalk would be of limited benefit and would require the removal of a number of large existing trees that the Shade Tree Commission has requested we attempt to preserve.
3. We will work with Township Staff and Consultants on the lane markings of the on-site intersections to resolve the concern noted in this comment.
4. We will revise plans to include the requested site triangles.
5. We will revise the plans to include the requested details upon agreement on the final locations of pedestrian crosswalks.
6. We will revise the sidewalk ramps at the noted location to eliminate the "diagonal ramp".

V. Plan Review

- A. Refer to response letter prepared by McMahon Associates.

Steve Norcini, Radnor Township
Nave Newell No. 2007-011.03
January 7, 2015
Page 3

- B. The Applicant has proposed sufficient pedestrian circulation on-site for the users of the property to access all regional transit locations and adjoining sidewalks. The Applicant will coordinate with the Township to determine if any of the recommendations from the Radnor Greenways & Open Space Network Plan should be incorporated into this project. We will revise the drawing to expand the heavy duty paving section as requested.
- C. We will provide the requested ADA detailed designs during Final Land Development once the crosswalk and ramp locations have been finalized.
- D. The ADA ramp noted is located on private property that is not owned by the Applicant, we will contact the adjoining property owner to discuss the Township's request for reconstruction of this ramp.
- E. We will coordinate with Township Staff and Consultants on the locations of crosswalks along King of Prussia Road. The intersection noted is unsignalized and we do not recommend a crosswalk at this location.
- F. We will submit a truck turning template plan with the revised plan submission.
- G. We will revise the sign details, as requested.
- H. The Applicant will submit the required Signal Construction Plans during Final Land Development Submission.

Township Planner Review (September 30, 2014)

Zoning

- 1. The Applicant will submit revised plans indicating the connection points of each individual building along with lengths of each individual building verifying that no individual building exceeds 160 ft in length and no greater than 3 buildings are attached, as permitted by code. The Township Code has no requirements for the minimum width or depth of the façade offset; therefore, the "notches" provided along the façades are sufficient since they "visibly offset" the façade.
- 2. We will revise the landscape plans to note the mature height of evergreen vegetation.
- 3. The Applicant will submit revised plans with an updated parking tabulation to correct the typographical error as well as the calculation methodology as clarified by Township Staff to count the first 50,000 SF of building area only once for the required calculations.
- 4. The property has no natural areas with a grade or slope of 14% or more. During the 2009 land development approval for the property all slopes on the property were determined to be exempt.
- 5. We will revise the plans to label and dimension the loading spaces.

Comprehensive Plan Consistency Review

- 1. The limit of disturbance for the project is within areas of previous development and no wetland study was completed. All watercourses are located within the PennDOT Right-of-Way portion of the property and are not subject to any disturbance or improvements.
- 2. The Applicant will provide any wayfinding signage as an operational item with the ultimate tenants of the property.

Steve Norcini, Radnor Township
Nave Newell No. 2007-011.03
January 7, 2015
Page 4

3. The Applicant is providing sufficient on-site pedestrian circulation networks to connect the users of the property to all surrounding transit points, including the existing sidewalk on the west side of King of Prussia Road along the High School frontage. The SALDO code does not require sidewalk along King of Prussia Road and we do not believe it is necessary here due to the proposed on-site pedestrian pathways. The inclusion of the frontage sidewalk would be of limited benefit and would require the removal of a number of large existing trees that the Shade Tree Commission has requested we attempt to preserve.
4. The Applicant will provide any carpooling incentives as an operational item with the ultimate tenants of the property.
5. Refer to response letter prepared by McMahan Associates.
6. Refer to response letter prepared by McMahan Associates.

Draft Radnor Greenways & Open Space Network Plan Consistency Review

1. The Applicant is providing sufficient on-site pedestrian circulation networks to connect the users of the property to all surrounding transit points, including the existing sidewalk on the west side of King of Prussia Road along the High School frontage. The SALDO code does not require sidewalk along King of Prussia Road and we do not believe it is necessary here due to the proposed on-site pedestrian pathways. The inclusion of the frontage sidewalk would be of limited benefit and would require the removal of a number of large existing trees that the Shade Tree Commission has requested we attempt to preserve.

General Planning Review

1. The narrative noted in the comment is from the 2009 Land Development submission to PaDEP. This narrative was for reference to the previous applications to PaDEP is in not relevant to this submission.
2. We will revise the date of Sheet C7.4
3. Refer to response to Comment #1 above.
4. We will provide the necessary infiltration test results, as requested by the Township Engineer.
5. The Applicant will coordinate any accessory uses similar to those noted as an operational item with the ultimate tenants of the property.
6. The Applicant will provide any necessary walkway lighting as an operational item coordinated with the building lighting and with the ultimate tenants of the property.

Fire Code Official Memo (September 26, 2014)

1. The garage will be sprinklered as required by code.
2. The Applicant will provide the requested Underground Parking Facility layout design by Timothy Haahs Associates.
3. The plans will be revised to clarify the central courtyard's usage as a fire access lane.
4. The sizing of internal plumbing lines is a building permit issue and not reviewed during land development.



Steve Norcini, Radnor Township
Nave Newell No. 2007-011.03
January 7, 2015
Page 5

Please feel free to contact me at (610)265-8323 or via email at atweedie@navenewell.net if you should have any questions or need additional information.

Respectfully submitted,

A handwritten signature in black ink that reads "DATweedie". The signature is stylized and fluid.

D. Alexander Tweedie, PE

DAT/jjh
Enclosures

K:\07Proj_BioMed-Only\07011.03\RevResp\Township\Norcini_Ltr_15-01-07.doc

**RESOLUTION NO. 2015-02
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL PLAN OF 115 STRAFFORD
AVENUE, LLC FOR THE PROPERTY LOCATED AT 205 STRAFFORD
AVENUE**

WHEREAS, 115 Strafford Avenue, LLC (“Applicant”) submitted a Final Land Development Plan prepared by Inland Design dated June 30, 2014, last revised January 2, 2015 (“Plan”); and

WHEREAS, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Board of Commissioners now intends to approve the Final Plan for the property consisting of four new building lots and one lot containing an existing single family dwelling within the R-4 Zoning District located at 205 Strafford Avenue subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Plan of land development for 115 Strafford Avenue, LLC, said plans prepared by Inland Design dated June 30, 2014, last revised January 2, 2015 and subject to the following conditions:

1. The Applicant shall comply with the January 5, 2015 Gannett Fleming review letter (Gannett Letter) a copy of which is attached hereto as *Exhibit “A”* with the following clarifications:
 - a. Applicant shall provide additional stormwater management on Lot No. 2 in the manner to be approved by the Township Engineer.
 - b. In consideration of the approval of the waivers requested set forth below, the Applicant shall contribute \$1,500 toward the repair of existing streetlights along the property road frontage.
 - c. The application shall install a vegetative buffer strip between the sidewalk and the street in order to increase infiltration of stormwater runoff.
 - d. Pursuant to the Gannett Letter, Paragraph I, Zoning, the Applicant shall secure a de minimis variance from the Township Zoning Hearing Board for the yard encroachment or eliminate the encroachment.
 - e. The Applicant shall pay a fee in lieu of \$500.00 per tree for the twelve (12) required canopy trees not provided for on the plan pursuant to SALDO §255-38.

f. The Applicant shall pay the required Park and Recreational fee of \$16,535.00 pursuant to SALDO §255-43.1.B (1).

2. The Applicant shall comply with the December 2, 2014 Gilmore & Associates, Inc. review letter a copy of which is attached hereto as *Exhibit "B"*.
3. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning code, building code, and all applicable county, state, federal rules and regulations and statutes.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
5. In addition to the terms and conditions of approval, the following modifications of the subdivision and land development ordinance are approved:
 - a. §255-27.C.(1) - To permit a 60 foot wide right of way for Eagle Road.
 - b. §255-27.C.(4) - To permit the proposed right of way widths and cartway widths.
 - c. §255-36, §255-52 – To waive curbs along existing streets, including Eagle Road and Stafford Avenue
 - d. §255-27.I.(5) - To permit the driveways for Lots # 4 and #5 to take access onto Eagle Road.
 - e. §255-47.C. – To waive roadway widening along Eagle Road and Stafford Avenue.
 - f. §255-20.B.(5)(c) - To waive the traffic impact study

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2015.

RADNOR TOWNSHIP

By: _____

Name: William Spingler
Title: President

ATTEST: _____



Excellence Delivered As Promised

MEMORANDUM

Date: January 5, 2015

To: Radnor Township Board of Commissioners

From: Roger Phillips, P.E.

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

RE: 205 Strafford Avenue
115 Strafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014
90 Day Expiration: October 5, 2014 Extended to January 13, 2015

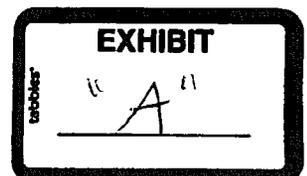
Gannett Fleming, Inc. has completed a review of the 205 Strafford Avenue Final Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into five lots. The existing dwelling will remain and the other four lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The following items listed below are the Planning Commission requests as a result of the September 2, 2014 Planning Commission meeting

- Requesting additional stormwater management on Lot 2 (the original house) and that stormwater management should be done in a way that it protects West Avenue and provides relief in stormwater runoff to that neighborhood
- Support the waiver for the curbs, request construction of sidewalks on both Eagle Road and Strafford Avenue
- Support the waiver to allow Eagle Road to have a 60' ROW instead of 80', maintain the cart-way width on both Eagle Road and Strafford Avenue
- Support the tree plan as discussed that keeps the trees on the existing Lot 2 on the Strafford Avenue side



Gannett Fleming

- Ask the applicant to work with the BoC on traffic calming and potentially contributing to traffic calming and repainting the all red signal at Eagle Road and Stafford Avenue in lieu of the traffic study
- Recommend the applicant make improvements to the existing street lights, and the installation of a vegetative buffer strip between the sidewalk and the street to aid in stormwater runoff. The sidewalk/path construction can be of material to the applicant's choice and safe to pedestrian travel.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.C.(1) – To allow the proposed right of way of Eagle Road to be 60 feet wide (30 feet from the centerline of the road), to allow the road widths to remain (i.e. less than required) and to not require sidewalks along Eagle Road and Stafford Avenue.
- §255-27.C.(4) – To not require the applicant to adhere to the right of way widths, cartway widths or provide sidewalks as stipulated in §255-27.C.(1).
- §255-36 – To not require curbs along streets.
- §255-27.I.(5) – To allow the proposed driveway for Lot #4 and the existing driveway for Lot #5 to take access onto Eagle Road which is defined as a major collector street.
- §255-47.C. – To not require widening to the abutting boundary streets.
- §255-52 – Curbs – To not require curbs along Eagle Road and Stafford Avenue.

Plans Prepared By: Inland Design
Dated: 06/30/2014, last revised 01/02/2015

I. Zoning

1. §280-32.A. – Accessory structures attached to a principal building shall be a part of the principal building. The existing bilco door for lot two extends two feet beyond the setback line. A variance may be required for this condition.

II. Subdivision and Land Development

1. §255-27.C.(1) – The applicant has indicated on the plans, that the proposed right of way for Eagle Road and Stafford Avenue will be 60 feet wide (30 feet from the centerline of the roadway) and to have the road width remain the same. The applicant has requested a waiver from this section.
2. §255-27.C.(4) – Where a subdivision abuts or contains an existing street or inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way. The applicant has requested a waiver from this section.

Gannett Fleming

3. §255-36 – Curbs shall be provided along streets when required by the Township. The applicant has requested a waiver of this section.
4. §255-27.I.(5) – In general, no private driveway shall take access to an arterial or major collector street. Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. The applicant has requested a waiver from this section.
5. §255-38 – The applicant has agreed to pay a fee in lieu of \$500 per tree for the 12 required canopy trees that are not shown on the plan for a contribution of \$6,000.
6. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The developer has agreed to pay a fee in lieu of \$16,535.
7. §255-47.C. – Along the existing street on which a subdivision or land development abuts, improvements shall be made to the street. The applicant has requested a waiver from this section.
8. §255-52 – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. The applicant has requested a waiver from this section.

The applicant appeared before the Planning Commission on August 4, 2014, September 2, 2014 and October 6, 2014. The Planning Commission recommended approval to the Final Plans and the waivers requested conditions on the following:

- The applicant addressing all the comments in the staff/professionals review letters to the satisfaction of the Township.
- The waivers forwarded from the solicitor being incorporated into the applicant's waiver requests.
- The applicant amending the plan to show a 60 foot ROW on both road frontages and the setbacks being measured from this 60 foot ROW.

We suggest that consideration of final approval be conditioned upon adequately addressing the above comments.

Gannett Fleming

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read "Roger A. Phillips", is written over the company name. The signature is stylized with a large, sweeping initial "R" and a horizontal line extending to the right.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: December 2, 2014
To: Steve Norcini, P.E.
From: Amy Kaminski, P.E., PTOE.
cc: Roger Phillips, P.E., Gannett Fleming, Inc.
Steve Gabriel, P.P, Rettew
Damon Drummond, P.E., PTOE
Reference: 205 Strafford Avenue
Strafford Avenue and Eagle Road
Radnor Township, Delaware County, PA
Preliminary/Final Subdivision Review- Transportation #4
G&A 14-07022

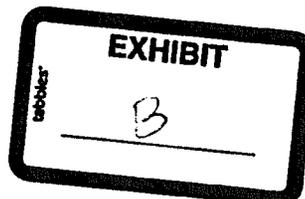
Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Preliminary/Final Subdivision Plan (12 sheets) for 205 Strafford Avenue prepared by InLand Design, dated June 30, 2014 with a revision date of November 14, 2014. The plans were prepared for the applicant 115 Strafford Avenue, LLC. We offer the following comments for your consideration:

A. SUBMISSION

205 Strafford Avenue Preliminary/Final Subdivision Plans prepared for 115 Strafford Avenue, LLC. prepared by InLand Design, consisting of twelve (12) sheets, dated June 30, 2014 with a revision date of November 14, 2014.

B. PROJECT DESCRIPTION

The Applicant proposes to subdivide an existing 2.39 acre parcel located at 205 Strafford Avenue with an existing single-family detached dwelling unit (Lot 2), with access to both Eagle Road and Strafford Avenue into five (5) lots. Lots 1, 3, 4 and 5 will be improved with four (4) single-family detached dwelling units. Lots 1, 2, and 3 parcels will take access to Strafford Avenue; with Lots 4 and 5 taking access to Strafford Avenue. The parcel is zoned R-4 Residential.



C. REQUESTED WAIVERS

1. §255-27.C.(1) The applicant is requesting a waiver for the following:
 - a. The applicant proposes 30' (half width) right-of-way on Eagle Road; this section of the ordinance requires an 80' right-of-way (40' from the centerline of the roadway).
 - b. The applicant proposes no additional widening or curbing on Eagle Road or Strafford Avenue. The ordinance requires a 48' and 28' cartway width, on Eagle Road and Strafford Avenue, respectively; along with sidewalks and curbing along Strafford Avenue.
2. §255-36 & §255-52. The applicant is requesting a waiver from providing curbing along both Eagle Road and Strafford Avenue.
3. §255-27.I(5). The applicant is requesting a waiver to allow Lot 4 and Lot 5 to take access onto Eagle Road which is a major collector street.
4. §255-47.C. The applicant is requesting a waiver to not require improvements (i.e. widening) to the abutting boundary streets.

D. REVIEW COMMENTS

1. §255-20.B.(5)(c)[2] If a traffic impact study is not provided, the applicant must obtain a waiver from this section of the ordinance. The applicant has offered a contribution of \$1,500 to Radnor Township to be used to repair the existing streetlights along the property frontage on Strafford Avenue and to repaint the flashing warning beacon mastarms and signal poles at the intersection of Eagle Road and Strafford Avenue. The contribution will be in lieu of a traffic study as indicated in General Note 14 on sheet 1 of 12.
2. The applicant must complete PennDOT TE-672 *Pedestrian Accommodation at Intersections Checklist* form in support of not providing pedestrian crosswalks and curb cuts at the intersection of Eagle Road and Strafford Avenue; the applicant has agreed to provide this form.
3. The existing garage structure and parking area on Lot 5 is located within the required Right-of-Way along Eagle Road. We defer to the Township solicitor regarding an existing structure within a proposed right-of-way.
4. Pedestrian sidewalks are proposed within three (3) feet of the uncurbed travel lanes on Eagle Road and Stafford Road; we recommended either a physical barrier such as curbing or an additional three (3) feet of separation for a total of six (6) feet separation for pedestrian safety.

If you have any questions regarding the above, please contact this office.



3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (717) 394-3721
E-mail: rettew@rettew.com • Web site: rettew.com

We answer to you.

Engineers
Planners
Surveyors
Landscape
Architects
Environmental
Consultants

December 2, 2014

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

RE: 205 Strafford Avenue
Final Minor Subdivision Plan
Review No. 4
RETTEW Project No. 101442006

Dear Steve:

We have completed our review of the above referenced plan as prepared by InLand Design. Our review was of the following information received on November 24, 2014:

1. Twelve (12) plan sheets dated June 30, 2014 and revised November 14, 2014.

Project Overview:

<u>Applicant:</u>	115 Strafford Avenue, LLC, Attn: Bo Erixson
<u>Requested Action/Use:</u>	Final Minor Subdivision Plan Review
<u>Zoning District:</u>	R-4, Residential
<u>Location and Size:</u>	Property is located on the northeast corner of Eagle Road and Strafford Avenue containing a gross site area of approximately 2.393 acres.
<u>Existing Use:</u>	One (1) existing dwelling unit
<u>Proposed Use:</u>	Four (4) new dwelling units
<u>Parcel #:</u>	36-1-541.1, Block 11, Unit 349

The project proposes subdividing and developing the site to construct four (4) new single family dwelling units in addition to retaining an existing dwelling unit. The site is 2.393 acres and is accessed by Strafford Avenue. Strafford Avenue between Eagle Road and the Radnor Township boundary with Tredyffrin Township, Chester County, currently provides access to approximately seven (7) properties. No areas of the site are located within the floodplain. Public water and public sewer are proposed to serve the site.



We have performed a general compliance review of the Radnor Township Comprehensive Land Use Plan pertinent to this plan, as well as a general land use consistency review of this plan. We have the following comments for your consideration:

TOWNSHIP COMPREHENSIVE PLAN CONSISTENCY REVIEW

1. This project is consistent with the goals and objectives as stated in Section 2 – Environmental and Natural Resources of the Radnor Township Comprehensive Plan Update. The plan contains a goal to “protect the Township’s vital environmental values, including water resources, wetlands, floodplains and riparian areas, woodlands and important habitat areas, balancing the needs of development with environmental values” with objectives to “direct development to areas of minimum environmental sensitivity; prohibit development in areas of heightened sensitivity and value, such as wetlands, floodplains, riparian zones, and steep slopes” and “manage water resources, both water quality and water quantity, especially through a program of improved stormwater management.” (2-1) The site contains an existing dwelling unit and does not contain wetlands, floodplains, riparian zones, or steep slopes. Additionally, the proposed subdivision of the existing lot features stormwater recharge beds on each created lot that contain lengths of subsurface perforated piping to encourage infiltration and overflow into the groundwater. The main lot also includes a detention facility to capture stormwater as the property is at the top of the watershed.
2. This project is consistent with the goal in Section 5 – Transportation and Circulation Plan of the Radnor Township Comprehensive Plan Update to “improve pedestrian circulation by implementing of pedestrian facilities as well as planned trail and bicycle facilities.” (5-2) The plan shows a 4’ wide sidewalk to be constructed on both the Eagle Road and Strafford Avenue frontages of the property. This proposed sidewalk can act as the first step to establish pedestrian connectivity in the immediate area of the property, considering that professional office buildings directly across Eagle Road are present.
3. The existing lot is considered to be “underdeveloped” per Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update. The proposed subdivision of the existing lot is consistent with the definition of “underdeveloped’ sites, where parcels are developed, typically with single-family residences, but where the parcel is large enough for some further residential subdivision.” (10-5)
4. The proposed subdivision of the existing lot features stormwater recharge beds that contain lengths of subsurface perforated piping. This is consistent with the stormwater policy as laid out for the Wayne Business District, and more generally, in Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update. The plan states the intent to design Business District elements “with subsurface stormwater infiltration systems, ‘feeding’ the new landscaping and overflowing into the groundwater.” (10-22)

GENERAL PLANNING REVIEW

1. The proposed subdivision is consistent with the surrounding neighborhood character and provides a reasonable land use transition within the neighborhood. There are professional office

buildings directly across Eagle Road to the south and west, while adjacent properties within the R-4 Residential zone are similar in character to both the existing lot and the proposed subdivided lots. Additionally, the proposed lots are comparable in size to nearby properties on Eagle Road and West Avenue.

2. A "connecting breezeway" appears to have been added to the plan that connects the house and existing garage on Lot 5. The breezeway seems to qualify as being part of the principal structure and as such violates the front yard setback requirement. If a breezeway is not proposed but some other structure like a sidewalk is, this should be clarified on the plan.

Should you have any questions or require any additional information, please do not hesitate to contact us at any time.

Sincerely,



Stephen R. Gabriel, PP
Township Planning Consultant

copy: Suzan Jones – sjones@radnor.org
Jennifer DeStefano – jdestefano@radnor.org
Roger Phillips, PE – rphillips@gfnet.com
Amy Kaminski, PE – akaminski@gilmore-assoc.com
File

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Civil Engineers, Surveyors & Land Development Consultants

January 2, 2015

Mr. Roger Phillips, P.E.
Gannett Fleming, Inc.
1010 Adams Avenue
Audubon, PA 19403-2402

Re: 205 Strafford Avenue Final Land Development Plan

Dear Roger:

As a follow up to our recent telephone conversation regarding the above referenced project, I have had a chance to review your comments with my client and have modified the plans to address your concerns as follows:

1. Steep Slopes – I have reviewed the topography on the property and have determined that there are limited areas of steep slopes measuring 14% up to 20% and over 20%. The slopes measuring 14% up to 20% are located at the northern corner of the property in the vicinity of the proposed detention berm. These slopes have been mapped as requested. The slopes measuring over 20% are located immediately adjacent to the existing driveway and are clearly the result of the construction of the driveway. The total elevation difference in 20% slopes is 3.5 feet. The grading has been modified to eliminate any disturbance to this area. It should be noted that there is a sanitary sewer line proposed through this area which is a permitted use as I understand the code.
2. Lot #1 Deck/Patio – The location of the proposed dwelling on Lot #1 has been moved toward Strafford Avenue so the deck/patio can be constructed within the setback lines of the lot.
3. Lot #2 Bilco Door – The side lot line in common with Lot #1 and Lot #2 has been moved 4 feet to the north. The result of this lot line shift is that the bilco doors for the existing dwelling now extend beyond the setback line by only 18”.
4. Lot #5 Connection of Proposed Dwelling to Existing Historic Garage – The proposed breezeway between the proposed dwelling and the existing garage has been eliminated. A walkway is now shown connecting these two structures.
5. Zoning Compliance Chart – The zoning compliance chart has been revised to reflect the changes noted above. It is noted that all proposed building and impervious coverages on each lot are well below those permitted by ordinance.

For your reference, I have attached a copy of the Title Plan (Sheet #2), Existing Features Plan (Sheet #3), and Grading and Utility Plan (Sheet #5) so that you can review the changes referenced in this letter.

Based on the revisions outlined herein, we trust that the plan can now be approved. Please feel free to contact us should you have any questions or comments.

Very Truly Yours,

A handwritten signature in black ink that reads "Charles A. Dobson". The signature is written in a cursive, flowing style.

Charles A. Dobson, P.E.
President

/cad

c: 115 Strafford Ave, LLC
George Broseman, Esq.
file



Gannett Fleming

Excellence Delivered As Promised

MEMORANDUM

Date: December 2, 2014

To: Radnor Township Board of Commissioners

From: Roger Phillips, P.E.

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

RE: 205 Stafford Avenue
115 Stafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014

90 Day Expiration: October 5, 2014 Extended to December 8, 2014

Gannett Fleming, Inc. has completed a review of the 205 Stafford Avenue Final Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into five lots. The existing dwelling will remain and the other four lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The following items listed below are the Planning Commission requests as a result of the September 2, 2014 Planning Commission meeting

- Requesting additional stormwater management on Lot 2 (the original house) and that stormwater management should be done in a way that it protects West Avenue and provides relief in stormwater runoff to that neighborhood
- Support the waiver for the curbs, request construction of sidewalks on both Eagle Road and Stafford Avenue
- Support the waiver to allow Eagle Road to have a 60' ROW instead of 80', maintain the cart-way width on both Eagle Road and Stafford Avenue
- Support the tree plan as discussed that keeps the trees on the existing Lot 2 on the Stafford Avenue side

Gannett Fleming

- Ask the applicant to work with the BoC on traffic calming and potentially contributing to traffic calming and repainting the all red signal at Eagle Road and Strafford Avenue in lieu of the traffic study
- Recommend the applicant make improvements to the existing street lights, and the installation of a vegetative buffer strip between the sidewalk and the street to aid in stormwater runoff. The sidewalk/path construction can be of material to the applicant's choice and safe to pedestrian travel.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.C.(1) – To allow the proposed right of way of Eagle Road to be 60 feet wide (30 feet from the centerline of the road), to allow the road widths to remain (i.e. less than required) and to not require sidewalks along Eagle Road and Strafford Avenue.
- §255-27.C.(4) – To not require the applicant to adhere to the right of way widths, cartway widths or provide sidewalks as stipulated in §255-27.C.(1).
- §255-36 – To not require curbs along streets.
- §255-27.I.(5) – To allow the proposed driveway for Lot #4 and the existing driveway for Lot #5 to take access onto Eagle Road which is defined as a major collector street.
- §255-47.C. – To not require widening to the abutting boundary streets.
- §255-52 – Curbs – To not require curbs along Eagle Road and Strafford Avenue.

Plans Prepared By: Inland Design
Dated: 06/30/2014, last revised 11/14/2014

I. Subdivision and Land Development

1. §255-27.C.(1) – The applicant has indicated on the plans, that the proposed right of way for Eagle Road and Strafford Avenue will be 60 feet wide (30 feet from the centerline of the roadway) and to have the road width remain the same. The applicant has requested a waiver from this section.
2. §255-27.C.(4) – Where a subdivision abuts or contains an existing street or inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way. The applicant has requested a waiver from this section.
3. §255-36 – Curbs shall be provided along streets when required by the Township. The applicant has requested a waiver of this section.
4. §255-27.I.(5) – In general, no private driveway shall take access to an arterial or major collector street. Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. The applicant has requested a waiver from this section.

Gannett Fleming

5. §255-38 – The applicant has agreed to pay a fee in lieu of \$500 per tree for the 12 required canopy trees that are not shown on the plan for a contribution of \$6,000.
6. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The developer has agreed to pay a fee in lieu of \$16,535.
7. §255-47.C. – Along the existing street on which a subdivision or land development abuts, improvements shall be made to the street. The applicant has requested a waiver from this section.
8. §255-52 – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. The applicant has requested a waiver from this section.

The applicant appeared before the Planning Commission on August 4, 2014, September 2, 2014 and October 6, 2014. The Planning Commission recommended approval to the Final Plans and the waivers requested conditions on the following:

- The applicant addressing all the comments in the staff/professionals review letters to the satisfaction of the Township.
- The waivers forwarded from the solicitor being incorporated into the applicant's waiver requests.
- The applicant amending the plan to show a 60 foot ROW on both road frontages and the setbacks being measured from this 60 foot ROW.

We suggest that consideration of final approval be conditioned upon adequately addressing the above comments.

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

Very truly yours,

GANNETT FLEMING, INC.



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



Civil Engineers, Surveyors & Land Development Consultants

November 14, 2014

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

**Re: 205 Strafford Avenue
Response to Review Memorandum from Gannett Fleming, Inc. dated 10-20-2014 and
Review Letter from Gilmore and Associates, Inc. dated 9-22-2014**

Dear Members of the Board:

We have received the above referenced review letters and offer the following responses to each as follows:

Gannett Fleming, Inc. Review Letter dated 10-20-2014

Waiver Requests

After much discussion with the Township staff and Township consultants, the following waivers are requested:

1. A waiver from Section 225-27.C.(1) of the Radnor Township Subdivision and Land Development Ordinance is requested to allow the proposed right of way of Eagle Road to be 60 feet wide (30 feet from centerline of road), to allow the road widths to remain (i.e. less than required), and to not require curb along Eagle Road or Strafford Avenue.
2. A waiver from Section 225-27.C.(4) of the Radnor Township Subdivision and Land Development Ordinance is requested to not require the applicant to adhere to the Right of Way widths, Cartway widths as stipulated in Section 255-27 C.(1).
3. A waiver from Section 255-36 of the Radnor Township Subdivision and Land Development Ordinance is requested to not require curbs along streets.
4. A waiver from Section 225-27.1(5) of the Radnor Township Subdivision and Land Development Ordinance is requested to allow the proposed driveway for Lot #4 and the existing driveway for Lot #5 to take access onto Eagle Road which is defined as a major collector street. These driveways are provided with reasonable site distance as required.
5. A waiver from Section 225-47.C of the Radnor Township Subdivision and Land Development Ordinance is requested to not require improvements (i.e. widening) to the abutting boundary streets.
6. A waiver from Section 255-52 of the Radnor Township Subdivision and Land Development Ordinance is requested to not require curbs along Eagle Road and Strafford Avenue.

I. Zoning

All building setback lines have been revised to comply with a proposed 60 foot right of way along both Eagle Road and Strafford Avenue. A waiver to allow the proposed right of way for Eagle Road to be 60 feet wide has been requested.

II. Subdivision and Land Development Ordinance

1. 255-27.C(1)6 – We concur with this statement. No response required.
2. 255-27.C.(1) – Sidewalks have been added to the plan as requested. The referenced waiver request has been eliminated from the plans.
3. 255-36 – The referenced waiver is shown on Sheet 1 of the plan set.
4. 255-38 – We concur with this statement. No response required.
5. 255-43.1.B.(1) – We concur with this statement. No response required.

III. Stormwater Comments

1. 245-27-J – An access manhole has been added to the proposed recharge bed shown on Lot #3.
2. The requested note has been added to the plan. Please refer to General Note #10.

General Comments

1. The common driveway has been eliminated from the plan. This comment is no longer applicable.
2. The proposed sanitary sewer profile has been revised as requested.
3. The proposed water line has been shown on the sanitary sewer profile as requested.
4. The referenced note has been eliminated from the plan

Gilmore & Associates, Inc. Review Letter dated 09-24-2014

C. Requested Waivers

A complete list of the requested waivers is shown at the beginning of this response letter and also shown on Sheet 1 of the revised plan set.

D. Review Comments

1. 255-20.B.(5)(c)[2] – The township may use the proposed \$1500 contribution to paint the mast arms and signal poles for the flashing warning lights. The referenced note has been revised as requested.
2. 255-27.C (1) – The requested 5'x5' expansion areas to the sidewalks have been added as requested.
3. The sight distance notes have been added to each existing and proposed driveway as requested.
4. The proposed driveways are shown as 20 feet wide where they meet the roadway. These have been dimensioned on the plans.
5. The legend has been revised to show sidewalks as requested.
6. The referenced note has been revised as requested.
7. The requested PennDOT form TE-672 will be submitted as requested.
8. The common driveway has been eliminated from the plan.

Based on the revisions outlined herein, we trust that the plan can now be approved. Please feel free to contact us should you have any questions or comments.

Very Truly Yours,



Charles A. Dobson, P.E.
President

/cad

c: 115 Strafford Ave, LLC
George Broseman, Esq.
file



Excellence Delivered As Promised

MEMORANDUM

Date: October 20, 2014

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

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

RE: 205 Strafford Avenue
115 Strafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014
90 Day Expiration: October 5, 2014 Extended to November 24, 2014

Gannett Fleming, Inc. has completed a review of the 205 Strafford Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into five lots. The existing dwelling will remain and the other four lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The following items listed below are the Planning Commission requests as a result of the September 2, 2014 Planning Commission meeting

- Requesting additional stormwater management on Lot 2 (the original house) and that stormwater management should be done in a way that it protects West Avenue and provides relief in stormwater runoff to that neighborhood
- Support the waiver for the curbs, request construction of sidewalks on both Eagle Road and Strafford Avenue
- Support the waiver to allow Eagle Road to have a 60' ROW instead of 80', maintain the cart-way width on both Eagle Road and Strafford Avenue
- Support the tree plan as discussed that keeps the trees on the existing Lot 2 on the Strafford Avenue side



Gannett Fleming

- Ask the applicant to work with the BoC on traffic calming and potentially contributing to traffic calming and repainting the all red signal at Eagle Road and Strafford Avenue in lieu of the traffic study
- Recommend the applicant make improvements to the existing street lights, and the installation of a vegetative buffer strip between the sidewalk and the street to aid in stormwater runoff. The sidewalk/path construction can be of material to the applicant's choice and safe to pedestrian travel.

The applicant has indicated that the following waiver will be requested from the Subdivision and Land Development Code:

- §255-27.C.(1) – To allow the proposed right of way of Eagle Road to be 60 feet wide (30 feet from the centerline of the road), to allow the road widths to remain (i.e. less than required) and to not require sidewalks along Eagle Road and Strafford Avenue.
- §255-27.C.(4) – To not require the applicant to adhere to the right of way widths, cartway widths or provide sidewalks as stipulated in §255-27.C.(1).
- §255-36 – To not require curbs along streets.

The following waivers must also be requested from the Subdivision and Land Development Code:

- §255-27.I.(5) – In general, no private driveway shall take access to an arterial or major collector street. Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. This waiver is required for the existing driveway.
- §255-27.I.(6) – No common driveways shall be permitted between two or more single-family dwellings. This waiver is required for the common drive between the existing house and three new homes.
- §255-47.C. – Along the existing street on which a subdivision or land development abuts (hereinafter called a "boundary street"), improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the Township. This waiver is required since no widening of the boundary street is proposed.
- §255-52 – Curbs – A waiver is required from this section in addition to §255-36.

Plans Prepared By: Inland Design
Dated: 06/30/2014, last revised 09/22/2014

I. Zoning

1. §280-30.C. – The front yard setback along Eagle Road and Strafford Avenue must be measured from the required right-of-way line, not the existing right-of-way line as shown. Any improvement to all lots must be revised accordingly from the correct setback lines.

Gannett Fleming

II. Subdivision and Land Development

1. §255-27.C.(1) – The applicant has indicated on the plans, that the proposed right of way for Eagle Road and Strafford Avenue will be 60 feet wide (30 feet from the centerline of the roadway).
2. §255-27.C.(1) – The applicant has provided 4 feet wide sidewalks along Eagle Road and Strafford Avenue. The proposed sidewalk must be shown on the plans the same along Eagle Road and Strafford Avenue. The applicant has also requested a waiver from this requirement on Sheet 1 of the plan set. A waiver is no longer required from this section.
3. §255-36 – Curbs shall be provided along streets when required by the Township. The applicant has requested a waiver of the requirement on Sheet 1 of the plan set.
4. §255-38 – The applicant has agreed to pay a fee in lieu of \$500 per tree for the 12 required canopy trees that are not shown on the plan for a contribution of \$6,000.
5. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The developer has agreed to pay a fee in lieu of \$16,535.

III. Stormwater Comments

1. §245-27.J. – Access manholes shall be provided on the recharge bed structures for future access for cleaning and maintenance (see lot 3)
2. A general note shall be added to the plans indicating that a grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.

General Comments

1. The applicant has indicated that the common driveway will be maintained by the Homeowners Association and documents will be provided for review.
2. The utility plan on sheet 5 indicates existing sanitary manhole 1 and proposed sanitary manholes 2 and 4. The sanitary sewer profile on sheet 10 indicates existing manhole 1 and proposed manholes 2, 3 and 4. This must be revised to be consistent.
3. The water line should be shown on the profile view when it crosses that sanitary sewer line. This is missing from the profile view between proposed manholes 2 and 3.

Gannett Fleming

4. General note #3 on sheet 1 of 12 indicates that the Home Owner Association will maintain the active recreation area. Since the recreation area has been eliminated, this note should be removed.

The applicant appeared before the Planning Commission on August 4, 2014, September 2, 2014 and October 6, 2014. The Planning Commission recommended approval to the Final Plans and the waivers requested conditions on the following:

- The applicant addressing all the comments in the staff/professionals review letters to the satisfaction of the Township.
- The waivers being forwarded from the solicitor being incorporated into the applicant's waiver requests.
- The applicant amending the plan to show a 60 foot ROW on both road frontages and the setbacks being measured from this 60 foot ROW.

We suggest that consideration of final approval be conditioned upon adequately addressing the above comments and the September 29, 2014 Gannett Fleming Memo and the September 24, 2014 Gilmore & Associates Memo.

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

MEMORANDUM

Date: September 29, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Steve Gabriel – Rettew Associates
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 205 Strafford Avenue
115 Strafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014

90 Day Expiration: October 5, 2014 Extended to November 24, 2014

Gannett Fleming, Inc. has completed a review of the 205 Strafford Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into five lots. The existing dwelling will remain and the other four lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The following items listed below are the Planning Commission requests as a result of the September 2, 2014 Planning Commission meeting

- Requesting additional stormwater management on Lot 2 (the original house) and that stormwater management should be done in a way that it protects West Avenue and provides relief in stormwater runoff to that neighborhood
- Support the waiver for the curbs, request construction of sidewalks on both Eagle Road and Strafford Avenue



- Support the waiver to allow Eagle Road to have a 60' ROW instead of 80', maintain the cart-way width on both Eagle Road and Strafford Avenue
- Support the tree plan as discussed that keeps the trees on the existing Lot 2 on the Strafford Avenue side
- Ask the applicant to work with the BoC on traffic calming and potentially contributing to traffic calming and repainting the all red signal at Eagle Road and Strafford Avenue in lieu of the traffic study
- Recommend the applicant make improvements to the existing street lights, and the installation of a vegetative buffer strip between the sidewalk and the street to aid in stormwater runoff. The sidewalk/path construction can be of material to the applicant's choice and safe to pedestrian travel.

The applicant has indicated that the following waiver will be requested from the Subdivision and Land Development Code:

- §255-27.C.(1) – To allow the proposed right of way of Eagle Road to be 60 feet wide (30 feet from the centerline of the road), to allow the road widths to remain (i.e. less than required) and to not require sidewalks along Eagle Road and Strafford Avenue.
- §255-27.C.(4) – To not require the applicant to adhere to the right of way widths, cartway widths or provide sidewalks as stipulated in §255-27.C.(1).
- §255-36 – To not require curbs along streets.

Plans Prepared By: Inland Design
Dated: 06/30/2014, last revised 09/22/2014

I. Zoning

1. §280-30.C. – The front yard setback along Eagle Road and Strafford Avenue must be measured from the required right-of-way line, not the existing right-of-way line as shown. Any improvement to all lots must be revised accordingly from the correct setback lines.

II. Subdivision and Land Development

1. §255-27.C.(1) – The applicant has indicated on the plans, that the proposed right of way for Eagle Road and Strafford Avenue will be 60 feet wide (30 feet from the centerline of the roadway).
2. §255-27.C.(1) – The applicant has provided 4 feet wide sidewalks along Eagle Road and Strafford Avenue. The proposed sidewalk must be shown on the plans the same along Eagle Road and Strafford Avenue. The applicant has also requested a waiver from this requirement on Sheet 1 of the plan set. A waiver is no longer required from this section.
3. §255-36 – Curbs shall be provided along streets when required by the Township. The applicant has requested a waiver of the requirement on Sheet 1 of the plan set.

Gannett Fleming

4. §255-38 – The applicant has agreed to pay a fee in lieu of \$500 per tree for the 12 required canopy trees that are not shown on the plan for a contribution of \$6,000.
5. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The developer has agreed to pay a fee in lieu of \$16,535.

III. Stormwater Comments

1. §245-27.J. – Access manholes shall be provided on the recharge bed structures for future access for cleaning and maintenance (see lot 3)
2. A general note shall be added to the plans indicating that a grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.

General Comments

1. The applicant has indicated that the common driveway will be maintained by the Homeowners Association and documents will be provided for review.
2. The utility plan on sheet 5 indicates existing sanitary manhole 1 and proposed sanitary manholes 2 and 4. The sanitary sewer profile on sheet 10 indicates existing manhole 1 and proposed manholes 2, 3 and 4. This must be revised to be consistent.
3. The water line should be shown on the profile view when it crosses that sanitary sewer line. This is missing from the profile view between proposed manholes 2 and 3.
4. General note #3 on sheet 1 of 12 indicates that the Home Owner Association will maintain the active recreation area. Since the recreation area has been eliminated, this note should be removed.

Should the Planning Commission consider recommending approval of this project, we recommend that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments and the review memo from Gilmore and Associates dated September 24, 2014.

Gannett Fleming

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', written over the company name.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: September 24, 2014

To: Steve Norcini, P.E.

From: Amy Kaminski, P.E., PTOE.

cc: Roger Phillips, P.E., Gannett Fleming, Inc.
Steve Gabriel, P.P, Rettew
Damon Drummond, P.E., PTOE

Reference: 205 Strafford Avenue
Strafford Avenue and Eagle Road
Radnor Township, Delaware County, PA
Preliminary/Final Subdivision Review- Transportation #3
G&A 14-07022

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Preliminary/Final Subdivision Plan (12 sheets) for 205 Strafford Avenue prepared by InLand Design, dated June 30, 2014 with a revision date of July 31, 2014. The plans were prepared for the applicant 115 Strafford Avenue, LLC. We offer the following comments for consideration by the Applicant and Radnor Township.

A. SUBMISSION

205 Strafford Avenue Preliminary/Final Subdivision Plans prepared for 115 Strafford Avenue, LLC. prepared by InLand Design, consisting of twelve (12) sheets, dated June 30, 2014 with a revision date of September 22, 2014.

B. PROJECT DESCRIPTION

The Applicant proposes to subdivide an existing 2.39 acre parcel located at 205 Strafford Avenue with an existing single-family detached dwelling unit, with access to both Eagle Road and Strafford Avenue into five (5) lots. Lots 1, 3, 4 and 5 will be improved with four (4) single-family detached dwelling units. All parcels will take access to Strafford Avenue; with Lots 3, 4, and 5 sharing a driveway access to Strafford Avenue; and Lot 5 will have a secondary access to Eagle Road. The parcel is zoned R-4 Residential.

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65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
www.gilmore-assoc.com

C. REQUESTED WAIVERS

1. §255-27.C.(1) The applicant is requesting a waiver for the following:
 - a. The applicant proposes 30' (half width) right-of-way on Eagle Road; this section of the ordinance requires an 80' right-of-way (40' right-of-way from the centerline of the roadway).
 - b. The applicant proposes no additional widening, sidewalks or curbing on Eagle Road or Strafford Avenue. The ordinance requires a 48' and 28' cartway width, on Eagle Road and Strafford Avenue, respectively; along with sidewalks and curbing along Strafford Avenue.
2. §255-36. The applicant is requesting a waiver from providing curbing along both Eagle Road and Strafford Avenue.

D. REVIEW COMMENTS

1. §255-20.B.(5)(c)[2] If a traffic impact study is not provided, the applicant must obtain a waiver from this section of the ordinance. The applicant has offered a contribution of \$1,500 to Radnor Township to be used to repair the existing streetlights along the property frontage on Strafford Avenue in lieu of a traffic study as indicated in the General Note 15 on sheet 1 of the submitted plan set and in the response to the Township Engineer's SALDO comments. However, it is our understanding the applicant has also offered to repaint the flashing warning beacon mastarms and signal poles at the intersection of Eagle Road and Strafford Avenue. The note should be revised to include this offered offsite improvement.
2. §255-27.C.(1): The plans indicate a callout for a 4' wide sidewalk along Strafford Avenue; however, the plans must be revised to identify the sidewalks as proposed. In addition, the 4' sidewalk along Eagle Road must include one 5' X 5' expansion area to allow a passage area for wheelchair users as required in Titles II and III of the Americans with Disability Act of 1990; regarding public facilities in Chapter 4: Accessible Routes.
3. §255-27.1.(5) Although the applicant has responded in the submission letter accompanying the plan set that adequate sight distance is available for all four accesses (existing and proposed); the plans must be revised and include a note indicating the calculated/required sight distance value (based on the speed plus 10 MPH or the 85th percentile speed) and available sight distance value.
4. §255-30.C. The width of driveways at the street shall be between 20 and 35 feet; the plan indicates the driveway access for both Lot 1 (on Strafford Avenue) and Lot 5 (on Eagle Road) are both less than the required 20'

minimum. Revise the plans or request a waiver. We recommend a minimum width of 20'.

5. Modify the plan Legend to include a symbol for identifying sidewalks on the plan.
6. Revise Note 13 on Sheet 1 to indicate that during construction, no lane closures shall occur from 6AM-9AM and 3PM-6PM weekdays without approval by the Radnor Township Public Works Director.
7. The applicant must complete PennDOT TE-672 *Pedestrian Accommodation at Intersections Checklist* form in support of not providing pedestrian crosswalks and curb cuts at the intersection of Eagle Road and Strafford Avenue.
8. The applicant has acknowledged the need for an access easement and maintenance agreement for the Lots 3, 4 and 5 shared access driveway to Strafford Avenue.

If you have any questions regarding the above, please contact this office.

Kaplin Stewart

Attorneys at Law

George W. Broseman
Direct Dial: (610) 941-2459
Direct Fax: (610) 684-2005
Email: gbroseman@kaplaw.com
www.kaplaw.com

September 24, 2014

VIA E-MAIL

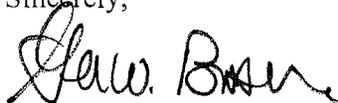
Roger Phillips, P.E.
Gannett Fleming Engineers and Planners
Valley Forge Corporate Center
P.O. Box 80794
Valley Forge, PA 19482

**RE: 205 Strafford Avenue - Pending Subdivision Application;
Our Reference: 10073-11**

Dear Mr. Phillips:

I represent 115 Strafford Avenue, LLC, equitable owner of the property at 205 Strafford Avenue. As you have requested, I am writing to grant Radnor Township an extension of time through November 24, 2014 in which to render a decision on the pending Subdivision Application. Please contact us if you have any questions or require any further information.

Sincerely,



George W. Broseman

GWB:kds

cc: 115 Strafford Avenue, LLC



INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

September 22, 2014

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

**Re: 205 Strafford Avenue
Response to Review Letter from Gannett Fleming, Inc. dated 8-16-2014, and Review Letter
from Gilmore and Associates, Inc. dated 8-6-2014**

Dear Members of the Board:

We have received the above referenced review letters and offer the following responses to each as follows:

Gannett Fleming, Inc. Review Letter dated 08-14-2014

Waiver Requests

Section 255-14.A – To proceed with Preliminary/Final plan before obtaining a separate preliminary plan approval. The number of lots has been reduced from 6 to 5. As such this plan now meets the definition of a Minor Subdivision Plan and does not require a Preliminary Plan approval. Therefore this waiver has been removed from the plan.

I. Subdivision and Land Development Ordinance

1. 255-6 – The referenced open space lot has been removed from the plan. Therefore the total number of lots is now 5 which meets the definition of a minor subdivision plan.
2. 255-20.B.(1)(o)[7] – Sidewalks have been added to the plan as requested.
3. 255-20.B.(1)(o)[8] – Pursuant to a request by Township staff, the applicant has agreed to modify the existing street lights and provide two additional lights on existing utility poles. All proposed lights will be LED.
4. 255-37.K – Sidewalks have been added to the plan as requested.
5. 255-43.1.B.(1) – The applicant has agreed to pay the open space fee for the 5 proposed lots. A note has been added to the cover sheet to this effect.
6. 255-43.1.C.(3)(a) – The open space lot has been removed from the plan. Therefore this comment is no longer applicable.
7. 255-43.1.1 - The open space lot has been removed from the plan. Therefore this comment is no longer applicable.

II. General Comments

1. A copy of the draft Homeowners Association Documents will be provided for review as requested.
2. The proposed sanitary sewer extension has been relocated within the bed of Strafford Avenue.

Gilmore & Associates, Inc. Review Letter dated 08-06-2014

III. Review Comments

1. 255-20.B.(5)(c)[2] – The applicant has proposed a fee in lieu of a traffic study. Please refer to the General Notes on Sheet 1.
2. 255-27.C(1) – The applicant has requested a waiver from this section. Please refer to the waiver request notes on Sheet 1.
3. 255-27.I(5) – Sight Distance has been verified at the existing and proposed driveways.
4. 255-30.C – The width of the common driveway has been revised to be 20 feet.
5. An access easement is provided for the common driveway. A maintenance agreement for the common driveway is provided within the draft Homeowners Association Documents.

Based on the revisions outlined herein, we trust that the plan can now be approved. Please feel free to contact us should you have any questions or comments.

Very Truly Yours,



Charles A. Dobson, P.E.
President

/cad

c: 115 Strafford Ave, LLC
George Broseman, Esq.
file



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

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CHAIRMAN

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

PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

August 21, 2014

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

RE: Name of Dev't: 115 Strafford Avenue LLC
DCPD File No.: 34-6016-12-13-14
Developer: 115 Strafford Avenue, LLC
Location: Southeast corner of Windsor and
Strafford Avenues
Recv'd in DCPD: January 31, 2014

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 21, 2014, 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

LFH/pmg

cc: 115 Strafford Avenue, LLC
InLand Design



DELAWARE COUNTY PLANNING DEPARTMENT

DCPD

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

Date: August 21, 2014
File No.: 34-6016-12-13-14

PLAN TITLE: 115 Strafford Avenue LLC
DATE OF PLAN: June 30, 2014
OWNER OR AGENT: 115 Strafford Avenue, LLC
LOCATION: Southeast corner of Windsor and
Strafford Avenues
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Final Land Development
ZONING DISTRICT: R-4
SUBDIVISION ORDINANCE: Local
PROPOSAL: Subdivide 2.393 acres into 5 lots
UTILITIES: Public Water and Sewer
RECOMMENDATIONS: Approval, contingent receiving the
requested waiver and acceptance of
proposed recreational open space
STAFF REVIEW BY: Charles J. Doyle
REMARKS:

SITE INFORMATION

The 2.393-acre site contains an existing 4,960 sq. ft. building
and a detached garage.



Date: August 21, 2014
File No.: 34-6016-12-13-14

REMARKS continued:

PROPOSAL

The applicant proposes to subdivide the 2.393-acre lot into 5 lots, with an additional area dedicated for recreation space.

Lot 2 will consist of 45,056 sq. ft. and retain the existing 4,960 sq. ft. building.

The remaining proposed lots will contain newly developed single-family detached dwellings.

Lot 1 will consist of 13,136 sq. ft.; Lot 3 of 14,841 sq. ft.; Lot 4 of 11,970 sq. ft.; and Lot 5 of 11,970 sq. ft.

Additionally, the applicant has proposed a recreation area, totaling 7,275 sq. ft., located along the northeast corner of the property.

Pursuant to the proposed plan, the applicant intends to raze the existing detached garage.

WAIVER REQUESTED

Sheet 1 of the plan indicates the applicant has requested a waiver from Section 255-14.A of the Township subdivision ordinance to forgo preliminary plan review.

ZONING

The property is located in the R-4 Residence district, with regulations established under Article VII of the Township zoning code.

The proposed plan appears to comply with the R-4 district provisions.

Date: August 21, 2014
File No.: 34-6016-12-13-14

REMARKS continued:

RECREATIONAL OPEN SPACE

Section 255-43.1.B(1) states that "1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments." As noted, the applicant has proposed to provide a 7,275 sq. ft. portion of property for recreational open space.

Standards for suitable recreation land are established under Section 255-43.1.C.

Section 255-43.1.C. states that "Site(s) should be easily and safely accessible, have good ingress and egress and have access to a public road or to a road to be dedicated as a public road, or to a road which the residents of the development in which the site is located can use to reach the park and recreation site."

The proposed recreational lot appears to be created as a landlocked parcel that has no means of access.

Township Planning Commission and the Park and Recreation Board members should ensure the plan is complies with Section 255-43.1.C prior to plan approval.

STORMWATER MANAGEMENT FACILITIES

The applicant has proposed to construct underground infiltration beds for each of the lots where newly developed homes will be constructed (Lots 1, 3, 4, and 5).

The municipal engineer must verify the adequacy of all proposed stormwater management facilities.

Date: August 21, 2014
File No.: 34-6016-12-13-14

REMARKS continued:

SEWAGE FACILITIES

A public sewer easement is located upon the property along Strafford Avenue. The applicant has proposed to connect the dwellings to the existing line along Strafford Avenue.

The developer should contact the Pennsylvania Department of Environmental Protection for a determination as to whether or not the proposed development is eligible for an exemption or will require a revision to the municipality's Act 537 Sewage Facilities Plan. The Township should confirm any such approvals prior to the issuance of building permits.

COMPLIANCE

Aside from the waiver regarding preliminary review, the proposed plan appears to be consistent with the Township subdivision ordinance.

The plan also appears to be consistent with the Township zoning ordinance.

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.



Civil Engineers, Surveyors & Land Development Consultants

Sent Certified Mail

August 25, 2014

Radnor Township Board of Commissioners
301 Iven Avenue
Wayne, PA 19087-5297

**Re: General NPDES Application for 205 Strafford Avenue
Radnor Township, Delaware County**

Dear Board of Commissioners:

This notice is to inform you that 115 Strafford Avenue, LLC is applying for a General NPDES Permit for Stormwater Discharges Associated with construction activities from the Pennsylvania Department of Environmental Protection. Please note that the relevant information for this application is as follows:

Applicant Contact: 115 Strafford Avenue, LLC
Attn: Bo Erixson
110 North Phoenixville Pike
Suite 100
Malvern, PA 19355

Project Location: 2.39 Acre Parcel
205 Strafford Avenue
Wayne, PA 19087

Project Description: 115 Strafford Avenue, LLC is proposing to develop 5 single family detached dwellings (1 existing and 4 new).

Acts 67, 68, and 127 of 2000 amended the Municipalities Planning Code (MPC) and directs state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure, and specifies that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the MPC.

Enclosed is a complete copy of the permit application form completed by the applicant for this project. DEP invites you to review the attached application and comment on the accuracy of answers provided with regard to land use aspects of this project; please be specific to the DEP and focus on the relationship to zoning ordinances. If you wish to submit comments to the DEP and become part of a land use review

759 East Lincoln Highway, Exton, PA 19341 • Ph. (484) 872-8260 / Fax (484) 872-8261 •

www.InLandDesign.net



Civil Engineers, Surveyors & Land Development Consultants

AUGUST 25, 2014
Radnor Township
Board of Commissioners
NPDES Notification
Page 2

of this project, you must respond within 30 days to the DEP regional office and appropriate conservation district. If there are no land use comments received by the end of the comment period, DEP will assume that there are no substantive land use conflicts and proceed with the normal application review process.

For more information about this land use review process, visit DEP's Web site at www.depweb.state.pa.us , Keyword: "Land Use Reviews"

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Charles A. Dobson", with a long horizontal flourish extending to the right.

Charles A. Dobson, P.E.
President

Enclosures



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATERWAYS ENGINEERING AND WETLANDS

OFFICIAL USE ONLY
ID # _____
Date Received _____

**PERMIT APPLICATION
 NOTICE OF INTENT FOR COVERAGE
 UNDER THE GENERAL (PAG-02) NPDES PERMIT
 OR
 APPLICATION FOR AN INDIVIDUAL NPDES
 PERMIT FOR STORMWATER DISCHARGES
 ASSOCIATED WITH CONSTRUCTION ACTIVITIES**

PLEASE READ THE PERMIT SUMMARY SHEET AND INSTRUCTIONS PROVIDED IN THIS PERMIT APPLICATION PACKAGE BEFORE COMPLETING THIS FORM. COMPLETE THE ATTACHED CHECKLIST AND APPROPRIATE WORKSHEETS.

PLEASE PRINT OR TYPE INFORMATION IN BLACK OR BLUE INK.

PERMIT TYPE	GENERAL <input checked="" type="checkbox"/>	INDIVIDUAL <input type="checkbox"/>		
APPLICATION TYPE	NEW <input checked="" type="checkbox"/>	RENEWAL <input type="checkbox"/>	MAJOR MODIFICATION <input type="checkbox"/>	PHASED <input type="checkbox"/>
SECTION A. APPLICANT INFORMATION				
Applicant Name		Phone	610 721-1495	
115 Strafford Ave., LLC, Attn: Bo Erixson		FAX		
Mailing Address	City	State	ZIP + 4	
110 North Phoenixville Pike	Malvern	PA	19355	
Employer ID (EIN)				
Email Address				
Co-Applicant's Name		Phone		
		FAX		
Mailing Address	City	State	ZIP + 4	
Employer ID (EIN)				
Email Address	berixxon@comcast.net			
SECTION B. PROJECT INFORMATION				
1. Project Name: 205 Strafford Avenue				
2. Total Project Site (Acres): <u>2.39</u>		3. Total Disturbed Area (Acres): <u>1.15</u>		
4. Project Description Residential development of 5 singel family dwellings (1 existing, 4 new)				
<input checked="" type="checkbox"/> Residential Subdivision <input type="checkbox"/> Sewerage/Water System <input type="checkbox"/> Private Road/Residence <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Public Road <input type="checkbox"/> Government Facility <input type="checkbox"/> Utility Facility/Transmission <input type="checkbox"/> Recreational <input type="checkbox"/> Remediation/Restoration				
5. Project Location or Physical Address (if available):				
Address		City	State	ZIP + 4
115 Strafford Avenue		Wayne	PA	19087
6. Project County	Project Municipality	City	Boro	Twp
<u>Delaware</u>	<u>Radnor</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Project Latitude: 40 ° / 2 ' / 42 " Project Longitude: -75 ° / 23 ' / 49.9 "

7a. Collection Method: EMAP HGIS GISDR ITPMP GPS WAAS LORAN

7b. Horizontal reference datum (or projection datum) employed in the collection method. (EMAP and HGIS (PNDI) have known datum and do not require checking here.) NAD27 NAD83 WGS84 (GEO84)

Enter the date of collection if the lat and long coordinates were derived from GPS, WAAS or LORAN. ____ mm ____ dd ____ yyyy

8. U.S.G.S. Quad Map Name(s) Valley Forge

SECTION C: SITE ANALYSIS

1. Existing and Previous Uses of the Project Site:

1a. Existing Land Uses: Agriculture ____ % Forest/Woodland ____ % Barren ____ %
 Urban 67 % Brownfield ____ % Other Lawns 33 %

1b. Historical Land Uses: Agriculture ____ % Forest/Woodland ____ % Barren ____ %
 Urban 67 % Brownfield ____ % Other Lawns 33 %

2. Potential Toxic or Hazardous Pollutants:

Pollutant	Concentration w/Units	Source	Sample Type	Date(s) / Number of Samples
N/A				

3. Fill Material

Will the applicant need to import or export fill for the project site? Clean fill can not be placed in or on waters of the Commonwealth. If fill will be imported or exported, Form FP-001 (Document # 258-2182-773) must be used to certify origin of the fill material.

Check the appropriate box

Import fill – the applicant will, in most situations, be responsible to perform environmental due diligence and determine that all fill imported to the site meets the department's definition of clean fill. The plan designer must include a note on the drawings to identify the operator(s) responsibility and provide the definition of Clean Fill and Environmental Due Diligence.

Export fill – the Applicant is responsible for performing environmental due diligence at the time this application was submitted to determine that any fill exported from the site will be certified as clean fill.

4. Estimated Timetable for Phased Projects (Complete for phased projects only)

Phase No. or Name	Proposed Type of Activity	Total Area	Disturbed Area	Start Date	End Date
N/A					

5 Waters to Which Project Discharges (Check all that apply)

Waters of the Commonwealth Municipal Separate Storm Sewer (MS4) Private Storm Sewer
 Combined Sewer Overflow System Non Surface Waters

5.a. Waters of the Commonwealth to which the project discharges or has the potential to discharge to (including EV wetlands) other than MS4s, CSOs, private storm sewers:

Name of Waters	Designated Use of Water	Existing Use of Water
<u>Darby Creek</u>	<u>CWF/MF</u>	

<input type="checkbox"/> Combined Sewer Overflow System to which the project discharges:	<input type="checkbox"/> Municipal Separate Storm Sewer (MS4) to which the project discharges:	<input type="checkbox"/> Private Storm Sewer to which the project discharges:	<input type="checkbox"/> Non Surface Water: (including discharges): off-site
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5b. Does the site discharge to waters classified as impaired according to Category 4 of PA Integrated Water Quality Monitoring and Assessment Report? Yes No

If yes, list source and cause of impairment: Urban Runoff/Storm Sewers-Water/Flow Variability, Cause Unknown

5c. Does the site discharge to waters with a TMDL according to Category 5 of the PA Integrated Water Quality Monitoring & Assessment Report? Yes No

If yes, list source and cause of impairment TMDL addresses: _____

SECTION D. EROSION & SEDIMENTATION (E&S) AND POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM)

Note: For projects involving multiple points of discharge, please submit a complete, separate Section D for each additional point of discharge.

1. E & S Plan The E & S Plan must satisfy at least one of subparagraph A or B below.

A. E & S plan is designed using BMPs in the Pennsylvania Erosion & Sedimentation Pollution Control Manual (ESPC) (Technical Guidance #3632134-008/March 2012)

OR

B. E & S plan is designed using an alternative BMP or design standard

2. PCSM Plan

The PCSM Plan must satisfy either subparagraph A, or B or C below.

A. Act 167 Plan approved on or after January 2005 – The attached PCSM Plan, in its entirety, is consistent with all requirements pertaining to rate, volume, and water quality from an approved Act 167 Stormwater Management Plan.

Complete the following table for all applicable approved Act 167 Stormwater Management Plans. (use additional sheets if necessary)

ACT 167 Plan Name	Date Adopted	Consistency Letter Included <input type="checkbox"/>
<u>Ordinance #2005-11</u>	<u>May 9, 2005</u>	Consistency Letter Pending <input checked="" type="checkbox"/>

OR

B. The PCSM Plan meets the standard design criteria from the 25 Pa. Code Chapter 102.8.(g)(2) and (3)..

OR

C. Alternative Design Standard – The attached PCSM plan was developed using approaches other than those in 25 Pa. Code Chapter 102.8.(g)(2) and (3). Demonstrate how this standard will be either more protective than what is required in 25 Pa. Code Chapter 102.8(g)(2) and (3). and will maintain and protect existing water quality and existing and designated uses as allowed in 102.8(g)(2)(iv) and 102.8(g)(3)(iii).

3. Summary Table for Supporting Calculation and Measurement Data
 Please reference the stormwater methodology used (Numbers generated in this table should be consistent with Worksheets 1-5.)
SCS - TR-55

	Pre-construction	Post Construction	Net Change
Design storm frequency <u>2-year</u> Rainfall amount <u>3.36</u> inches			
Impervious area (acres)	1 0.73	2 0.91	3 0.18
Volume of stormwater runoff <input type="checkbox"/> acre-feet or <input checked="" type="checkbox"/> cubic feet without planned stormwater BMPs (check appropriate box)	4 10,289	5 12,629	6 2,340
Volume of stormwater runoff <input type="checkbox"/> acre-feet or <input checked="" type="checkbox"/> cubic feet with planned stormwater BMPs (check appropriate box)		7 1,504	8 -8,785
Stormwater peak discharge rate for the design frequency storm (cubic feet per second)	9 3.57	10 0.68	11 -2.89

- Box 1. Pre-construction impervious area:** The total acres of impervious area on the project site before construction activities begin, based on land use for five years preceding the planned project.
- Box 2. Post construction impervious area:** The total acres of impervious area on the project site after construction activities have been completed.
- Box 3. Net change of impervious area:** The difference between the acres of impervious area listed in Box 1 and Box 2. Zero or negative values are acceptable.
- Box 4. Pre-construction stormwater runoff volume without planned BMPs:** The amount of stormwater runoff volume from the project site that would result from the design storm occurrence before construction activities begin, based on land use for five years preceding the project.
- Box 5. Post construction stormwater runoff volume without planned BMPs:** The amount of stormwater runoff volume from the project site that would result from the design storm occurrence after construction activities have finished assuming that no stormwater infiltration or retention BMPs have been installed.
- Box 6. Net change in stormwater volume without planned BMPs:** The difference between the amounts of stormwater runoff volume listed in Box 4 and Box 5.
- Box 7. Post construction stormwater runoff volume with planned BMPs:** The amount of stormwater runoff volume from the project site that would result from the design storm occurrence after construction activities have finished and the planned stormwater infiltration or retention BMPs have been installed.
- Box 8. Net change in stormwater runoff volume with planned BMPs:** The difference between the amounts of stormwater runoff volume listed in Box 4 and Box 7.
- Box 9. Pre-construction stormwater discharge rate:** The stormwater runoff discharge rate for the design frequency storm as determined by the land use for the past five years.
- Box 10. Post construction stormwater discharge rate:** The stormwater runoff discharge rate for the design frequency storm event after all planned stormwater BMPs are installed.
- Box 11. Net change stormwater discharge rate:** The difference between the stormwater runoff discharge rates listed in Box 9 and Box 10.

4. Summary Description of Post Construction Stormwater BMPs (consistent with the design or applicable worksheets)

Key: RC = Rate Control VC = Volume Control WQ = Water Quality

In the lists below, check the BMPs identified in the PCSM Plan, and their function(s) using the above Key. More than one function may be checked for a BMP. List the stormwater volume and area of runoff to be treated by each BMP type. If any BMP in the PCSM Plan is not listed below, it must be described in the space provided after "Other".

BMP	Function(s)	Volume of stormwater treated	Acres treated
<input type="checkbox"/> Wet ponds	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Constructed wetlands	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Retention basins	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Detention basin	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Underground detention	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Dry Extended detention basin	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Sediment fore bay	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Infiltration trench	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Infiltration Berm/Retentive Grading	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input checked="" type="checkbox"/> Subsurface Infiltration bed	<input checked="" type="checkbox"/> VC <input checked="" type="checkbox"/> RC <input checked="" type="checkbox"/> WQ	10,926	1.39
<input type="checkbox"/> Infiltration basin	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Pervious pavement	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Dry well/Seepage pit	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Bio-infiltration areas	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Rain gardens/Bio-retention	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Vegetated swales	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Constructed filters	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Protect Sensitive & Special Value Features	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Protect/Convert/Establish Riparian buffers	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Restoration: Buffers/ Landscape/Floodplain	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Disconnection from storm sewers	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Rooftop disconnection	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Vegetated roofs	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Runoff capture/Reuse	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Oil/grit separators			<input type="checkbox"/> WQ
<input type="checkbox"/> Water quality inserts/inlets			<input type="checkbox"/> WQ
<input type="checkbox"/> Street sweeping			<input type="checkbox"/> WQ
<input type="checkbox"/> Other _____	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		
<input type="checkbox"/> Other _____	<input type="checkbox"/> VC <input type="checkbox"/> RC <input type="checkbox"/> WQ		

5. Off Site Discharge Analysis

Does the project propose any off-site discharges to areas other than surface waters? Yes No

If yes, the applicant must have appropriate easement that provides the legal authority for this off-site discharge. In addition, applicant must provide a demonstration in both the E&S and PCSM plans that the discharge will not cause erosion, damage, or nuisance to off-site properties.

6. Potential Pollution Causing Materials

Identify naturally occurring geologic formations or soil conditions that may have the potential to cause pollution during earth disturbance activities and include BMPs to avoid or minimize potential pollution and its impacts from the formation.

There are no geologic formations or soil conditions that have the potential to cause pollution during earth disturbance activities.

7. Riparian Buffers

A. Will the project protect, convert or establish a riparian buffer or a riparian forest buffer?

Protect Yes No Convert Yes No Establish Yes No

If protecting, converting or establishing a riparian forest buffer, a riparian forest buffer management plan must be included as part of the PCSM plan.

B. If the project will not provide the full 150 foot buffer required in accordance with 102.14(a)(1) or 102.14(a)(2), please list the waiver provisions in 102.14(d)(2)(i)-(vi), that are being requested and provide additional documentation to demonstrate reasonable alternatives for compliance with 102.14 requirements.

N/A

C. Will you be protecting, converting or establishing a voluntary riparian forest buffer as part of this project site? Yes No

If yes, a riparian forest buffer management plan must be included as part of the PCSM plan.

8. Thermal Impacts Analysis

Explain how thermal impacts associated with this project were avoided, minimized, or mitigated. Potential thermal impacts associated with this project were avoided/minimized/mitigated by conveying runoff to an underground recharge bed where the runoff can be cooled prior to discharge.

9. Critical Stages

Identify the critical stages of implementation of the PCSM plan for which a licensed professional or designee shall be present on the project site. The construction of the recharge bed is a critical stage of the site construction.

SECTION E. ANTIDEGRADATION ANALYSIS MODULE
This Section is to be completed for Special Protection Waters Only
(Projects that drain to HQ/EV Waters and EV Wetlands).

PART 1 NONDISCHARGE ALTERNATIVES EVALUATION

E & S Plan	Official Use Only	PCSM Plan	Official Use Only
Check off the environmentally sound nondischarge Best Management Practices (BMPs) listed below to be used prior to, during, and after earth disturbance activities that have been incorporated into the E & S Plan based on the site analysis. For BMPs not checked, provide an explanation of why they were not utilized, attach additional sheets if necessary.		Check off the environmentally sound nondischarge Best Management Practices (BMPs) listed below to be used after construction that have been incorporated into the PCSM Plan based on the site analysis. For BMPs not checked, provide an explanation of why they were not utilized, attach additional sheets if necessary.	
Nondischarge BMPs <input type="checkbox"/> Alternative Siting <input type="checkbox"/> Alternative location <input type="checkbox"/> Alternative configuration <input type="checkbox"/> Alternative location of discharge <input type="checkbox"/> Limited Disturbed Area <input type="checkbox"/> Limiting Extent & Duration of Disturbance (Phasing, Sequencing) <input type="checkbox"/> Riparian Buffers (150 ft min) <input type="checkbox"/> Riparian Forest Buffer (150 ft min) <input type="checkbox"/> Other _____		Nondischarge BMPs <input type="checkbox"/> Alternative Siting <input type="checkbox"/> Alternative location <input type="checkbox"/> Alternative configuration <input type="checkbox"/> Alternative location of discharge <input type="checkbox"/> Low Impact Development (LID / BSD) <input type="checkbox"/> Riparian Buffers (150 ft min) <input type="checkbox"/> Riparian Forest Buffer (150 ft min) <input type="checkbox"/> Infiltration <input type="checkbox"/> Water Reuse <input type="checkbox"/> Other _____	
Will the nondischarge alternative BMPs eliminate the change in rate, volume, or quality during and after construction? If yes, antidegradation analysis complete. <input type="checkbox"/> Yes <input type="checkbox"/> No If no, proceed to Part 2.			

Part 2 Antidegradation Best Available Combination of Technologies (ABACT)

If the net change in stormwater discharge during or after construction is not fully eliminated by nondischarge BMPs, the applicant must utilize ABACT BMPs to manage the change. The applicant must specify whether the discharge will occur during construction, post-construction or both, and identify the technologies that will be used to ensure that the discharge will be a non-degrading discharge.

E & S Plan	Official Use Only	PCSM Plan	Official Use Only
<input type="checkbox"/> Treatment BMPs: <input type="checkbox"/> Sediment basin with skimmer <input type="checkbox"/> Sediment basin ratio of 4:1 or greater (flow length to basin width) <input type="checkbox"/> Sediment basin with 4-7 day detention <input type="checkbox"/> Flocculants <input type="checkbox"/> Land disposal: <input type="checkbox"/> Vegetated filters <input type="checkbox"/> Riparian buffers <150ft. <input type="checkbox"/> Riparian Forest Buffer <150ft. <input type="checkbox"/> Pollution prevention: <input type="checkbox"/> PPC Plans <input type="checkbox"/> Immediate stabilization <input type="checkbox"/> Street sweeping <input type="checkbox"/> Channels, collectors and diversions lined with permanent vegetation, rock, geotextile or other non-erosive materials <input type="checkbox"/> Stormwater reuse technologies: <input type="checkbox"/> Sediment basin water for dust control <input type="checkbox"/> Sediment basin water for irrigation <input type="checkbox"/> Other _____		<input type="checkbox"/> Treatment BMPs: <input type="checkbox"/> Infiltration Practices <input type="checkbox"/> Wet ponds <input type="checkbox"/> Created wetland treatment systems <input type="checkbox"/> Vegetated swales <input type="checkbox"/> Manufactured devices <input type="checkbox"/> Bio-retention/infiltration <input type="checkbox"/> Green Roofs <input type="checkbox"/> Land disposal: <input type="checkbox"/> Vegetated filters <input type="checkbox"/> Riparian Buffers <150ft. <input type="checkbox"/> Riparian Forest Buffer <150ft. <input type="checkbox"/> Pollution prevention: <input type="checkbox"/> Disconnection of roof drainage <input type="checkbox"/> Bio-retention/bio-infiltration <input type="checkbox"/> Street sweeping <input type="checkbox"/> Nutrient, pesticide, herbicide or other chemical application plan alternatives <input type="checkbox"/> PPC Plans <input type="checkbox"/> Non-structural Practices <input type="checkbox"/> Land Preservation <input type="checkbox"/> Restoration BMPs <input type="checkbox"/> Stormwater reuse technologies: <input type="checkbox"/> Cisterns <input type="checkbox"/> Rain barrels <input type="checkbox"/> Dry hydrant with underground storage <input type="checkbox"/> Spray/Drip Irrigation <input type="checkbox"/> Other _____	
Are the ABACT BMPs selected sufficient to minimize E & S discharges to the extent that existing or designated surface water uses are protected? <input type="checkbox"/> Yes If yes, antidegradation analysis is complete. <input type="checkbox"/> No. If no, and the project discharges to a HQ water, proceed to Part 3. If no and the project discharges to an EV Water, contact the local conservation district or Department regional office.		Are the ABACT BMPs selected sufficient to achieve no net change and assure that existing or designated surface water uses are protected? <input type="checkbox"/> Yes If yes, antidegradation analysis is complete. <input type="checkbox"/> No. If no, and the project is located in a HQ water, proceed to Part 3. If no and the project discharges to an EV Water, contact the local conservation district or Department regional office.	

Part 3 Social or Economic Justification (SEJ) (for projects in high quality waters only)

If the project discharges to HQ waters only, is there an important economic or social justification for the project?

Yes No If yes, please contact the Department regional office for the county in which the project is located.

SECTION F. CONSULTANT FOR THIS PROJECT			
Name Charles A. Dobson, P.E.		eFACTS Consultant ID	
Title President	Consulting Firm InLand Design, LLC		Seal (if applicable)
Mailing Address 759 East Lincoln Highway			
City Exton	State PA	ZIP+4 19341	
Email chuck@inlanddesign.net	Phone FAX	4848728260 4848728261	Ext
SECTION G. COMPLIANCE HISTORY REVIEW			
<p>Is/was the applicant(s) in violation of any Department regulation, order, schedule of compliance or permit or in violation of any Department regulated activities within the past five years?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, list each permit order, schedule of compliance or project that is/was in violation and provide compliance status of the activity (use additional sheets to provide information on all permits).</p> <p>Permit Program or Activity: _____ Permit Number (if applicable): _____</p> <p>Brief description of non-compliance:</p>			
Steps taken to achieve compliance		Date(s) compliance achieved	
<p>Current Compliance Status: <input checked="" type="checkbox"/> In-Compliance <input type="checkbox"/> In Non-Compliance</p>			
<p>If in non-compliance, please attach schedule for achieving compliance.</p>			

SECTION H, PERMIT COORDINATION

1. Are there pending permits or any other permits, approvals or planning requirements for this project?

Yes No If yes, list each permit or approval, permit number, and description.

Act 537 Plan Approval

2. Does the project involve any of the following: placement of fill and/or excavation within or a placement of a structure located in, along, across, or projecting into a water course, floodway or body of water (including wetlands)?

Yes No If yes, identify which authorization under Chapter 105 is applicable.

Joint Permit

General Permit

Waiver

3. What is the project's 537 Plan status? Please note that 537 Plan approval is required prior to initiation of earth disturbance activity.

Pending

4. Is the project associated with a brownfield remediation and/or requires an Act 2 approval? Yes No If yes, please indicate any coordination to date with the Department's Environmental Cleanup Program.

SECTION I, CERTIFICATION

Applicant Certification

I certify under penalty of law that this application and all related attachments were prepared by me or under my direction or supervision by qualified personnel to properly gather and evaluate the information submitted. Based on my own knowledge and on inquiry of the person or persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. The responsible official's signature also verifies that the activity is eligible to participate in the NPDES permit, and that BMP's, E&S Plan, PPC Plan, PCSM Plan, and other controls are being or will be, implemented to ensure that water quality standards and effluent limits are attained. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment or both for knowing violations pursuant to Section 309(c)(4) of the Clean Water Act and, 18 Pa. C.S. §§4903-4904.

Applicant

Co-Applicant (if applicable)

Bo Erixon, Managing Member 115 Strafford Avenue, LLC
Print Name and Title of Person Signing

Print Name and Title of Person Signing

(610) 296-8175
Telephone Number of Person Signing

()
Telephone Number of Person Signing

Signature of Applicant

Signature of Co-Applicant

Date Signed

Date Signed

Please note below the name, address and telephone number of the individual that should be contacted in the event additional information is required.

Name: _____

Address: _____

Telephone: () _____

FAX: () _____

Notarization:

Commonwealth of Pennsylvania

County of _____

Sworn to and Subscribed to Before Me This

_____ Day of _____, 20_____

NOTARY

SEAL

My Commission Expires: _____

Notary Public

APPENDIX A

Land Use Information Questions

Responses to the following questions are required to determine applicability of DEP's Land Use Policy for Permitting of Infrastructure and Facilities.

Note: Applicants are encouraged to submit copies of local zoning approvals with their authorization application.

LAND USE INFORMATION		
1.	Is there an adopted county or multi-county comprehensive plan?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2.	Is there an adopted municipal or multi-municipal comprehensive plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3.	Is there an adopted county-wide zoning ordinance, municipal zoning ordinance or joint municipal zoning ordinance?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p><i>If the applicant answers NO to either Question 1, 2, or 3, the provisions of the PA MPC are not applicable and the applicant does not need to respond to questions 4 and 5 below.</i></p> <p><i>If the applicant answers YES to questions 1, 2 and 3, the applicant should respond to questions 4 and 5 below.</i></p>		
4.	Does the proposed project meet the provisions of the zoning ordinance or does the proposed project have zoning approval? <i>If zoning approval has been received, attach documentation.</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.	Have you attached Municipal and County Land Use Letters for the project?	Yes <input type="checkbox"/> No <input type="checkbox"/>



Gannett Fleming

Excellence Delivered As Promised

MEMORANDUM

Date: August 14, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Steve Gabriel – Rettew Associates
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 205 Strafford Avenue
115 Strafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014
90 Day Expiration: October 5, 2014

Gannett Fleming, Inc. has completed a review of the 205 Strafford Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into five lots. The existing dwelling will remain and the other four lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has indicated that the following waiver will be requested from the Subdivision and Land Development Code:

- §255-14.A – To proceed with preliminary/final plan before obtaining separate preliminary approval.

Plans Prepared By: Inland Design
Dated: 06/30/2014, last revised 07/31/2014

I. Subdivision and Land Development

1. §255-6 – The applicant has indicated on the plans that this is a Minor Subdivision Plan. The definition of a minor subdivision is the division of a lot or tract of land into five or less lots for the purpose, whether immediate or future, of transfer of ownership or of building or lot development of less than three acres, provided that the proposed lots thereby created have frontage on an improved street or streets, and provided further that there is not created by the subdivision any new street or the extension of an existing street. Since this plan is essentially dividing the property into six lots (5 residential and 1 recreation), this would not be considered a Minor Subdivision Plan.
2. §255-20.B(1)(o)[7] – Proposed sidewalks should be shown on the plans.
3. §255-20.B(1)(o)[8] – Proposed streetlights should be shown on the plans.
4. §255-37.K – Sidewalks shall be required in developments where lot areas are less than 20,000 square feet. Sidewalks must be shown on the plans.
5. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$19,842. The applicant has provided a 7,275 S.F active recreation area on the plans. This area is not an acceptable park and recreation space.
6. §255-43.1.C(3)(a) – Site should be easily and safely accessible, have good ingress and egress and have access to a public road or to a road to be dedicated as a public road, or to a road which the residents of the development in which the site is located can use to reach the park and recreation site.
7. §255-43.1.1 – If the Board of Commissioners determines that a park and recreation land dedication would be in the public interest, such park and recreation land shall first be offered for dedication to Radnor Township. If the Township does not accept dedication, the land may be owned and maintained by an entity that the Board of Commissioners determines is acceptable to ensure proper long-term oversight and maintains of the land and which agrees to accept such land for permanent park and recreation purposes.

General Comments

1. Information must be submitted regarding the ownership of the shared driveway and who will be responsible for the maintenance. The response letter from the applicant indicates that the common driveway will be maintained by the Homeowners Association.
2. The sanitary sewer extension should be revised to be located in Stafford Avenue.

Gannett Fleming

Should the Planning Commission consider recommending approval of this project, we recommend that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments and the review memo from Gilmore and Associates dated August 6, 2014.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', written over the company name.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 6, 2014

File No. 14-07022

Mr. Steve Norcini, P.E.
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Reference: 205 Strafford Avenue
Strafford Avenue and Eagle Road
Radnor Township, Delaware County, PA
Preliminary/Final Subdivision Review- Transportation #2

Dear Mr. Norcini:

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Preliminary/Final Subdivision Plan (12 sheets) for 205 Strafford Avenue prepared by InLand Design, dated June 30, 2014 with a revision date of July 31, 2014. The plans were prepared for the applicant 115 Strafford Avenue, LLC. We offer the following comments for consideration by the Applicant and Radnor Township.

A. SUBMISSION

205 Strafford Avenue Preliminary/Final Subdivision Plans for 115 Strafford Avenue, LLC prepared by InLand Design, consisting of twelve (12) sheets, dated June 30, 2014 with a revision date of July 31, 2014.

B. PROJECT DESCRIPTION

The Applicant proposes to subdivide an existing 2.39 acre parcel located at 205 Strafford Avenue with an existing single-family detached dwelling unit, with access to both Eagle Road and Strafford Avenue into five (5) lots. Lots 1, 3, 4 and 5 will be improved with four (4) single-family detached dwelling units. All parcels will take access to Strafford Avenue; with Lots 3, 4, and 5 sharing a driveway access to Strafford Avenue; and Lot 5 will have a secondary access to Eagle Road. The parcel is zoned R-4 Residential.

C. REQUESTED WAIVERS

No waivers were requested.

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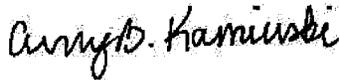
65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
www.gilmore-assoc.com

D. REVIEW COMMENTS

1. §255-20.B.(5)(c)[2] The Township is the process of identifying traffic calming measures on Eagle Road between Strafford Avenue and Wayne Avenue; the Township may want to consider a fee in lieu of a traffic study or the applicant may want to consider a contribution for traffic calming on Eagle Road.
2. §255-27C.(1) The following street dimensions are required for Eagle Road and Strafford Avenue (classified as local streets): 60 foot Right-of-Way, 28 foot Cartway, curbs and sidewalk. The plan identifies a 40' Right-of-Way, no curbs or sidewalks for both Eagle Road and Strafford Avenue; and a 24+/- foot cartway width for Strafford Avenue, and a 20+/- foot cartway width for Eagle Road. Revise the plans or request a waiver for the deficient Right-of-Way, cartway widths, curbs and sidewalks.
3. §255-27.I(5) Verify adequate sight distance is available for all four accesses (existing and proposed).
4. §255-30.C. The width of driveways at the street shall be between 20 and 35 feet; the plan indicates the driveway accesses for Lots 1 and 5 are approximately 16'. Revise the plans or request a waiver. We recommend a minimum width of 20'.
5. An access easement and maintenance agreement is required between Lots 3, 4 and 5 for the shared driveway access to Strafford Avenue.

If you have any questions regarding the above, please contact this office.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Department Manager of Transportation
Gilmore & Associates, Inc.

ABK/DAD/mla

cc: Roger Phillips, P.E., Gannett Fleming, Inc.
Steve Gabriel, Rettew
Damon Drummond. P.E., PTOE

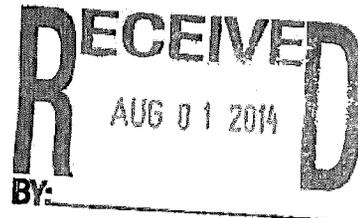


INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

August 1, 2014

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



**Re: 205 Strafford Avenue
Response to Review Letter from Gannett Fleming, Inc. dated 7-25-2014, and Review Letter
from Gilmore and Associates, Inc. dated 7-24-2014**

Dear Members of the Board:

We have received the above referenced review letters and offer the following responses to each as follows:

Gannett Fleming, Inc. Review Letter dated 07-25-2014

Waiver Requests

Section 255-27.1 – To use common driveways for the proposed homes to minimize curb cuts on Eagle Road and Strafford Ave. Based on further review of the ordinance, use of common driveways is permitted and no waiver is required. This waiver request has been removed from the plan.

Section 255-14.A – To proceed with Preliminary/Final plan before obtaining a separate preliminary plan approval. The number of lots has been reduced from 6 to 5. As such this plan now meets the definition of a Minor Subdivision Plan. Therefore this waiver is still requested by the applicant.

I. Zoning Ordinance Review

1. The referenced setbacks noted on the zoning table were measured from the existing building. The zoning table has been revised to reflect the requirement of the R-4 Zoning District as requested.
2. 280-4.B Interior Lot– The referenced lot has been removed from the plan.
3. 280-4.B Interior Lot Development – The referenced lot has been removed from the plan.
4. 280-30.F – The coverage for the referenced lot has been adjusted to comply with zoning.

II. Subdivision and Land Development Ordinance

1. 255-20.B (1) (d) – The referenced setbacks noted on the zoning table were measured from the existing building. The zoning table has been revised to reflect the requirement of the R-4 Zoning District as requested.
2. 255-20.B (1) (e) [5] – The proposed units will be either 3 or 4 bedroom dwellings. This has been noted on the plan as requested.
3. 255-20.B (1) (o) [7] – It is the applicant’s interpretation that sidewalks would be required along proposed streets within the R-4 District. There are no streets proposed with this application.
4. 255-20.B (1) (o) [8] – It is the applicant’s interpretation that streetlights would be required along proposed streets within the R-4 District. There are no streets proposed with this application.
5. 255-34.B – The referenced lot has been removed from the plan.
6. 255-35.C – All structures and proposed landscaping have been removed from the proposed utility easement as requested.
7. 255-37.K – It is the applicant’s interpretation that sidewalks would be required along proposed streets within the R-4 District. There are no streets proposed with this application.
8. 255-43.1.B (1) – The required suitable park and recreation land has been provided as required.

III. Stormwater Management

1. 245-22.A.1.C – Dewatering calculations have been provided as requested.
2. 245-23.D – Water quality calculations have been provided as requested.
3. 245-25.B.1 – The referenced note has been revised to reflect the Schuylkill River Watershed as requested. The peak rate control for the local stormwater management district has been shown within the revised calculations.
4. 245-27.J – The stormwater management calculations have been revised to show all storage within the pipes only.

IV. General Comments

1. Existing fire hydrants are shown on the plan.
2. A note regarding the demolition of the existing sanitary lateral has been added to the plan.
3. The location of the gas service to the proposed lanterns has been added to the plan as requested.

4. The required separation between the water and sanitary sewer has been provided as requested.
5. A copy of the draft Homeowners Association documents has been provided. The common driveway will be maintained by the Homeowners Association.
6. The minimum depth of the sanitary sewer has been revised as requested.
7. The sanitary sewer profile shows the location of all water crossings.
8. The proposed masonry walls have been removed from the plans.
9. The sanitary sewer extension has been revised to be located within the right of way of Stafford Avenue.

Gilmore & Associates, Inc. Review Letter dated 07-24-2014

IV. Review Comments

- A. 255-27.I (7) – No response required.
- B. 255-20.B (5) (c) [2] – The applicant has no objections to proposed traffic calming along Eagle. Based on the criteria provided in the ordinance it does not appear traffic study is required for this application.
- C. The requested note has been added to the plans.
- D. The north arrow orientation has been adjusted as requested.
- E. An access easement is provided for the common driveway.

Based on the revisions outlined herein, we trust that the plan can now be approved. Please feel free to contact us should you have any questions or comments.

Very Truly Yours,



Charles A. Dobson, P.E.
President

/cad

c: 115 Stafford Ave, LLC
George Broseman, Esq.
file



Gannett Fleming

Excellence Delivered As Promised

MEMORANDUM

Date: July 25, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Steve Gabriel – Rettew Associates
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 205 Strafford Avenue
115 Strafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014
90 Day Expiration: October 5, 2014

Gannett Fleming, Inc. has completed a review of the 205 Strafford Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into six lots. The existing dwelling will remain and the other five lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.I – To use common driveways for the proposed homes to minimize curb cuts on Eagle Road and Strafford Avenue.
- §255-14.A – To proceed with preliminary/final plan before obtaining separate preliminary approval.

Plans Prepared By: Inland Design
Dated: 06/30/2014, No Revisions



I. Zoning

1. The zoning table provided on sheet 2 is inconsistent with what is shown on the plans. This must be revised to be consistent. For example, the table indicates that the existing lot 3 will have a front yard setback of 85 feet and a rear yard setback of 117 feet. The front and rear yard setbacks dimensioned on the plans is 30 feet.
2. §280-4.B Interior Lot - The zoning table should be revised to indicate that the front yard setback of an interior lot shall be increased by a factor of 1.4 over the minimum required for that district.
3. §280-4.B Interior Lot Development – If any property is subdivided under the provisions of Chapter 255 (Subdivision of Land), the area of the interior lot shall not be less than two acres.” Lot 2 is 9,446 S.F. A variance is required for this condition.
4. §280-30.F – The maximum impervious coverage required in the R4 zoning district is 40%. The zoning table indicates that the coverage for lot 6 is 43.2%. This is above the impervious coverage allowed. A variance is required for this condition.

II. Subdivision and Land Development

1. §255-20.B(1)(d) – The zoning table provided on sheet 2 is inconsistent with what is shown on the plans. This must be revised to be consistent. For example, the table indicates that the existing lot 3 will have a front yard setback of 85 feet and a rear yard setback of 117 feet. The front and rear yard setbacks dimensioned on the plans is 30 feet.
2. §255-20.B(1)(e)[5] – Size of the units (in bedrooms) should be shown on the plans if known
3. §255-20.B(1)(o)[7] – Proposed sidewalks should be shown on the plans.
4. §255-20.B(1)(o)[8] – Proposed streetlights should be shown on the plans.
5. §255-34.B – Residential lots shall front on an existing or proposed street. Lot 2 does not front on an existing or proposed street.
6. §255-35.C – No structure requiring a building permit or plantings, except for lawn and/or paving shall be set or put within the area of a utility easement. There are proposed plantings and structures (masonry walls) shown in the proposed easements. These shall be removed.
7. §255-37.K – Sidewalks shall be required in developments where lot areas are less than 20,000 square feet. Sidewalks must be shown on the plans.

Gannett Fleming

8. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$19,842.

III. Stormwater Management

1. §245-22 A.1.C - The infiltration facility shall be capable of completely infiltrating the retention (infiltration) volume (Re_v) within four days (96 hours). The calculations do not provide that each on-lot recharge bed is capable of infiltrating the retention volume within 96 hours. Percolation tests must be provided to indicate that the stormwater facility will drain within 96 hours. Final design and sizing of the stormwater facility should be based on the results of the percolation tests.
2. §245-23 D – The stormwater calculations provided do not include the required water quality calculations.
3. §245-25 B.1 – The project site is within the Schuylkill River Watershed and not the Darby Creek Watershed. Furthermore, General Note #8 on Sheet 1 of 12 states “THE SITE IS TRIBUTARY TO GULPH CREEK...” which is not a part of the Darby Creek Watershed. The applicant does not meet the peak rate control requirements per section 245-25.B.
4. §245-27 J - 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). It appears the volume calculations beginning in Section 11 of the SW Report appear to include volume from the stone bed. In addition, access manholes shall be provided on the recharge bed structures for future access for cleaning and maintenance.

General Comments

1. Existing fire hydrants shall be shown on the plans.
2. The plan indicates that the existing sanitary sewer lateral is going to be demolished. The existing lateral shall also be appropriately capped.
3. The gas service connections for the pillars with gas lanterns must be shown on the plans.
4. The sanitary sewer and water lines must have a minimum of 10 feet horizontal separation. The plans show 5 feet separation. This must be revised.

Gannett Fleming

5. Information should be submitted regarding the ownership of the shared driveways and maintenance.
6. The minimum depth of coverage for the sanitary sewer shall be 5 feet. The sanitary sewer profile indicates coverage of 3.5 feet. This should be revised.
7. The sanitary sewer profile should show the crossing with the existing water line and the proposed water connections.
8. It is unclear from the plans what is proposed to be constructed between the proposed masonry stone pillars with the gas lanterns. This should be clearly indicated on the plans.
9. The sanitary sewer extension should be revised to be located in Stafford Avenue.

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are 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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 24, 2014

File No. 14-07022

Mr. Steve Norcini, P.E.
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Reference: 205 Strafford Avenue
Strafford Avenue and Eagle Road
Radnor Township, Delaware County, PA
Preliminary/Final Subdivision Review- Transportation

Dear Mr. Norcini:

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Preliminary/Final Subdivision Plan (12 sheets) for 205 Strafford Avenue prepared by InLand Design, dated June 30, 2014. The plans were prepared for the applicant 115 Strafford Avenue, LLC. We offer the following comments for consideration by the Applicant and Radnor Township.

I. SUBMISSION

205 Strafford Avenue Preliminary/Final Subdivision Plans for 115 Strafford Avenue, LLC prepared by InLand Design, consisting of twelve (12) sheets, dated June 30, 2014.

II. PROJECT DESCRIPTION

The Applicant proposes to subdivide an existing 2.39 acre parcel located at 205 Strafford Avenue into six lots. One lot will contain an existing single-family detached dwelling, while the other five lots will be improved with new single-family detached dwellings. The three lots proposed along Eagle Road will be served by a common driveway to Strafford Avenue, and the other two lots proposed will be served by a second common driveway also to Strafford Avenue. The proposed Lot 6 will retain the existing access to Eagle Road as a secondary access. The existing Lot 3 will retain the existing access to Strafford Avenue.

III. REQUESTED WAIVERS

- A. §255-27.1 - The applicant requests a waiver from certain provisions of the Section pertaining to common driveways. Common driveways are proposed to minimize the number of driveways accessing Strafford Avenue and Eagle Road.

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65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
www.gilmore-assoc.com

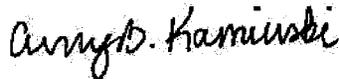
- B. § 255-14.A - The applicant requests a waiver from the section requiring the submission of a preliminary plan before the final plan is submitted. Due to the limited scope of the application a preliminary/final plan submission is proposed.

IV. REVIEW COMMENTS

- A. §255-27.1(7) The applicant is proposing two common driveways which will provide access to no more than three lots or three single-family dwellings per driveway. Thus, in our interpretation the applicant's design in this aspect is in accordance with the ordinance section and no waiver is required.
- B. §255-20.B.(5)(c)[2] The Township is currently studying traffic calming measures on Eagle Road between Strafford Avenue and Wayne Avenue and the Township may want to consider a fee in lieu of a traffic study.
- C. Add the following note to the plans for maintenance and protection of traffic during construction; "Maintenance and protection of traffic shall be in accordance with PennDOT Publication 213, latest edition. If a lane closure or partial lane closure is necessary for construction, the applicant shall notify the township (3) three days in advance prior to the lane closure."
- D. On Sheet 1, the north arrow orientation between the site map and location is inconsistent. Revise as needed.
- E. An access easement and maintenance agreement is required between Lot 1 and Lot 2 for the shared driveway. Another access easement and maintenance agreement is required for Lots 4, 5, and 6 for the shared driveway. Access easements are depicted on Sheet 2.

If you have any questions regarding the above, please contact this office.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Department Manager of Transportation
Gilmore & Associates, Inc.

ABK/DAD/mla

cc: Roger Phillips, P.E.
Damon Drummond, P.E., PTOE



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 205 STRAFFORD AVENUE
DATE: 7/21/14
CC:

Steve

I have a few concerns with the proposed project located at 205 Strafford.

One issue is the numbering of the proposed homes. On the uneven side of the street the Township does not have three uneven addresses, from 205, for the front proposed lots. The sewer lateral drawings are incorrect and do not meet Radnor Townships standards. Flag lots with common driveways present concerns for emergency responders, see comments below.

Who will be taking ownership of the existing garage and driveway on Eagle Road?

Lot # 4, 5, 6- The common driveway of units 4, 5, 6 Strafford present an issue with fire and ambulance services. The common, shared, driveway once blocked or occupied will not allow emergency services to service another home. This condition will also accrue if water or sewer service is being done for one resident, in/on the common drive.

The proposed street/road is not wide enough for over flow parking. There is no on or off street parking provided for on the plan. This issue will hinder emergency services should they need to service all the homes. Snow plowing could present the same issue with emergency responders.

Lot #3 The main house Fire fighting is limited on the side yard where 12' set back is noted because a Bilco door reduces the access to approximately 5'. With the new stone wall it is very close for responders.

Lot# 1, 2- The common driveway of units 1, 2 Strafford present an issue with fire and ambulance services. The common, shared, driveway once blocked or occupied will not allow emergency services to service another home. This condition will also accrue if water or sewer service is being done for one resident, in/on the common drive.

The purposed street/road is not wide enough for over flow parking. There is no on or off street parking provided for on the plan. This issue will hinder emergency services should they need to service all the homes. Snow plowing could present the same issue with emergency responders.

Hydrants were not located on the print; however one is located on Eagle just down from the corner of Strafford. A new hydrant was installed in front of 204 Strafford last year.

Respectfully

Ray Daly

Building Codes Official/ Fire Codes Official

George W. Broseman
Direct Dial: (610) 941-2459
Direct Fax: (610) 684-2005
Email: gbroseman@kaplaw.com
www.kaplaw.com

July 1, 2014

VIA HAND DELIVERY

Mr. Roger Phillips, P.E.
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: 205 Strafford Avenue - Subdivision Plan

Dear Mr. Phillips:

I represent 115 Strafford Avenue, LLC ("**Applicant**"), equitable owner of the property at 205 Strafford Avenue ("**Property**") in Radnor Township. Along with letter, we are filing an application, plans, and related materials for subdivision approval for the Property.

I. SUBMISSION

The submission consists of:

1. The Radnor Township subdivision application;
2. Two copies of a redacted Agreement of Sale and a nomination document demonstrating Applicant's equitable ownership of the Property;
3. Two copies of a title report for the Property, together with attachments.
4. The Delaware County Planning Commission review application;
5. Three checks as follows:
 - a. \$2,900.00 payable to Radnor Township; the subdivision application fee;
 - b. \$15,000.00 to Radnor Township for the professional review fee escrow account; and

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- c. \$210.00 to Treasurer of Delaware County, the Delaware County Planning Commission review fee;
6. 35 copies of the Preliminary/Final Subdivision Plan for the Project consisting of 12 sheets, dated June 30, 2014; prepared by Inland Design Consulting Engineers & Land Development Consultants and described as follows:

Sheet Number Description

1. Cover Sheet
 2. Title Plan
 3. Existing Features & Natural Resource Plan
 4. Demolition Plan
 5. Grading & Utility Plan
 6. Post-Construction Stormwater Management Plan
 7. Sedimentation Erosion Control Plan
 8. Sedimentation Control Details & Notes
 9. Landscaping Plan
 10. Sewer Profiles
 11. Construction Details
 12. Construction Details
7. Two copies of a Project Narrative and Post Construction Stormwater Management calculations prepared by Inland Design, Inc., Consulting Engineers and Land Development consultants dated June 30, 2014.
 8. Two copies a tree report for 205 Strafford Avenue summarizing the June 26, 2014 site survey by Mike Wagoner, RLA from PPM Design/Build Group.

II. PROJECT NARRATIVE

A. Property Description/Zoning

The Property consists of 2.39 acres (gross) (+/-) and has frontage on Strafford Avenue and Eagle Road. The Property is improved with an existing single-family detached dwelling and various accessory structures. According to the Radnor Township Code (“Code”), the Property is located in the R-4 Residence District (“R-4 District”), which allows 7,000 s.f. lots.

B. Project

The Applicant proposes to subdivide the Property into six lots. One lot (proposed lot 3) would contain the existing single-family detached dwelling. The other five lots would be improved with new single-family detached dwellings and related improvements, which are permitted uses in the R-4 District. Although four lots could have been provided along the Eagle Road

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frontage, Applicant has, at this time, elected to propose three larger lots in this location. These three lots will be served by a common driveway to Strafford Avenue to minimize new curb cuts to Eagle Road. Two lots are proposed on the opposite side of the existing house, to be served by a common driveway to Strafford Avenue.

III. WAIVERS

At this time Applicant is requesting two waivers/modifications from the Subdivision and Land Development Ordinance ("**SLDO**") as follows. Applicant requests a waiver from SLDO 255-27.I to facilitate the use of common driveways for the proposed homes. The proposed common driveways will serve to minimize curb cuts onto Eagle Road which is classified as a major collector road and Strafford Avenue. In addition, Applicant requests a waiver from SLDO section 255-14.A to proceed with a preliminary/final plan before obtaining a separate preliminary plan approval. This waiver is justified given the small number of lots proposed and limited scope of the project.

IV. REVIEW

We would appreciate it if you would place this application on the August agenda of the Radnor Township Planning Commission.

Please provide us with copies of all documentation regarding this matter, including but not limited to all reviews, related materials, and any correspondence as soon as they are generated and/or received.

If you have any questions or require any further information, please contact me. Thank you for your attention to this matter.

Sincerely,


George W. Broseman

GWB:sl
Enclosures

cc: 115 Strafford Avenue, LLC
Charles A. Dobson, P.E.
Stephen F. Norcini, P.E.

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 205 Strafford Avenue, Wayne, PA 19087

Zoning District R-4 Application No. _____
(Twp, Use)

Fee _____ Ward No. 1 Is property in HARB District No

Applicant: (Choose one) Owner _____ Equitable Owner X

Name 115 Strafford Avenue, LLC c/o Bo Erixson

Address 110 N. Phoenixville Pike, Malvern, PA 19355

Telephone 610-721-1495 Fax N.A. Cell 610-721-1495

Email berixson@bbhomes.us

Designer: (Choose one) Engineer X Surveyor _____

Name Charles A. Dobson, P.E., Inland Design, LLC

Address 759 E. Lincoln Highway, Exton, PA 19341

Telephone 484-872-8260 Fax 484-872-8261

Email chuck@inlanddesign.net

Area of property 2.39/2.102(g/n) Area of disturbance 56,360 s.f. (+/-)

Number of proposed buildings 5 Proposed use of property Residential

Number of proposed lots 6

Plan Status: Sketch Plan _____ Preliminary X 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.

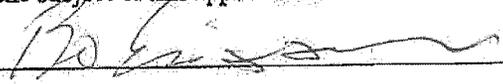
* See Below

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

N.A.

Individual/Corporation/Partnership Name
115 Strafford Avenue, LLC

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 115 Strafford Avenue, LLC by: Bo Erixson, Member

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.

* WAIVER

Section 255-27.1(6) (pertaining to common driveways). Common driveways are proposed to minimize the number of driveways accessing Strafford Avenue and Eagle Road.

Section 255-14.A (requiring submissions of a Preliminary Plan before a Final Plan is submitted). Due to the limited scope of the application, a Preliminary/Final Plan submission is proposed.

REAL ESTATE SALES CONTRACT

205 Strafford Avenue, Wayne, PA
2,393 Acres- Radnor Township, Delaware County

THIS REAL ESTATE SALES CONTRACT ("Contract"), made this 10th day of April, 2014 (the "Effective Date"), by and between Arthur and Ardis Charrington ("Seller"), and The Benson Companies, LLC, or its Nominee, a Pennsylvania limited liability company ("Purchaser").

RECITALS:

Recital 1. Seller is the owner of fee simple title of 2,393 acre tract as lot #1 on attached site plan, in Radnor Township, Delaware County, Pa. Exhibit A-Site Plan by Yerkes Associates, Inc., Dated July 20th, 2001.

Recital 2. Purchaser desires to purchase, and Seller is willing to sell, the Property, subject to the terms and conditions set forth in this Contract.

NOW, THEREFORE, in consideration of the mutual covenants of Seller and Purchaser and for other good and valuable consideration, the receipt and sufficiency of which Seller acknowledges Seller and Purchaser agree as follows:

1. **REAL ESTATE SALES CONTRACT:** Seller agrees to sell and convey to Purchaser and Purchaser agrees to purchase from Seller the Property, in fee simple absolute, under the terms and conditions set forth below.

[REDACTED]

3. [REDACTED]

[REDACTED]

[REDACTED]

(c) In the event of any dispute between Purchaser and Seller regarding the disbursement or disposition of the Deposit, or in the event Escrow Agent shall receive conflicting

demands or instructions with respect thereto, Escrow Agent shall withhold such disbursement or disposition until otherwise instructed by both of the parties or until directed by a court of competent jurisdiction. Notwithstanding the immediately preceding sentence, Purchaser and Seller hereby irrevocably authorize and direct the Escrow Agent to release to Seller the Deposit and Second Deposit upon Seller's submission to Escrow Agent of a copy of the Satisfaction Notice, immediately and without further authorization, instruction or other action on the part of Seller. Purchaser shall indemnify Seller from and against any and all losses, damages, costs and expenses (including reasonable attorneys' fees) incurred by Seller as a consequence of Escrow Agent's failure to release to Seller the Deposit upon Seller's submission to Escrow Agent of a copy of the Satisfaction Notice. Purchaser and Seller hereby jointly and severally agree that, except as provided herein, Escrow Agent shall incur no liability whatsoever in connection with its good faith performance under this Contract. Purchaser and Seller hereby jointly and severally release and waive any claims they may have against Escrow Agent that may result from its performance in good faith in its functions under this Contract. Escrow Agent shall be liable only for loss or damage caused by any of its officers' or employees' acts of wanton or willful misconduct or gross negligence while performing as Escrow Agent.

[REDACTED]

4. STUDY PERIOD/ACCESS TO PROPERTY

a
de [REDACTED]

[REDACTED]

Purchaser during all examinations or surveys of the Property conducted by Purchaser. Purchaser agrees to conduct all examinations of the Property in a manner that will not harm or, damage the Property or cause any claim adverse to Seller, and in compliance with all the laws, rules and regulations to all applicable governmental and quasi- governmental authorities. In the event this Contract is terminated for any reason, Purchaser shall provide Seller with all plans, tests, studies, surveys, appraisals, reports, applications, approvals, permits and other authorizations and documentation obtained by Purchaser in connection with the Study Period or otherwise pursuant to this Contract, (the "Plans and Permits") with all professional fees and expenses therefor paid in full, and, to the extent assignable, a duly executed assignment of all of Purchaser's right, title and interest in the Plans and Permits, which deliveries shall in all events be a condition precedent to the return of the Deposit to Purchaser under any circumstances in which Purchaser would otherwise be entitled to a return of the Deposit. Purchaser agrees to restore the Property to substantially the same condition as existed prior to Purchaser's entry upon the Property and to indemnify and hold harmless Seller from and against any and all damages, claims, actions, penalties, liabilities, losses and expenses incurred by or asserted against Seller as a result of Purchaser's entry upon the Property or Purchaser's breach of this Contract. This indemnity and defense obligation is intended by the parties to be a full and complete protection to Seller as a material inducement for Seller's agreement to permit Purchaser to enter the Property prior to Closing hereunder. The indemnity obligation shall include all fees and expenses incurred by Seller or any such indemnitee as a result of any such claims or liabilities, including attorneys and consultants' fees and costs incurred in participation in any litigation or settlement of any such claims.

[REDACTED]

o
di
an

...ed by Seller in covering the cost of the deposit

[REDACTED]

6. TITLE: Title to Premises at Closing shall be good and marketable, insurable at the regular rates of Purchaser's title insurance company and shall be free and clear of all encumbrances, judgments, easements, mortgages and liens. Prior to closing, Seller shall pay or discharge any mortgages, judgments or monetary liens or encumbrances affecting the Premises. Seller represents and warrants that there are no restrictions or other title matters affecting the Premises seller is aware of that will prevent or interfere with the use of the Premises for its intended uses. If title to the Premises is not insurable as set forth herein, Purchaser may elect, in addition to any other right and remedy, either (i) to take such title to the Premises as Seller can convey with abatement of the Purchase Price in the amount of monetary liens of a definite, fixed and ascertainable amount not in excess of the Purchase Price and/or abatement of Purchase Price for the diminution of value of the Premises, or (ii) to receive on written demand the return of second deposit paid by Purchaser and this Agreement shall become null and void.

(b) At Closing, Seller shall execute, acknowledge and deliver to Purchaser and Purchaser's title insurer: (i) a reasonable and customary form of owners' or sellers' affidavit, and (ii) an affidavit that Seller is not a "foreign person" for purposes of and as defined in the Foreign Interests in Real Property Tax Act and the corresponding provisions of the Internal Revenue Code.

7. REPRESENTATIONS AND WARRANTIES OF SELLER: Seller represents and warrants to Purchaser as follows:

(a) Seller has the full right, power and authority to enter into and carry out and perform this Contract, without obtaining any further approvals or consents. Seller is the owner of the

Property, and has all right, power and authority to enter into this Contract. The entering into this Contract and consummation of this transaction by Seller will not violate any law or governmental regulation, order or decree to which Seller is subject or any agreement or other instrument to which Seller is a party or by which it is bound.

(b) As of the Effective Date, Seller has not made any commitments or representations to the applicable governmental authorities, any adjoining or surrounding property owners, any civic association, any utility, or any other person or entity which would in any manner be binding upon Purchaser, except as provided for in this Contract.

(c) To the best of Seller's knowledge, there is no threatened or pending annexation, condemnation or other judicial or administrative proceedings against or affecting any part of the Property.

(d) None of the parties comprising Seller is a "foreign person" within the meaning of the Foreign Investment in Real Property Act, as amended.

(e) To Seller's actual knowledge, (i) there are no "Hazardous Materials" located on or within the Property; (ii) there are no underground fuel tanks located upon the Property. The term "Hazardous Materials" means (A) hazardous wastes, hazardous substances, and toxic materials prohibited or regulated by federal, state or local law, regulation or order, (B) asbestos, (C) Oil petroleum, products and their byproducts, (D) Polychlorinated Biphenyls ("PCBs"), and (E) hazardous levels of radon gas.

(f) To Seller's actual knowledge, without investigation, there exists no violation of any law or governmental order or regulation or of any law or governmental order or regulation or of any easement, restriction, condition or covenant of record affecting the Property.

8. CONDITIONS TO PURCHASER'S OBLIGATION TO CLOSE:

(a) The obligation of the Purchaser to purchase the Property and to perform under this Contract shall be subject to satisfaction of the following conditions:

(i) Title to the Property shall be good of record and marketable and fully insurable by a title company at regular rates pursuant to Paragraph 7 above.

(ii) There shall be no evidence of hazardous or toxic waste on the Property in quantities or conditions that require remediation under applicable environmental laws at the time of Closing that was not present at the Property on the last day of the Study Period.

In the event any of the conditions set forth in Paragraph 8(a) are not satisfied as of the Closing Date, Purchaser shall have the right to terminate this Contract by giving written notice to Seller. In that event, all Deposits shall be promptly returned to Purchaser and thereafter the parties shall be relieved of all liability under this Contract, except such obligations which by their express terms survive the termination of this Contract

9. COVENANTS OF PURCHASER: Seller shall cooperate with Buyer, at no cost to Seller, in obtaining any governmental approvals or permits necessary for the subdivision, development, site work or other construction of the Property, including executing any and all documentation reasonably required to obtain such approvals or permits.

10. PURCHASER'S DEFAULT: If Purchaser fails to close on the Property and Seller is ready, willing and able to perform, or if Purchaser shall otherwise breach or default under any of the provisions of this Contract, then, provided Purchaser has received written notice from Seller specifying the nature of the breach or default and Purchaser fails to cure the specified breach or default within ten (10) days after receipt of the notice, Seller shall retain the Deposit as complete and liquidated damages and as Seller's sole remedy. Thereafter, this Contract shall terminate and Purchaser and Seller shall be relieved of further liability hereunder, at law or equity except such obligations which by their express terms survive the termination of this Contract. Seller expressly waives all rights of action against Purchaser for specific performance or damages for any matter arising out of or relating to this Contract. Any attendance at Closing by either party shall not nullify this provision for payment of liquidated damages as Seller's sole remedy.

11. SELLER'S DEFAULT: In the event Seller shall fail to make Closing hereunder and Purchaser is ready, willing and able to complete Closing, Purchaser shall have the right to seek specific performance of this Contract or may, in the alternative, following any material breach by Seller which is not cured within ten (10) days following Seller's receipt of written notice from Purchaser specifying the nature of the alleged breach or default, Purchaser may elect to terminate this Contract, whereupon the parties shall be relieved from any further liability hereunder, except for the obligation of Seller to refund the Deposit to Purchaser and neither party shall have any further rights or obligations whatsoever hereunder except such obligations which by their express terms survives the termination of this Contract. The remedies set forth in this Paragraph 12 shall be Purchaser's sole and exclusive remedies for any default or breach by Seller.

12. ADJUSTMENTS AT CLOSING: Real estate taxes and assessments, general and special, all payments under the Leases, and usual water and sewer charges are to be adjusted to the date of Closing and thereafter assumed and paid for by Purchaser. Purchaser shall pay, when and if due, any impact fees imposed by the governmental authorities on development of the Property.

Seller shall pay, when and if due, any agricultural recapture tax under Act 319, Act 515 or any similar tax imposed on the Property, whether imposed prior to or subsequent to Closing.

13. **CLOSING COSTS:** Examination of title, owner's and mortgagee's title insurance, Survey (if Purchaser elects to have a Survey prepared), tax certificates, preparation of the deed, notary fees, and recording charges are to be at the cost of Purchaser. Seller shall pay the cost of obtaining releases of all monetary liens encumbering the Property. All documentary stamps and recordation and transfer taxes shall be paid equally by Seller and Purchaser. Each party shall pay for the cost of their respective legal counsel.

14. **NOTICES OF VIOLATIONS:** All notices of violations of laws, regulations, or requirements issued by legal authority affecting the Property and not resulting from the acts or omissions of Purchaser shall be complied with by Seller, at its own expense, prior to the time of Closing. Notwithstanding the foregoing, in the event that compliance with any such notice of violation requires any repairs or improvements of a capital or structural nature, Seller may elect, at its sole option, to: (i) make such improvements or repairs, at Seller's sole expense; (ii) demolish any structure(s) for which improvements or repairs of a capital or structural nature are required, at Seller's sole expense, or (iii) terminate this Contract; provided, however, that prior to electing items (ii) or (iii), Seller shall give written notices thereof to Purchaser, and Purchaser shall have a period thirty (30) days following receipt of such written notice to notify Seller of its election to accept full responsibility for curing such violation and paying all associated costs and expenses (including without limitation, any interest, fines, penalties and associated litigation expenses), in which event Seller's election of (ii) or (iii) shall be nullified. In the event Seller terminates which Contract, as aforesaid, the Deposit shall be returned to Purchaser and neither party shall have any further rights or obligations hereunder, except such obligations as expressly survive the termination of this Contract. All judicial or administrative proceedings brought on account of such violations shall be defended by Seller. The Property shall be conveyed free of any such violations. Any violations resulting from the acts or omissions of Purchaser shall be the sole obligation of Purchaser, which obligation shall survive any termination of this Contract prior to Closing.

15. **RISK OF LOSS:** Until execution and delivery of the deed, the risk of loss or damage to the Property by fire or other casualty not caused by the acts or omissions of Purchaser is assumed by Seller.

16. **CONDEMNATION:** If, at or prior to the time of Closing, any portion of the Property shall be condemned or taken pursuant to any governmental or other power of eminent domain, any written notice of taking or condemnation is issued, or any proceedings are instituted by any governmental authority having the power of eminent domain, and any such condemnation or taking has an adverse effect upon Purchaser's intended development of the Property, as reasonably determined by Purchaser, then Purchaser shall have the right to terminate this Contract by giving Seller written notice to that effect within fifteen (15) days after receiving written notice from Seller advising of the condemnation or taking. In that event, the Deposit shall be promptly

returned to Purchaser and thereafter both Seller and Purchaser shall be relieved of further liability under this Contract, at law or in equity except such obligations which expressly survive the termination of this Contract. In the event of condemnation, if Purchaser is entitled to terminate this Contract but elects not to do so or if Purchaser is not entitled to terminate this Contract, Purchaser shall proceed to Closing with equitable reduction in the Purchase Price equal to the condemnation award paid to Seller. If Purchaser shall proceed to Closing and the portion of the Property to be condemned has not yet been taken and paid for by the condemning authority by the time of Closing then there shall be no abatement in the Purchase Price and Seller shall assign to Purchaser at the time of Closing of all Seller's right to any unpaid condemnation awards, and Seller shall convey the entire Property to Purchaser. In the event Purchaser does not timely terminate this Contract, as aforesaid, Purchaser shall be entitled to participate jointly with Seller in all negotiations with the concerning authority and any Closing of any pending or threatened condemnation proceedings shall be subject to Purchaser's approval, such approval not to be unreasonably withheld, conditioned, or delayed. If Seller has knowledge of any pending or threatened condemnation proceedings or actions, Seller will promptly advise Purchaser in writing.

17. SPECIAL WARRANTY DEED: Seller agrees to execute the usual form of special warranty deed customarily used in southeastern Pennsylvania.

[REDACTED]

19. DELIVERY OF POSSESSION: Seller shall give possession of the Property to Purchaser at Closing.

20. ASSIGNMENT: This Agreement shall be binding upon the parties and respective heirs, executors, and administrators, successors and assigns. Said Agreement is to be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania. Purchaser may assign this Agreement to any affiliate and/or subsidiary of Purchaser or of Purchaser's parent company. Any assignee will adhere to the terms of this agreement and deposit moneys held will be assigned with the agreement. Under no circumstances shall the buyer or seller and their Successors and Assigns be released of the obligations of this agreement unless agreed by addendum executed by the parties.

21. MISCELLANEOUS:

(a) Purchaser reserves the right to waive any of the terms and conditions of this Contract for its benefit, including, without limitation, conditions precedent, title, and warranty provisions, and to purchase the Property in accordance with the terms and conditions of this Contract which have not been so waived. Any such waiver must be in writing signed by Purchaser.

(b) All notices and other communications under this Contract shall be in writing and shall be deemed duly given if personally delivered (with signed receipt), or mailed by certified mail, return receipt requested, first class, postage prepaid (and deemed received upon personal delivery, the next business day after being sent by certified mail):

to Seller: Arthur and Ardis Charrington
205 Strafford Avenue
Wayne, PA 19063

to Purchaser: Benson Companies, LLC
110 N. Phoenixville Pike Ste 100
Malvern, PA 19355

The parties shall be responsible for notifying each other of any change of address.

(c) This Contract contains the entire agreement between the parties regarding the subject matter of this Contract. There are no promises, agreements, conditions, undertakings, warranties or representations, oral or written, express or implied, between them, relating to this subject matter, other than as herein set forth. This Contract may not be modified orally or in any other manner than by an agreement in writing signed by all the parties or their respective successors in interest. This Contract may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. The Recitals set forth on page one are incorporated in and made a part of this Contract.

(d) Neither this Contract nor any memorandum hereof shall be recorded in the office for Recorder of Deeds or any other office or place of public record. If Purchaser violates this prohibition, Seller, at its option, may treat such recording as a default by the Purchaser, and Seller may recover the costs, including legal fees, of removing such recordation as a matter of record in addition to, and not in limitation of, any other remedy available to Seller as result of such breach.

(e) If any terms, covenants or condition of this Contract or its application to any person or circumstances shall be invalid or unenforceable, the remainder of this Contract, or the application of such term or provision to persons or circumstances other than those to which it is help invalid or unenforceable, shall not be affected, unless the result would frustrate the purpose of this Contract.

(f) All questions with respect to the construction of this Contract, shall be determined in accordance with the laws of the State of Pennsylvania, without regard to conflicts of laws principles.

(g) If any date upon which action is required under this Contract shall be a Saturday, Sunday or legal holiday, the date for such action shall be extended to the first regular business day after such date which is not a Saturday, Sunday or legal holiday.

(h) All of the covenants, conditions and obligations contained in this Contract shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of Seller and Purchaser.

(i) All times provided for herein are and shall be of the essence of this Contract, and each extension of any such time or times (which extensions shall not be valid unless in writing and executed by both Seller and Purchaser) shall continue to be of the essence of this Contract.

(j) The submission of a draft of this Contract by one party to another is not intended by either party to be an offer to enter into a legally binding contract with respect to the purchase and sale of the Property. The parties shall be legally bound with respect to the purchase and sale of the Property pursuant to the terms of this Contract only if and when Seller and Purchaser have signed and delivered to each other fully executed counterparts of this Contract. Unless and until this Contract is fully executed and delivered to Seller, either party may unilaterally terminate negotiations at any time and for any reason (or no reason), without liability or obligation of any nature or kind to the other.

(k) **WAIVER OF TRIAL BY JURY.** EACH PARTY HEREBY WAIVES, IRREVOCABLY AND UNCONDITIONALLY, TRIAL BY JURY IN ANY ACTION BROUGHT ON, UNDER OR BY VIRTUE OF OR RELATING IN ANY WAY TO THIS CONTRACT OR ANY RELATED CONTRACT, THE PROPERTY, OR ANY CLAIMS, DEFENSES, RIGHTS OF SET-OFF OR OTHER ACTIONS PERTAINING HERETO OR TO ANY OF THE FOREGOING.

(l) If Seller wishes to enter into a tax deferred exchange for the Property pursuant to Section 1031 of the Internal Revenue Code, Purchaser agrees to cooperate with Seller in connection with such exchange, including the execution of such documents as may be reasonably necessary to conduct the exchange, provided that there shall be no delay in the Closing, and that any additional costs associated with the exchange are paid solely by Seller.

(m) In the event that either party shall initiate any legal proceedings or other action with respect to the disposition of the Deposit, the Second Deposit and Closing Extension fees, title to the Property or other matter in connection with the termination or breach of this Agreement of Sale, the prevailing party shall be entitled to recover attorney's fees and costs as part of such party's damages, and to the extent the Deposit the Second Deposit and/or Closing Extension fees were not received on the date such party was entitled to the same, the prevailing party shall be entitled to interest at the The Wall Street Journal publicly announced prime rate, as the same may change from time to time, plus five (5%) percent, from the date such party becomes entitled to receive such amounts through the date on which such party actually receives such amounts.

22. EFFECTIVE DATE. This Contract shall become effective on the date last signed ("Effective Date").

23. AS IS, WHERE IS. PURCHASER HEREBY REPRESENTS THAT PURCHASER IS SOPHISTICATED AND EXPERIENCED IN REAL ESTATE TRANSACTIONS OF THE KIND CONTEMPLATED BY THIS CONTRACT. PURCHASER HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT PURCHASER WILL HAVE, AS OF CLOSING, THOROUGHLY INSPECTED AND EXAMINED THE STATUS OF TITLE TO THE PROPERTY AND THE PHYSICAL CONDITION OF THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY PURCHASER IN ORDER TO ENABLE PURCHASER TO EVALUATE THE PURCHASE OF THE PROPERTY. PURCHASER HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES EXPRESSLY SET FORTH IN THIS CONTRACT, PURCHASER IS RELYING SOLELY UPON THE INSPECTION, EXAMINATION, AND EVALUATION OF THE PHYSICAL CONDITION OF THE PROPERTY BY PURCHASER AND THAT PURCHASER IS PURCHASING, AND AT CLOSING WILL ACCEPT, THE PROPERTY ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES AND COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE; EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES SET FORTH IN THIS CONTRACT.

IN WITNESS WHEREOF, the parties have signed, sealed and delivered these presents as their own free act and deed.

SELLER:

Arthur and Ardis Charrington

By: Arthur Charrington
Name:

By: Ardis Charrington
Name:

Date: 4-10-14

PURCHASER:

The Benson Companies, LLC

By: [Signature]
Name: John W. Benson
Title: Managing Member
Date: 4/10/14

NOMINATION UNDER REAL ESTATE SALES CONTRACT

THIS NOMINATION UNDER REAL ESTATE SALES CONTRACT by and between The Benson Companies, LLC ("BC") and 115 Strafford Avenue, LLC ("Strafford").

BACKGROUND

- A. BC or its Nominee is Purchaser under a certain Real Estate Sales Contract ("**Agreement**") dated April 10, 2014 by and between Arthur and Ardis Charrington and BC for the sale and purchase of the property known as 205 Strafford Avenue in Radnor Township, Delaware County, Pennsylvania identified as Delaware County Folio No. 36-01-00541-00.
- B. BC desires to appoint Strafford as Nominee under the Agreement and Strafford desires to accept such appointment.

NOW THEREFORE, intending to be legally bound BC and Strafford agree as follows:

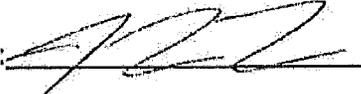
- 1. BC hereby appoints Strafford as its Nominee under the Agreement. As such, Strafford shall have all of the rights and obligations of BC under the Agreement.
- 2. Strafford hereby accepts such nomination.
- 3. This nomination shall be effective as of July 1, 2014 and may be executed in counterparts. Electronic/facsimile signatures shall be effective.

IN WITNESS WHEREOF, the parties have executed this document as set forth below.

THE BENSON COMPANIES, LLC

115 STRAFFORD AVENUE, LLC

By: 

By: 

Name: John Benson

Name: John Benson

Title: Managing Member

Title: Managing Member

Date: 7/1/14

Date: 7/1/14



COMMITMENT

File No. **32040-FPA**

SCHEDULE A

- 1. Commitment Date:
- 2. Policy or Policies to be issued: Amount
 - (a) ALTA Owner's Policy (06/17/06), as modified by TIRBOP (10/1/08) \$ *tbd*
Proposed Insured:
TBD
 - (b) \$
Proposed Insured:

3. The estate or interest in the land described or referred to in this commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

Arthur M.R. Charrington, III and Ardis B. Charrington, his wife

Being the same premises which Dorrance H. Hamilton, Margaret H. Duprey, N. Peter Hamilton, Sr., Mathews V. Hamilton, Jr. and Barbara R. Cobb, Trustees under Agreement dated 3/15/1996, as Amended by Deed dated 11/08/2001 and recorded 11/20/2001 in Delaware County in Volume 2302 Page 396 conveyed unto Arthur M. R. Charrington, III and Ardis B. Charrington, husband and wife, in fee.

4. The land referred to in this commitment is described as follows:

For informational purposes only:
205 Strafford Avenue, Wayne, PA
Radnor Township
County of Delaware

SEE CONTINUATION OF SCHEDULE A FOR LEGAL DESCRIPTION

Countersigned:

First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020

By: 
Authorized Signatory

ALTA Commitment (6/17/06)
Schedule A



SCHEDULE A
(continued)



File No. 32040-FPA

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, being known as "Lot 1" and being bounded and described according to a plan entitled "205 Stafford Avenue and 321 Eagle Road, Lot Line Change Plan, Prepared for Mrs. S. M. V. Hamilton", dated July 20, 2001 and last revised October 15, 2001 as prepared by Yerkes Associates, Inc., Rosemont, Pennsylvania and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the center of Eagle Road (40 feet wide) and the center of Stafford Avenue (40 feet wide); thence extending in the center of Stafford Avenue, North 24 degrees 55 minutes 00 seconds West, 383.09 feet to a point; thence crossing the Northeasterly right-of-way line of Stafford Avenue and extending along the Southeasterly side of a certain 40 feet wide entrance leg of Lot 2 (as shown on said plan), North 64 degrees 58 minutes 00 seconds East, 272.15 feet to a point; thence extending along the Southwesterly property line of Lot 2, South 24 degrees 55 minutes 00 seconds East, crossing over a marble monument on the Northwesterly right-of way line of Eagle Road, 383.06 feet to a point in the aforementioned center of Eagle Road; thence extending in said center of Eagle Road, South 64 degrees 58 minutes 00 seconds West, 272.21 feet to the first mentioned point and place of beginning.



SCHEDULE B – SECTION 1

File No. **32040-FPA**

The following are the requirements to be complied with:

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: Arthur M. R. Charrington, III and Ardis B. Charrington, husband and wife
TO: The Benson Companies
DATED: _____
RECORDED: _____
 - B. MORTGAGE FROM: The Benson Companies
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.
13. **TAXES:**
Receipts for Township, County and School Taxes for the three prior years to be produced.

Valid only if Schedules A and B-II are attached.



SCHEDULE B – SECTION 1
(continued)

File No. **32040-FPA**

Township, County and School Taxes for the current year 2014

Assessment \$1,040,000.00

Tax ID / Parcel No. 36-01-00541-00

14. **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 2014.

15. **MECHANICS AND MUNICIPAL CLAIMS: NONE**

16. **MORTGAGES: NONE**

17. **JUDGMENTS: NONE**

18. 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.

19. 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.

20. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.

21. Last Insured: Commonwealth Land Title Insurance Company; No. D309004ED; Dated: 11/08/2001; Amount: \$1,438,000.00.

22. 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

23. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.

24. Type of entity of The Benson Companies to be furnished and possible additional requirements and/or exceptions to be added and additional searches made.



SCHEDULE B – SECTION 2

File No. 32040-FPA

Schedule B of the policy or policies to be issued will contain the following exceptions 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. Restrictions affecting title as in Deed Books 701 page 296 and 1367 page 318.
7. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Eagle Road and Strafford Avenue.
8. Rights granted to Radnor Township Municipal Authority in Deed Book 1920 page 91.
9. Conditions disclosed by plan entitled "205 Stafford Avenue and 321 Eagle Road, Lot Line Change Plan, Prepared for Mrs. S. M. V. Hamilton" dated July 20, 2001 and last revised October 15, 2001 as prepared by Yerkes Associates, Inc., Rosemont, PA., recorded as Plan Volume 22 page 155, as follows: a.) 1 sty Brick Gar. within setback (easterly corner of lot 1), b.) fence on rear of 211 Stafford Avenue encroaches Lot 2, c.) Fence on rear of 420 West Avenue encroaches Lot 2, d.) Note 4, e.) setback lines.

Valid only if Schedules A and B-I are attached.



NOTICES

1. PLEASE BE ADVISED THAT COMMONWEALTH LAND TITLE INSURANCE COMPANY ("COMPANY") AND FIRST PLATINUM ABSTRACT, LLC ("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.

First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020
Phone 215-741-2000 Fax 215-741-1440

181/132

RESTRICTIONS AS IN DEED BOOK 761 page 296

held always and this conveyance is made on condition that until no longer necessary the said grantee, their successors, their heirs and assigns shall and will keep and maintain so much of the slope or abutment concerning the said Eagle Road and the approach to the building the said Eagle Road over the said E. H. H. or is included in the line of the lot or piece of land above described and shall and will not seek, demand, recover or receive any compensation or payment for any damage which may be caused by the sliding of the said slope or embankment or by the draining or seepage of water therefrom or into the said above described premises or anything thereon.

RESTRICTIONS AS IN DEED BOOK 1367 page 318

and subject nevertheless to the express conditions and restrictions:

no factory, sawmill, hotel, apartment house, hospital, or other industrial or business shall be erected on said premises and that no buildings shall be erected thereon and that no buildings shall be erected upon said premises except detached single family dwellings and garages attached thereto and that in any event the total number of such buildings to be erected thereon shall not exceed forty in number.

TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS TO AND OVER THE HERETOFORE DESCRIBED LAND OF SAID GRANTOR FOR THE SAID GRANTEE, ITS CONTRACTORS OR THEIR OR ANY OF THEIR WORKMEN, SERVANTS, AGENTS, EMPLOYEES AND CONTRACTORS.

THIS INSTRUMENT IS BEING EXECUTED BY THE GRANTOR PURELY FOR THE PURPOSE OF ELIMINATING HER LOWER INTEREST IN THE EASEMENT HEREBY CONFERRED IN VIEW OF THE FACT THAT AN INSTRUMENT OF EASEMENT HAS ALREADY BEEN EXECUTED BY HER HUSBAND, AS OWNER OF THE PROPERTY, COVERING THE SAME RIGHT AND PRIVILEGE OVER HIS LAND TO WHICH REFERENCE IS HEREIN MADE.

IN WITNESS WHEREOF, THE SAID PARTIES HAVE HEREUNTO SET THEIR HANDS AND AFFIXED OR CAUSED TO BE AFFIXED THEIR SEALS, THE DAY AND YEAR FIRST ABOVE WRITTEN.

IN THE PRESENCE OF:

VERNON L. STOFF

JULIA F. PEW (SEAL)
RADNOR TOWNSHIP MUNICIPAL AUTHORITY (SEAL)
BY GEORGE H. PRATT
CHAIRMAN
ATTEST E. O. HEUSER
SECRETARY

STATE OF PENNSYLVANIA: ss,
COUNTY OF PHILADELPHIA:

ON THE 1ST DAY OF AUGUST, A.D. 1957, BEFORE ME, THE SUBSCRIBER, ALMA MEYER, PERSONALLY APPEARED THE ABOVE NAMED JULIA F. PEW, AND IN DUE FORM OF LAW ACKNOWLEDGED THE ABOVE INSTRUMENT TO BE HER ACT AND DEED AND DESIRED THE SAME MIGHT BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

ALMA MEYER (SEAL)
NOTARY PUBLIC, PHILADELPHIA, CO., PA.
MY COMMISSION EXPIRES MARCH 19, 1961

RECORDED AUGUST 9 11:36 AM '57

PAPPANO-----RECORDER

WRITTEN BY M. DOYLE

COMPALED BY *Carl + Henry*

SEE PLAN BOOK FOR MAP

1920-91

INDENTURE OF EASEMENT

THIS INDENTURE MADE THIS 18TH DAY OF JUNE A.D. 1957, BETWEEN RICHARD W. FOSTER AND ELIZABETH R. FOSTER, HIS WIFE, OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, HEREINAFTER CALLED "GRANTORS", AND RADNOR TOWNSHIP MUNICIPAL AUTHORITY, A MUNICIPAL AUTHORITY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, HEREINAFTER CALLED "GRANTEE",

WITNESSETH:

THAT THE SAID GRANTORS, FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00), LAWFUL MONEY UNTO THEM WELL AND TRULY PAID BY THE SAID GRANTEE, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THEM HEREUNTO MOVING, AND WITH INTENT TO BE LEGALLY BOUND, HAVE GRANTED, BARGAINED, SOLD, RELEASED, QUIT-CLAIMED AND CONFIRMED, AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL, RELEASE, QUIT-CLAIM AND CONFIRM UNTO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND PRIVILEGE OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING AND USING A SANITARY SEWER UNDER AND THROUGH A CERTAIN STRIP OF LAND OF THE SAID GRANTORS IN THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: (32)

DESCRIPTION OF SANITARY SEWER RIGHT OF WAY
THROUGH LAND OF RICHARD W. FOSTER ETUX.

BEGINNING AT A POINT ON THE LINE DIVIDING LANDS OF WILLIAM S. WILEY AND RICHARD W.

Copy of plan attached

FOSTER ETUX, SAID POINT IS AT THE DISTANCE OF 10 FEET MORE OR LESS MEASURED SOUTHEASTWARDLY ALONG SAID DIVIDING LINE FROM A CORNER OF LANDS OF WILLIAM S. WILEY AND RICHARD W. FOSTER ETUX; THENCE NORTH 62 DEGREES 06 MINUTES EAST 160 FEET MORE OR LESS TO MANHOLE #15; THENCE SOUTH 30 DEGREES 42 MINUTES EAST 242 FEET MORE OR LESS TO MANHOLE #16; THENCE NORTH 85 DEGREES 50 MINUTES EAST 3 FEET MORE OR LESS TO A POINT ON THE LINE DIVIDING LANDS OF PAUL R. PEACOCK AND RICHARD W. FOSTER ETUX. THE PLACE OF ENDING, SAID POINT IS AT THE DISTANCE OF 160 FEET MORE OR LESS MEASURED NORTHWESTWARDLY ALONG SAID DIVIDING LINE FROM A CORNER OF LANDS OF PAUL R. PEACOCK AND RICHARD W. FOSTER, ETUX.

SITUATE: RADNOR TOWNSHIP, DELAWARE COUNTY, PA.

TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS TO AND OVER THE HEREINBEFORE DESCRIBED LAND OF SAID GRANTORS FOR THE SAID GRANTEE, ITS CONTRACTORS OR THEIR OR ANY OF THEIR WORKMEN, SERVANTS, AGENTS, EMPLOYEES AND CONTRACTORS.

THE GRANTEE AGREES THAT, AT ITS OWN COST AND EXPENSE IT WILL CONNECT OR RECONNECT THE PRESENT BUILDINGS ON THE PREMISES, OF WHICH THE ABOVE RIGHT OF WAY IS A PART, WITH THE SEWER LINE CONSTRUCTED IN SAID RIGHT OF WAY, PROVIDING SAID CONNECTION CAN BE MADE WITHIN A DISTANCE OF NOT MORE THAN 25 FEET FROM SAID SEWER LINE, AND PROVIDED FURTHER THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED TO RELIEVE THE GRANTORS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, FROM THE PAYMENT OF SEWER RENTAL TO THE TOWNSHIP OF RADNOR OR THE GRANTEE, AS THE CASE MAY BE, FOR THE DISPOSAL OF SEWAGE.

THE GRANTEE FURTHER AGREES THAT THE PROPERTY OF THE GRANTORS, OF WHICH THE ABOVE RIGHT OF WAY IS A PART, SHALL BE FREE FROM ASSESSMENT FOR THE COST OF CONSTRUCTING SAID SEWER LINE.

IN WITNESS WHEREOF, THE SAID PARTIES HAVE HERUNTO SET THEIR HANDS AND AFFIXED OR CAUSED TO BE AFFIXED THEIR SEALS, THE DAY AND YEAR FIRST ABOVE WRITTEN.
SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

CONSTANCE M. CAMAIONI
CONSTANCE M. CAMAIONI

RICHARD W. FOSTER (SEAL)
ELIZABETH R. FOSTER (SEAL)
RADNOR TOWNSHIP MUNICIPAL
AUTHORITY (SEAL)
BY GEORGE H. PRATT
CHAIRMAN
ATTEST E. D. HEUSER
SECRETARY

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF PHILADELPHIA : SSt

ON THE 18TH DAY OF JUNE, A.D. 1957, BEFORE ME, THE SUBSCRIBER, -----PERSONALLY APPEARED THE ABOVE NAMED RICHARD W. FOSTER AND ELIZABETH R. FOSTER, HIS WIFE, AND IN DUE FORM OF LAW ACKNOWLEDGED THE ABOVE INDENTURE TO BE THEIR ACT AND DEED AND DESIRED THE SAME MIGHT BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

CONSTANCE M. CAMAIONI (SEAL)
NOTARY PUBLIC, PHILADELPHIA, PHILA.
COUNTY
MY COMMISSION EXPIRES MARCH 25, 1958
PAPPANO-----RECORDER
COMPARED BY- Ash & Henry

AUGUST 9 11:37 AM '57
WRITTEN BY M. BOYLEN

SEE PLAN BOOK FOR MAP

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 115 Strafford Avenue, LLC E-mail berixxon@bbhomes.us

Address 110 N. Phoenixville Pike, Malvern, PA Phone 610-721-1495

Name of Development 205 Strafford Avenue

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Inland Design LLC Phone 484-872-8260

Address 759 E. Lincoln Highway, Exton, PA 19341

Contact Chuck Dobson E-mail chuck@inlanddesign.net

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Subdivision	<input 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-4

Tax Map # 36/01/541.1

Tax Folio # 36/01/00541/00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

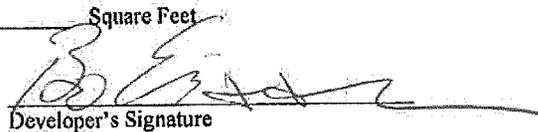
Existing and/or Proposed Use of Site/Buildings:

Existing: 1 single-family detached building with accessory uses. Proposed 6 lots;

1 existing s.f. dwelling to remain; 5 new single-family detached dwellings proposed.

Total Site Area 2.39/2.102 Acres
Size of All Existing Buildings 4500 (+/-) Square Feet (footprint)
Size of All Proposed Buildings 11,200 (+/-) Square Feet (footprint)
Size of Buildings to be Demolished N.A. Square Feet

115 Strafford Avenue, LLC
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

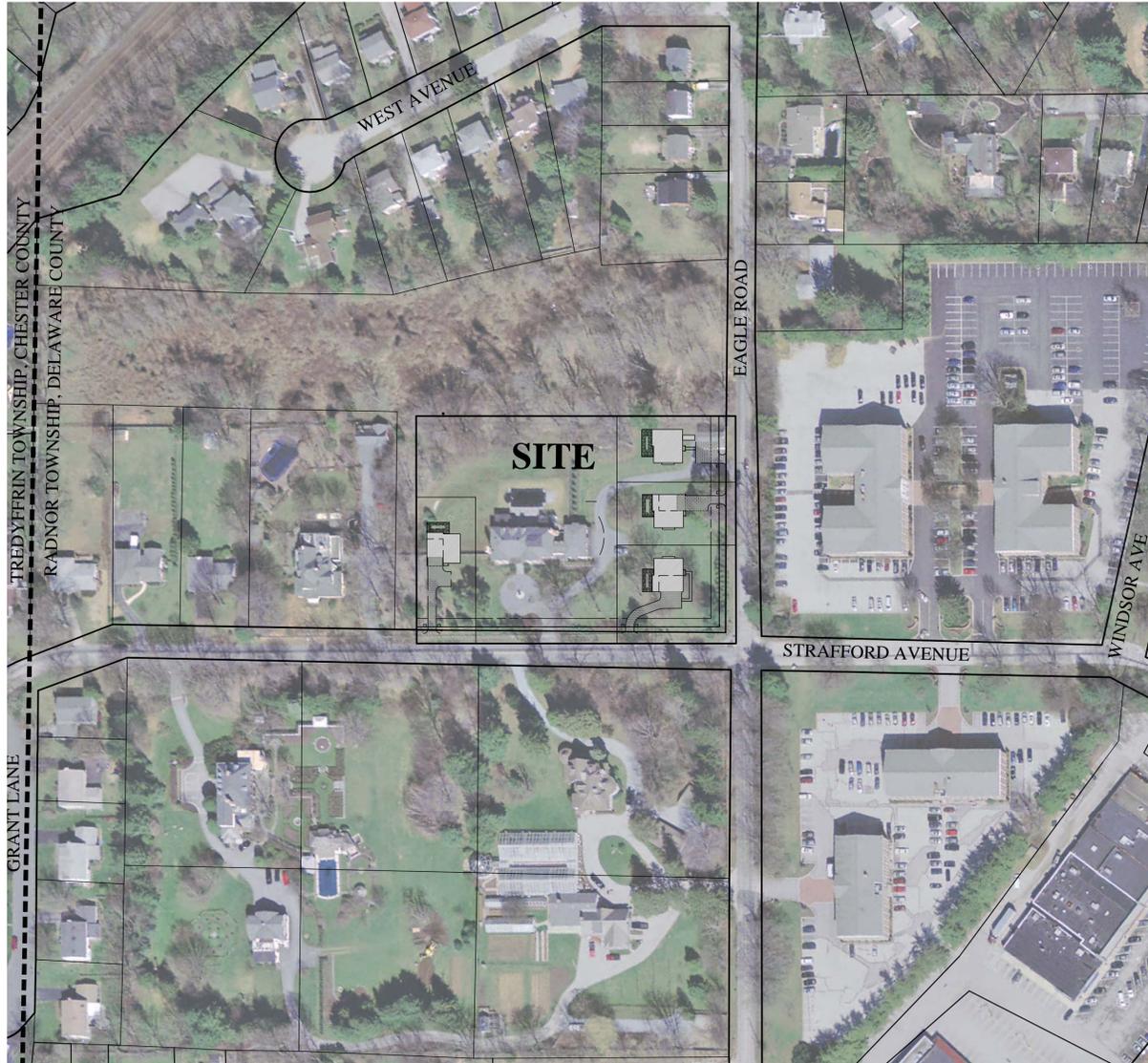
FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

FINAL MINOR SUBDIVISION PLAN FOR 205 STRAFFORD AVENUE RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

SHEET INDEX	
SHEET 01	COVER SHEET
SHEET 02	TITLE PLAN
SHEET 03	EXISTING FEATURES AND NATURAL RESOURCE PLAN
SHEET 04	DEMOLITION PLAN
SHEET 05	GRADING & UTILITY PLAN
SHEET 06	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEET 07	SEDIMENTATION & EROSION CONTROL PLAN
SHEET 08	SEDIMENTATION & EROSION CONTROL DETAILS & NOTES
SHEET 09	LANDSCAPING PLAN
SHEET 10	SEWER PROFILES & RECHARGE BED DETAILS
SHEET 11	CONSTRUCTION DETAILS
SHEET 12	CONSTRUCTION DETAILS



GENERAL NOTES:

- PROPOSED USE: (4) FOUR NEW (3-4 BEDROOM) DWELLING UNITS AND (1) ONE EXISTING DWELLING UNIT.
- SITE INFORMATION:**
ZONING: R-4, RESIDENTIAL
UPIS: 36-1-541.1 BLOCK 11, UNIT 349
BEING: 205 STRAFFORD AVE., WAYNE, PA 19087
- BOUNDARY INFORMATION TAKEN FROM EXISTING DEED.
- TOPOGRAPHY AND PHYSICAL FEATURE INFORMATION FROM ACTUAL FIELD SURVEY PERFORMED MAY, 2014 BY INLAND DESIGN, LLC, EXTON, PA.
- PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DELAWARE COUNTY, PENNSYLVANIA, MAP NUMBER 42045C0017E, THERE IS NO 100-YEAR FLOOD PLAIN LOCATED ON THIS PROPERTY.
- ACCORDING TO THE THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, THE GEOLOGY OF THE SITE IS CHARACTERIZED AS PRECAMBRIAN (MGF), THIS PYROXENE-BEARING MAFIC GNEISS IS A DARK-COLORED, MEDIUM- TO FINE-GRAINED METAMORPHIC ROCK.
- THE SITE IS TRIBUTARY TO SCHUYLKILL RIVER, WHICH IS DESIGNATED AS COLD WATER FISHES (CWFF) & MIGRATORY FISHES (MF) BY CHAPTER 93.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY MAP, THERE ARE NO WETLANDS LOCATED WITHIN THE AREA OF THE SITE.
- AN INDIVIDUAL GRADING PLAN AND AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED AND APPROVED PRIOR TO ISSUING ANY BUILDING PERMITS. ANY REVISIONS TO THE SIZE OR LOCATION OF THE INDIVIDUAL STRUCTURES OR OTHER FEATURES WILL BE ADDRESSED AT THAT TIME, AND A FINAL APPROVAL OF THE STORMWATER MANAGEMENT PLAN WILL BE REQUIRED AS PART OF THE GRADING PERMIT PROCESS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON FIELD SURVEY OF ABOVE-GROUND, VISIBLE STRUCTURES, AND PLOTTING OF UTILITY INFORMATION CONTAINED IN PLANS AVAILABLE AT THE TIME OF SURVEY, AS LISTED IN THE UTILITY REFERENCE PLANS. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, DEPTH, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213, LATEST EDITION. IF A LANE CLOSURE OR PARTIAL LANE CLOSURE IS NECESSARY FOR CONSTRUCTION, THE APPLICANT SHALL NOTIFY THE TOWNSHIP (3) THREE DAYS IN ADVANCE PRIOR TO THE LANE CLOSURE. DURING CONSTRUCTION, NO LANE CLOSURES SHALL OCCUR FROM 6 AM TO 9 AM AND 5 PM TO 6 PM ON WEEKDAYS WITHOUT APPROVAL OF THE RADNOR TOWNSHIP PUBLIC WORKS DIRECTOR.
- SANITARY SEWER LATERAL TO EXISTING HOUSE SHALL BE REMOVED AND CAPPED ACCORDING TO RADNOR TOWNSHIP REGULATIONS.
- IN LIEU OF A TRAFFIC STUDY, THE APPLICANT OFFERS A \$1500 CONTRIBUTION TO RADNOR TOWNSHIP TO BE USED TO (A) REPAIR THE EXISTING STREETLIGHTS ALONG THE PROPERTY FRONTAGE ON EAGLE ROAD AND STRAFFORD AVENUE, AND TO (B) PAINT THE MAST ARMS AND SIGNAL POLES FOR THE FLASHING WARNING LIGHTS LOCATED AT THE INTERSECTION OF STRAFFORD AVENUE AND EAGLE ROAD.
- THE ADDITIONAL RIGHT OF WAY ALONG EAGLE ROAD AND STRAFFORD AVENUE SHALL BE SUBJECT TO A CONTINUING OFFER OF DEDICATION TO RADNOR TOWNSHIP.
- THE APPLICANT AGREES TO PAY A FEE-IN-LIEU FOR OPEN SPACE, A PER LOT FEE OF \$3,307 IS OFFERED FOR THE 5 PROPOSED LOTS FOR A TOTAL FEE-IN-LIEU CONTRIBUTION OF \$16,535.

SOILS DESCRIPTION (ENTIRE SITE WITHIN Me SOIL)

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
Me	MAN MADE SCHIST & GNEISS MATERIALS	0% - 8%	HIGH (ABOUT 10.1 INCHES)	WELL DRAINED	ABOUT 60 INCHES	40" TO 72"	7s	B

SITE GEOLOGY: (MGF - MAFIC GNEISS): THIS PYROXENE-BEARING MAFIC GNEISS IS A DARK-COLORED, MEDIUM- TO FINE-GRAINED METAMORPHIC ROCK.

R-4 RESIDENTIAL: AREA AND BULK REGULATIONS (TOTAL SITE = 104,249 S.F. (2.393 ACRES))

DESCRIPTION	R-4 REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MIN. LOT AREA	7,000 S.F. (MIN.)	12,436 S.F.	53,031 S.F.	16,765 S.F.	10,759 S.F.	11,258 S.F.
MIN. LOT WIDTH @ BUILDING LINE	55 FT.	75 FT.	165 FT.	87 FT.	75 FT.	79 FT.
BUILDING AREA (MAX.)	30%	12.2% (1,517 S.F.)	7.4% (3,915 S.F.)	8.9% (1,489 S.F.)	14.4% (1,547 S.F.)	18.4% (2,072 S.F.)
MIN. FRONT YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MIN. SIDE YARD	12 FT. MIN. 30 FT. AGGR.	12 FT. 30 FT.	12 FT. 30 FT.	12 FT. 30 FT.	12 FT. 30 FT.	12 FT. 30 FT.
MIN. REAR YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MAX. IMPERVIOUS COVERAGE	40%	24.0% (2,986 S.F.)	24.5% (12,971 S.F.)	17.8% (2,986 S.F.)	23.3% (2,512 S.F.)	30.0% (3,372 S.F.)
MAX. BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.

WAIVER REQUESTS:

- A WAIVER FROM SECTION 225-27.C.(1) OF THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED TO ALLOW THE PROPOSED RIGHT OF WAY OF EAGLE ROAD TO BE 60 FEET WIDE (30 FEET FROM CENTERLINE OF ROAD), TO ALLOW THE ROAD WIDTHS TO REMAIN (I.E. LESS THAN REQUIRED), AND TO NOT REQUIRE CURB ALONG EAGLE ROAD OR STRAFFORD AVENUE.
- A WAIVER FROM SECTION 225-27.C.(4) OF THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED TO NOT REQUIRE CURBS ALONG STREETS.
- A WAIVER FROM SECTION 243-36 OF THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED TO NOT REQUIRE CURBS ALONG STREETS.
- A WAIVER FROM SECTION 225-27.L(5) OF THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED TO ALLOW THE PROPOSED DRIVEWAY FOR LOT #4 AND THE EXISTING DRIVEWAY FOR LOT #5 TO TAKE ACCESS ONTO EAGLE ROAD WHICH IS DEFINED AS A MAJOR COLLECTOR STREET. THESE DRIVEWAYS ARE PROVIDED WITH REASONABLE SITE DISTANCE AS REQUIRED.
- A WAIVER FROM SECTION 225-47.C OF THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED TO NOT REQUIRE IMPROVEMENTS (I.E. WIDENING) TO THE ABUTTING BOUNDARY STREETS.
- A WAIVER FROM SECTION 255-52 OF THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED TO NOT REQUIRE CURBS ALONG EAGLE ROAD AND STRAFFORD AVENUE.

EQUITABLE OWNER / APPLICANT:

115 STRAFFORD AVENUE, LLC
ATTN: BO ERIXXON
110 NORTH PHOENIXVILLE PIKE
SUITE 100
MALVERN, PA 19355

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UPIS: 36-01-00541-00

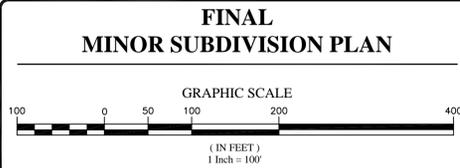
Inland Design
Civil Engineers & Land Development Consultants

759 East Lincoln Hwy.
Exton, PA 19341
www.InLandDesign.net

Phone: (484) 872-8260
Fax: (484) 872-8261
Info@InLandDesign.net



No.	Date:	Description:
1	7/31/2014	REV. PER TWP. ENGINEER REVIEW LETTER DATED 7/25/2014
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6	11/14/2014	REVISED PER TOWNSHIP ENGINEER LETTER DATED 10-20-2014
7	1/02/2015	REVISED PER TOWNSHIP ENGINEER COMMENTS



Date: 6/30/2014
Scale: 1" = 100'
Drawn by: TAH
Checked by: CAD
Project No. 10394

**COVER SHEET
FOR**

**205 STRAFFORD AVENUE
WAYNE, PA 19087**

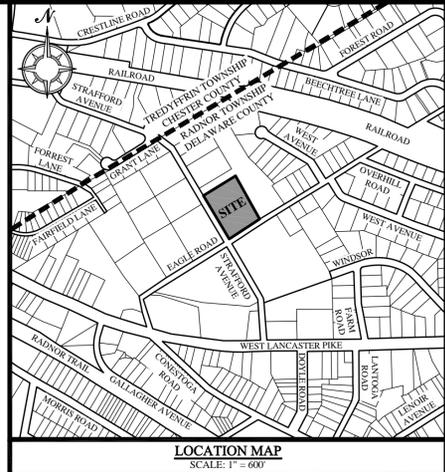
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

S H E E T
1
OF 12



N/L
DORRANCE H. HAMILTON, et. al., TRUSTEES
FOLIO #: 36-01-00541-00
BLOCK: 11 UNIT: 349.001
205 STRAFFORD AVE., WAYNE, PA 19087
DB: 2302 PG: 0411

LEGEND
 _____ PROPERTY BOUNDARY
 _____ ADJOINING PROPERTY LINE
 _____ EXISTING RIGHT OF WAY LINE
 _____ EXISTING EASEMENT LINE
 _____ PROPOSED EASEMENT LINE



COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF CHESTER :
 ON THE _____ DAY OF _____ A.D. 2015 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED BO ERIXXON WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGING MEMBER OF 115 STRAFFORD AVE., LLC A LIMITED LIABILITY CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF.

 MANAGING MEMBER
 WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

 NOTARY PUBLIC

DELAWARE COUNTY PLANNING COMMISSION
 PROCESSED AND REVIEWED, A REPORT HAS BEEN PREPARED BY THE DELAWARE COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
 CERTIFIED THIS DATE _____
 _____ FOR THE DIRECTOR
 RECORDED IN THE DELAWARE COUNTY COURTHOUSE THIS _____ DAY OF _____, 2015, IN PLAN BOOK _____ PAGE _____

CERTIFICATE OF CONFORMANCE:
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.
Charles A. Dobson 1/02/2015
 CHARLES A. DOBSON (DATE)

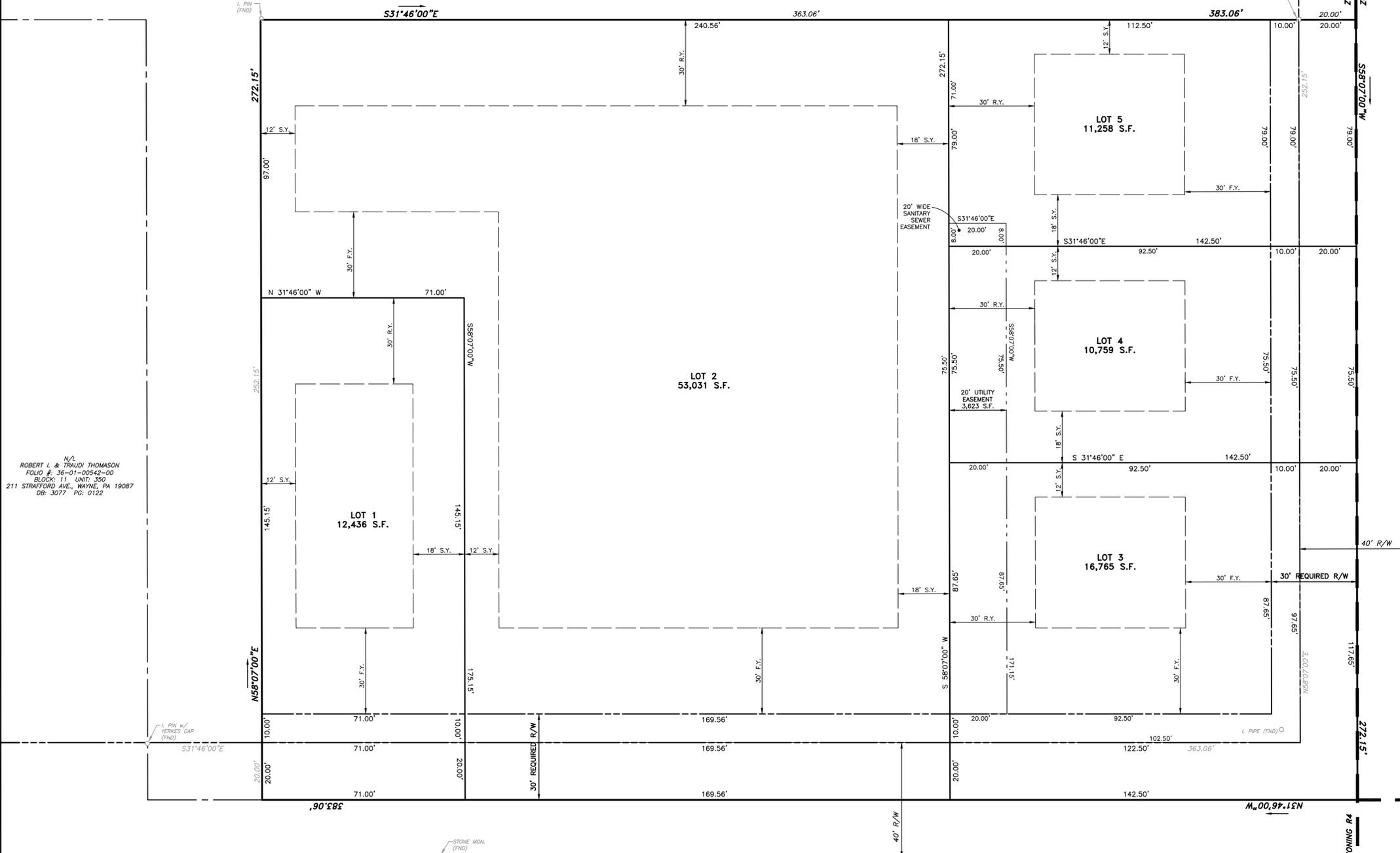
RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS:
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS.
 _____ DATE

RADNOR TOWNSHIP ZONING OFFICER:
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ZONING OFFICER.
 _____ DATE

RADNOR TOWNSHIP ENGINEER:
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ENGINEER.
 _____ DATE

RADNOR TOWNSHIP BOARD OF COMMISSIONERS:
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS.
 _____ DATE

EQUITABLE OWNER / APPLICANT:
 115 STRAFFORD AVENUE, LLC
 ATTN: BO ERIXXON
 110 NORTH PHOENIXVILLE PIKE
 SUITE 100
 MALVERN, PA 19355
 _____ DATE
 _____ DATE
 _____ DATE



R-4 RESIDENTIAL: AREA AND BULK REGULATIONS (TOTAL SITE = 104,249 S.F. (2.393 ACRES))

DESCRIPTION	R-4 REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MIN. LOT AREA	7,000 S.F. (MIN.)	12,436 S.F.	53,031 S.F.	16,765 S.F.	10,759 S.F.	11,258 S.F.
MIN. LOT WIDTH @ BUILDING LINE	55 FT.	75 FT.	165 FT.	87 FT.	75 FT.	79 FT.
BUILDING AREA (MAX.)	30%	12.2% (1,517 S.F.)	7.4% (3,915 S.F.)	8.9% (1,489 S.F.)	14.4% (1,547 S.F.)	18.4% (2,072 S.F.)
MIN. FRONT YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MIN. SIDE YARD	12 FT. MIN. 30 FT. AGGR.	12 FT. 30 FT.	12 FT. 30 FT.	12 FT. 30 FT.	12 FT. 30 FT.	12 FT. 30 FT.
MIN. REAR YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MAX. IMPERVIOUS COVERAGE	40%	24.0% (2,986 S.F.)	24.5% (12,971 S.F.)	17.8% (2,986 S.F.)	23.3% (2,512 S.F.)	30.0% (3,372 S.F.)
MAX. BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.

STRAFFORD AVE.
 POSTED SPEED LIMIT 25 M.P.H.

N/L
DORRANCE H. HAMILTON TRUST
FOLIO #: 36-01-00539-00
BLOCK: 11 UNIT: 349
204 STRAFFORD AVE., WAYNE, PA 19087
DB: 4569 PG: 0061

N/L
O. JOHN FUCHS, JR.
FOLIO #: 36-01-00164-02
BLOCK: 11 UNIT: 314
200 EAGLE ROAD, WAYNE, PA 19087
DB: 2290 PG: 1166

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UP: 36-01-00541-00

Inland Design
 Civil Engineers & Land Development Consultants

759 East Lincoln Hwy.
 Exton, PA 19341
 www.InlandDesign.net

Phone: (484) 872-8260
 Fax: (484) 872-8261
 Info@InlandDesign.net

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 CHARLES A. DOBSON
 ENGINEER
 No. 10000010394

No.	Date	Description
1	7/31/2014	REV. PER TWP. ENGINEER REVIEW LETTER DATED 7/25/2014
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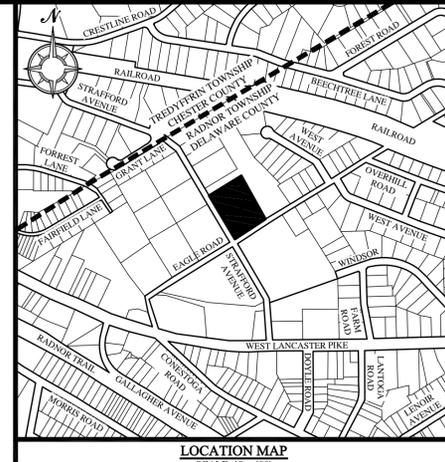
FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE
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 (IN FEET)
 1 Inch = 20'

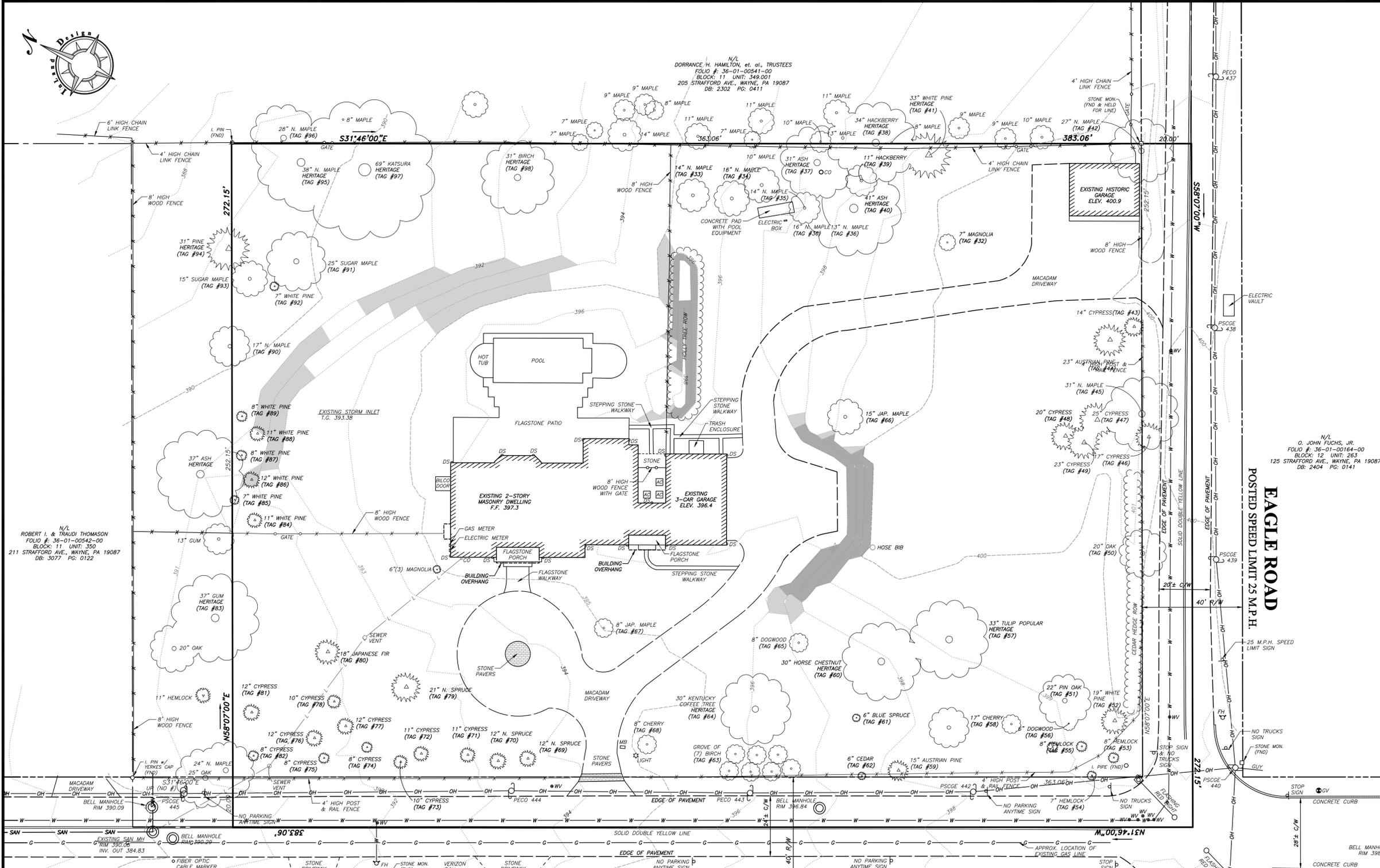
Date: 6/30/2014
 Scale: 1" = 20'
 Drawn by: TAH
 Checked by: CAD
 Project No. 10394

TITLE PLAN FOR
 205 STRAFFORD AVENUE
 WAYNE, PA 19087
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
 2
 OF 12



LOCATION MAP
SCALE: 1" = 600'



N/A
ROBERT I. & TRAUDI THOMASON
FOLIO #: 36-01-00542-00
BLOCK: 11 UNIT: 350
211 STRAFFORD AVE., WAYNE, PA 19087
DB: 3077 PG: 0122

N/A
O. JOHN FUCHS, JR.
FOLIO #: 36-01-00164-00
BLOCK: 12 UNIT: 263
125 STRAFFORD AVE., WAYNE, PA 19087
DB: 2404 PG: 0141

EAGLE ROAD
POSTED SPEED LIMIT 25 M.P.H.

STRAFFORD AVE.
POSTED SPEED LIMIT 25 M.P.H.

LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING TREE SYMBOLS
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING FENCE LINE
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING ROAD CENTERLINE
	EXISTING CURB LINE
	EXISTING ROAD PAVING
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING FIRE HYDRANT
	STEEP SLOPE 14% up to 20%
	STEEP SLOPE 20% and UP

SOILS DESCRIPTION (ENTIRE SITE WITHIN Me SOIL)

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
Me	MAN MADE SCHIST & GNEISS MATERIALS	0% - 8%	HIGH (ABOUT 10.1 INCHES)	WELL DRAINED	ABOUT 60 INCHES	40" TO 72"	7s	B

SITE GEOLOGY: (MGP - MAFIC GNEISS); THIS PYROXENE-BEARING MAFIC GNEISS IS A DARK-COLORED, MEDIUM- TO FINE-GRAINED METAMORPHIC ROCK.

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UPI: 36-01-00541-00

PA. act 172 of 1986 requires three working days notice
Serial Number:
20142122649

PENNSYLVANIA ACT 187 REQUIREMENTS:
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Civil Engineers & Land Development Consultants

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www.InlandDesign.net

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Fax: (484) 872-8261
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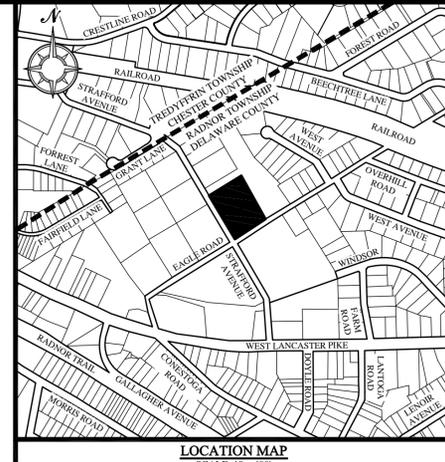
FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE
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(IN FEET)
1 Inch = 20'

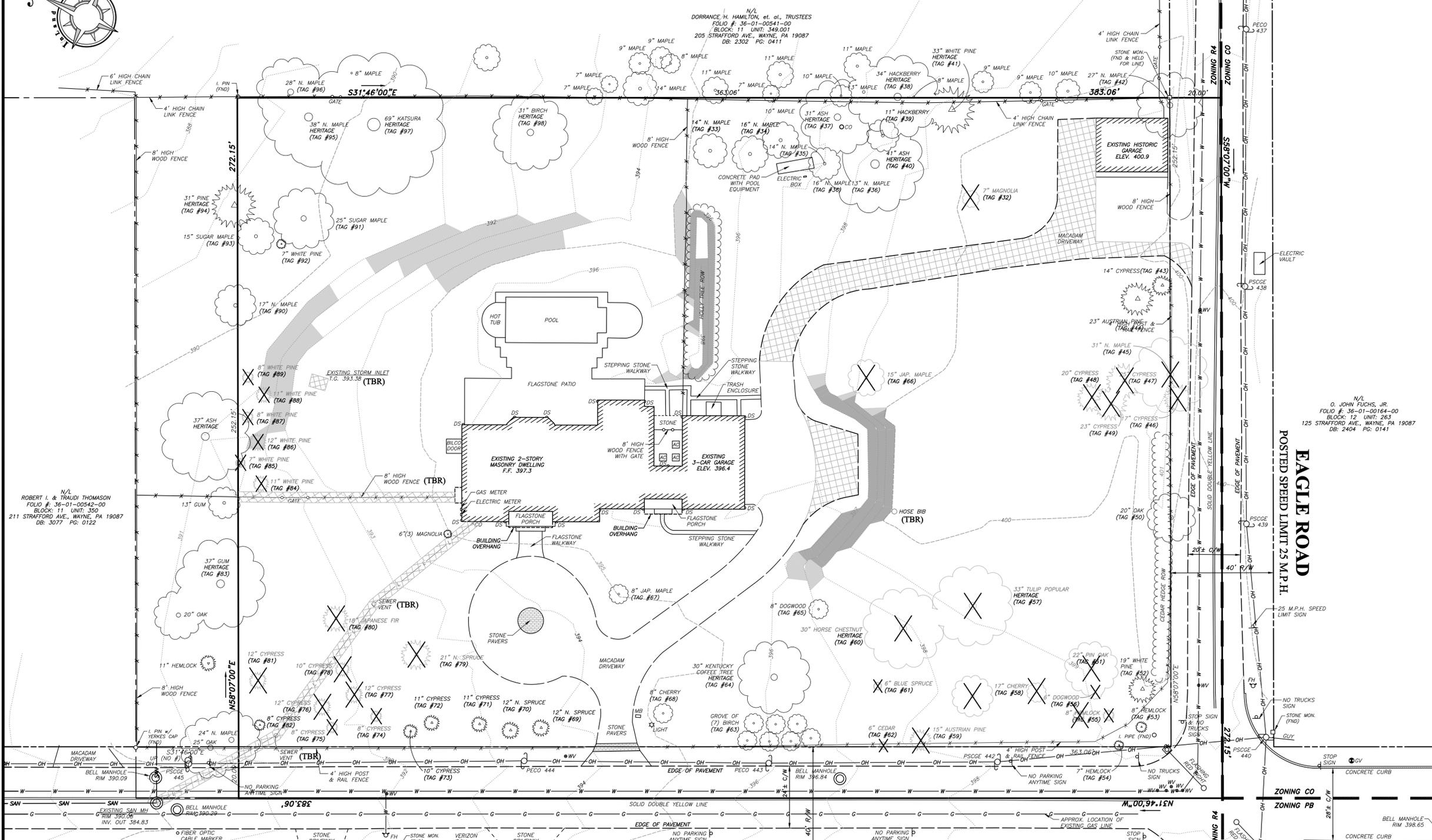
Date:
6/30/2014
Scale:
1" = 20'
Drawn by:
TAH
Checked by:
CAD
Project No.
10394

EXISTING FEATURES AND NATURAL RESOURCE PLAN FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
3
OF 12



LOCATION MAP
SCALE: 1" = 600'



N/A
ROBERT I. & TRAUDI THOMASON
FOLIO #: 36-01-00542-00
BLOCK: 11 UNIT: 350
211 STRAFFORD AVE., WAYNE, PA 19087
DB: 3077 PG: 0122

N/A
DORRANCE H. HAMILTON, et. al., TRUSTEES
FOLIO #: 36-01-00541-00
BLOCK: 11 UNIT: 349-001
205 STRAFFORD AVE., WAYNE, PA 19087
DB: 2302 PG: 0411

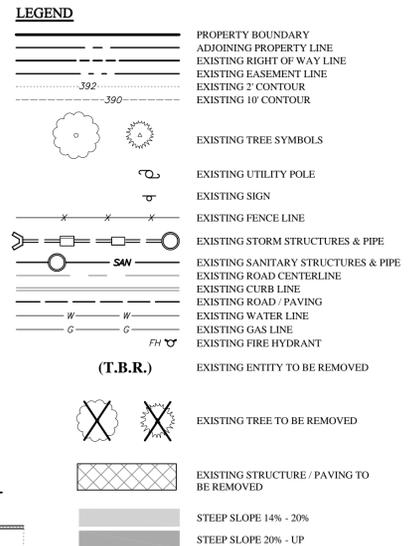
N/A
O. JOHN FUCHS, JR.
FOLIO #: 36-01-00164-00
BLOCK: 12 UNIT: 263
125 STRAFFORD AVE., WAYNE, PA 19087
DB: 2404 PG: 0141

EAGLE ROAD
POSTED SPEED LIMIT 25 M.P.H.

STRAFFORD AVE.
POSTED SPEED LIMIT 25 M.P.H.

N/A
DORRANCE H. HAMILTON TRUST
FOLIO #: 36-01-00539-00
BLOCK: 11 UNIT: 349
204 STRAFFORD AVE., WAYNE, PA 19087
DB: 4569 PG: 0061

N/A
O. JOHN FUCHS, JR.
FOLIO #: 36-01-00163-02
BLOCK: 11 UNIT: 314
200 EAGLE ROAD, WAYNE, PA 19087
DB: 2290 PG: 1166

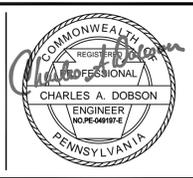


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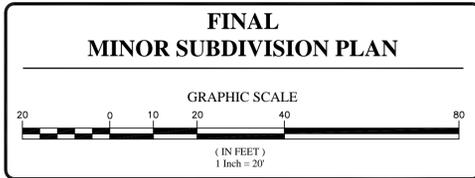


Pennsylvania One Call System
PA, act 172 of 1986 requires
three working days notice
Serial Numbers:
20142122649
PENNSYLVANIA ACT 187 REQUIREMENTS:
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before the start of work.

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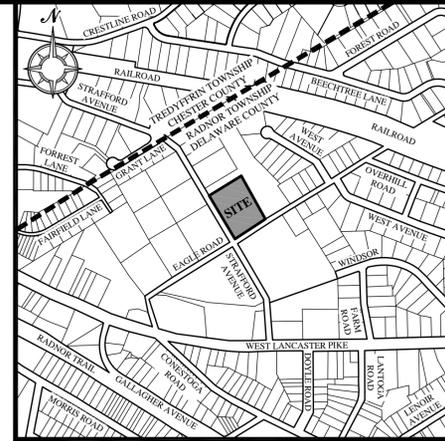
Date:
6/30/2014
Scale:
1" = 20'
Drawn by:
TAH
Checked by:
CAD
Project No.
10394

DEMOLITION PLAN
FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
4
OF 12



N/L
DORRANCE H. HAMILTON, et. al., TRUSTEES
FOLIO # 36-01-00541-00
BLOCK: 11 UNIT: 349.01
205 STRAFFORD AVE., WAYNE, PA 19087
DB: 2302 PG: 0411

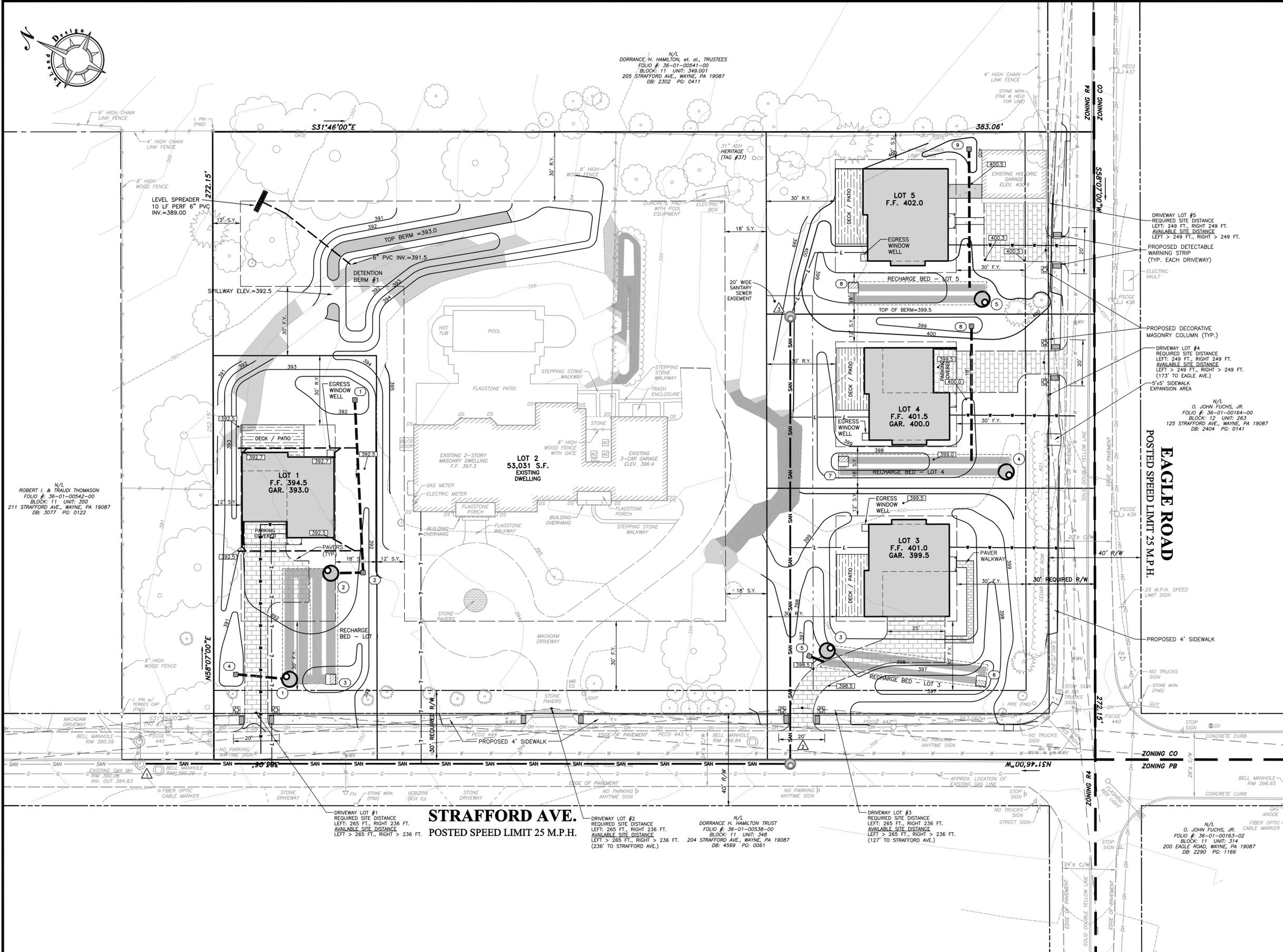


LOCATION MAP
SCALE: 1" = 600'

NOTE:
SITE DISTANCE IS BASED ON POSTED SPEED
LIMIT PLUS 10 MPH.

LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING TREE SYMBOLS
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING FIRE HYDRANT
	EXISTING FENCE LINE
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING ROAD CENTERLINE
	EXISTING CURB LINE
	EXISTING ROAD / PAVING
	EXISTING WATER LINE
	EXISTING GAS LINE
	ULTIMATE RIGHT OF WAY LINE
	PROPOSED EASEMENT LINE
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED FENCE LINE
	PROPOSED STORM STRUCTURES & PIPE
	PROPOSED SANITARY STRUCTURES & PIPE
	PROPOSED SANITARY LATERAL
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB LINE
	PROPOSED ROAD / PAVING
	PROPOSED WATER LINE
	PROPOSED WATER LATERAL
	PROPOSED SANITARY LATERAL
	PROPOSED GAS LANTERN ON MASONRY STONE PILLAR
	PROPOSED BUILDING LIGHT
	PROPOSED SIDEWALK
	STEEP SLOPE 14% up to 20%
	STEEP SLOPE 20% and UP



N/L
ROBERT I. & TRAUDI THOMASON
FOLIO # 36-01-00542-00
BLOCK: 11 UNIT: 350
211 STRAFFORD AVE., WAYNE, PA 19087
DB: 3077 PG: 0122

N/L
O. JOHN FUCHS, JR.
FOLIO # 36-01-00164-00
BLOCK: 12 UNIT: 263
125 STRAFFORD AVE., WAYNE, PA 19087
DB: 2404 PG: 0141

N/L
DORRANCE H. HAMILTON TRUST
FOLIO # 36-01-00539-00
BLOCK: 11 UNIT: 349
204 STRAFFORD AVE., WAYNE, PA 19087
DB: 4569 PG: 0061

N/L
O. JOHN FUCHS, JR.
FOLIO # 36-01-00163-02
BLOCK: 11 UNIT: 314
200 EAGLE ROAD, WAYNE, PA 19087
DB: 2290 PG: 1166

STRAFFORD AVE.
POSTED SPEED LIMIT 25 M.P.H.

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UPJ: 36-01-00541-00

PA. act 172 of 1986 requires three working days notice
Serial Numbers:
20142122649

PENNSYLVANIA ONE CALL SYSTEM
CALL BEFORE YOU DIG

PENNSYLVANIA ACT 187 REQUIREMENTS:
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Fax: (484) 872-8261
Info@InLandDesign.net

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
CHARLES A. DOBSON
WORKING NO. 000014

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FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE
20 0 10 20 30 40 50 60 70 80
(IN FEET)
1 Inch = 20'

Date:
6/30/2014
Scale:
1" = 20'
Drawn by:
TAH
Checked by:
CAD
Project No.
10394

GRADING & UTILITY PLAN
FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
5
OF 12



SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS, A REPRESENTATIVE FROM THE DELAWARE COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING.

1. DELINEATE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN.
 2. INSTALL ROCK CONSTRUCTION ENTRANCE, SILT FENCE, SEDIMENT TRAP AND TREE PROTECTION FENCING AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS. PLACE BARRIER FENCE AROUND THE PROPOSED RECHARGE BED TO PROTECT THE AREA FROM ANY EQUIPMENT TRAFFIC UNTIL THE RECHARGE BED IS READY FOR INSTALLATION. PERFORM SITE DEMOLITION AS SHOWN ON THE DEMOLITION PLAN.
 3. STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE AS SHOWN ON THE PLAN.
 4. PLACE STONE IN THE AREAS OF THE PROPOSED COMMON DRIVeways TO PROVIDE A MUD FREE ACCESS TO THE AREAS OF CONSTRUCTION.
 5. BEGIN HOME CONSTRUCTION.
 6. COMPLETE BULK EARTHWORK RELATED TO GRADING OF THE SITE INCLUDING DRIVEWAYS, LANDSCAPE BUFFER AREAS AND LAWN AREAS.
- NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES THAT WILL EXCEED 4 DAYS, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.**
7. INSTALL ALL UNDERGROUND UTILITIES AND THE PAVERS. THE RECHARGE BEDS (SEE SEPARATE SEQUENCE OF CONSTRUCTION) SHALL NOT BE CONSTRUCTED UNTIL ALL AREAS DRAINING TO THEM ARE PERMANENTLY STABILIZED. ONCE THE RECHARGE BEDS ARE INSTALLED, PLACE INLET PROTECTION AS SHOWN ON THE PLAN AND IN THE DETAIL.
 8. COMPLETE FINE GRADING OF THE DRIVEWAYS AND PARKING AREAS AND INSTALL STONE BASE COURSE AND PAVING.
 9. PLACE EROSION CONTROL BLANKET AS SHOWN ON THE PLAN AND IN THE DETAIL. INSTALL PROPOSED GUTTERS, DOWNSPOUTS AND ROOF LEADERS FOR THE BUILDINGS. ONCE THE RECHARGE BEDS ARE INSTALLED CONNECT THE ROOF LEADERS TO THE RECHARGE BED AS SHOWN ON THE PLAN.
 10. INSTALL PERMANENT SEEDING AND MULCH ON ALL DISTURBED AREAS IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS SHOWN ON THE PLAN. REMOVE THE SEDIMENT TRAP AND INSTALL LANDSCAPING AS SHOWN ON THE PLAN AND IN THE DETAIL.
 11. **NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES THAT WILL EXCEED 4 DAYS, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.** ONCE ALL AREAS HAVE BEEN PERMANENTLY STABILIZED (DETERMINED BY MINIMUM 70% ESTABLISHED GRASS COVER), REMOVE ALL REMAINING EROSION CONTROL MEASURES AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE EROSION CONTROL MEASURES. THE DELAWARE COUNTY CONSERVATION DISTRICT SHALL PERFORM A SITE INSPECTION AND ISSUE APPROVAL OF STABILIZED AREAS PRIOR TO THE REMOVAL OF THE TEMPORARY EROSION CONTROL MEASURES.

ROCK CONSTRUCTION ENTRANCE

PROPOSED DETECTABLE WARNING STRIP (TYP. EACH DRIVEWAY)
ELECTRIC VAULT
DRIVEWAY LOT #5 REQUIRED SITE DISTANCE LEFT: 249 FT., RIGHT: 249 FT. AVAILABLE SITE DISTANCE LEFT > 249 FT., RIGHT > 249 FT.
DRIVEWAY LOT #4 REQUIRED SITE DISTANCE LEFT: 249 FT., RIGHT: 249 FT. AVAILABLE SITE DISTANCE LEFT > 249 FT., RIGHT > 249 FT. (17' TO EAGLE AVE.)
5'x15' SIDEWALK EXPANSION AREA

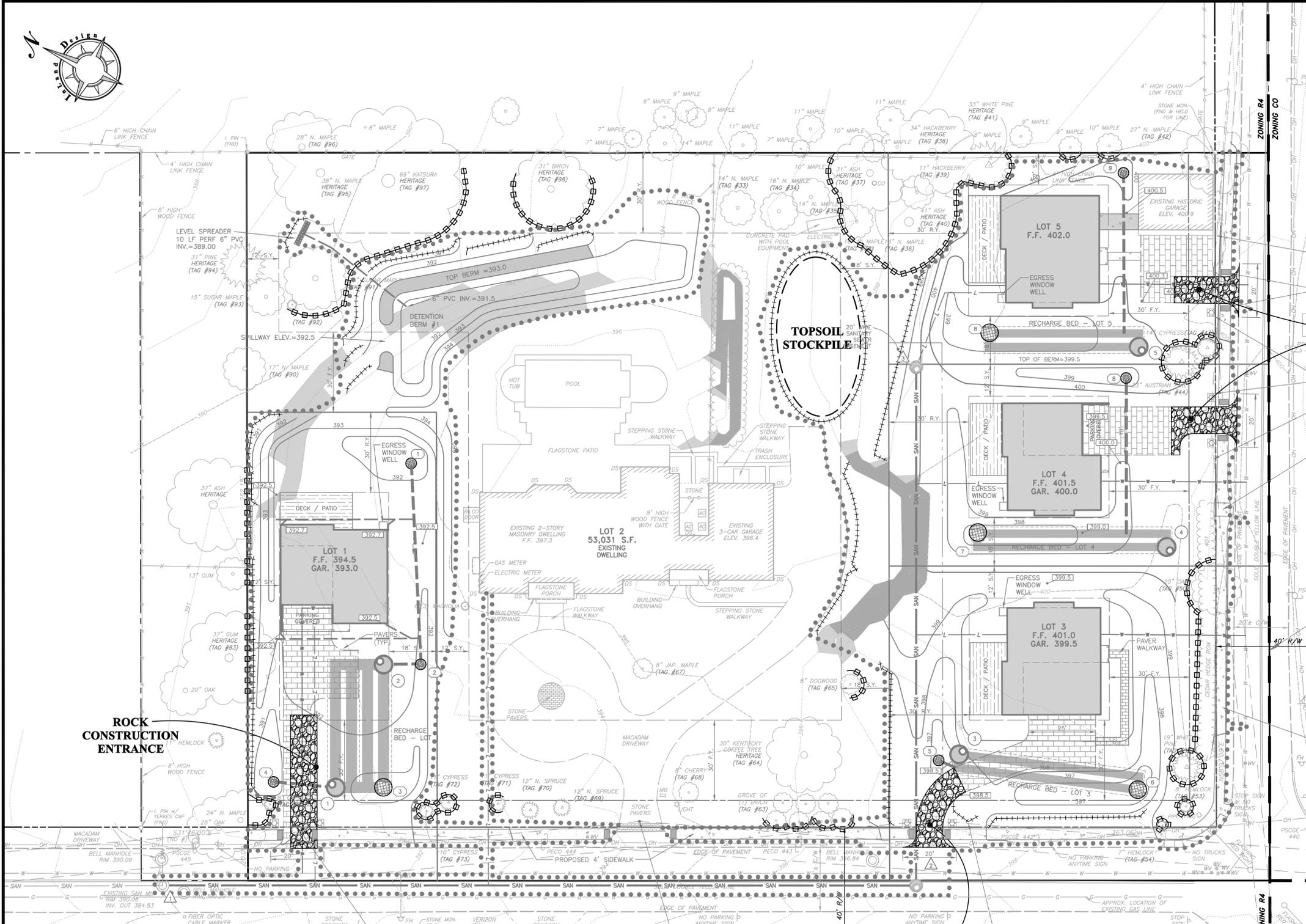
EAGLE ROAD
POSTED SPEED LIMIT 25 M.P.H.

NPDES PERMIT BOUNDARY IS THE SAME AS THE PROPERTY LINE. TOTAL NPDES PERMIT BOUNDARY = 2.39 ACRES

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING TREE SYMBOLS
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING ROAD CENTERLINE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- ULTIMATE RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED FENCE LINE
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY LATERAL
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB TAPER
- PROPOSED ROAD / PAVING
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL
- PROPOSED SANITARY LATERAL
- PROPOSED GAS LANTERN ON MASONRY STONE PILLAR
- PROPOSED BUILDING LIGHT
- 18" SILT FENCE
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE BOUNDARY
- ROCK CONSTRUCTION ENTRANCE
- INLET SEDIMENT FILTER
- EROSION CONTROL BLANKET

LIMIT OF DISTURBANCE BOUNDARY: 58,544 S.F. (1.34 AC.)



STRAFFORD AVE.
POSTED SPEED LIMIT 25 M.P.H.

ROCK CONSTRUCTION ENTRANCE

DRIVEWAY LOT #3 REQUIRED SITE DISTANCE LEFT: 265 FT., RIGHT: 236 FT. AVAILABLE SITE DISTANCE LEFT > 265 FT., RIGHT > 236 FT. (127' TO STRAFFORD AVE.)

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UPJ: 36-01-00541-00

PA, act 172 of 1986 requires three working days notice
Serial Number: 20142122649

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
CHARLES A. DOBSON
ENGINEER WORKING

No.	Date:	Description:
1	7/31/2014	REV. PER TWP. ENGINEER REVIEW LETTER DATED 7/25/2014
2	8/26/2014	REVISED LANDSCAPING PLAN
3	8/28/2014	ELIMINATE OPEN SPACE, WIDEN COMMON DRIVE TO 20'
4	9/2/2014	REVISED LANDSCAPING PLAN
5	9/22/2014	REVISED PER TOWNSHIP ENGINEER LETTER DATED 8-14-2014
6	11/14/2014	REVISED PER TOWNSHIP ENGINEER LETTER DATED 10-20-2014
7	1/02/2015	REVISED PER TOWNSHIP ENGINEER COMMENTS

FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE
20 0 10 20 30 40 50 60 70 80
(IN FEET)
1 Inch = 20'

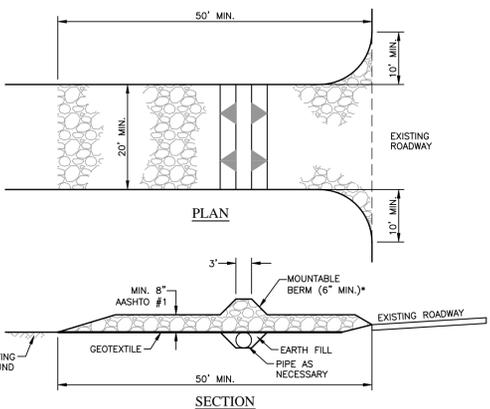
Date: 6/30/2014
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SEDIMENTATION AND EROSION CONTROL PLAN FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
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OF 12

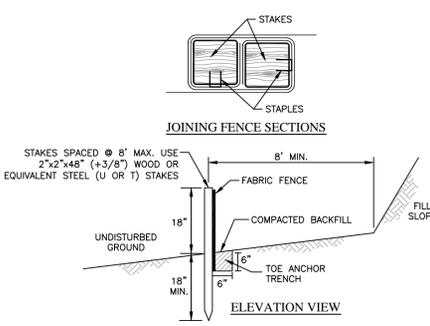
STANDARD E&S PLAN NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEVER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES).
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM ROADWAYS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTLAYS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH PERMANENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADING MATERIALS SHALL BE PLACED AND IMMEDIATELY STABILIZED WITH MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL OF ALL DISTURBANCE ACTIVITIES.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$1000 PER DAY IN CIVIL PENALTIES, UP TO \$100,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.



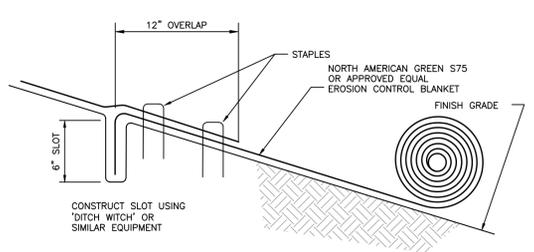
ROCK CONSTRUCTION ENTRANCE DETAIL
(PADEP STANDARD CONSTRUCTION DETAIL #3-1)
(NOT TO SCALE)

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



STANDARD SILT FENCE (18" HIGH)
(PADEP STANDARD CONSTRUCTION DETAIL #4-7)
(NOT TO SCALE)

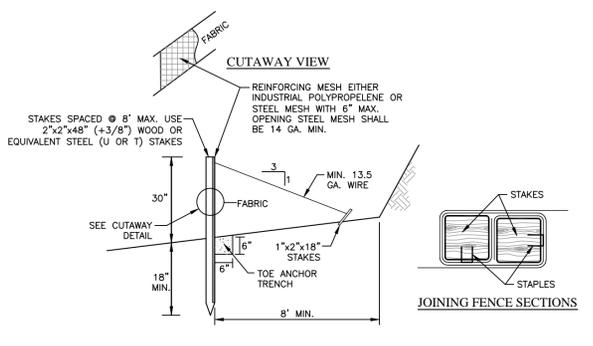
- FABRIC WIDTH SHALL BE 30" MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
- SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT (SEE FIGURE 4.1).
- SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVEGROUND HEIGHT OF THE FENCE.
- ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
- FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.



NOTES:

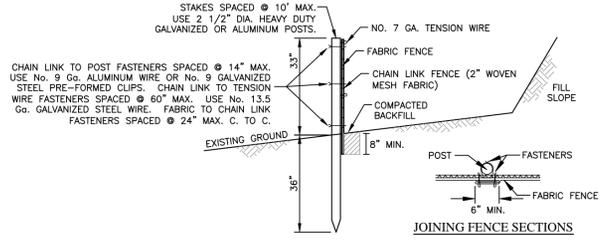
- COMPLETE GRADING OF SLOPE.
- CULTIVATE THE SOIL TO A DEPTH OF 6 INCHES, INCORPORATING FERTILIZER AND LIME WHERE NECESSARY, PROVIDING AN EVEN SURFACE, FREE FROM EXCESSIVE STONES, CLODS OR TRASH.
- SEED AND MULCH THE AREA AS OUTLINED IN SEEDING SCHEDULE.
- UNREEL THE MATTING UP AND DOWN THE SLOPE. THIS IS BEST ACHIEVED BY PLACING A METAL PIPE THROUGH THE CENTER OF THE ROLL, THROUGH WHICH IS PASSED A ROPE. BY HOLDING EACH END OF THE ROPE, THE ROLL CAN BE UNWOUND SLOWLY DOWN THE SLOPE. THE MATTING SHOULD NOT BE STRETCHED NOR ALLOWED TO LIE LOOSELY, BUT TO TAKE UP THE CONTOURS OF THE GROUND. THE MANUFACTURER'S RECOMMENDATIONS FOR OVERLAPPING ADJACENT STRIPS SHALL BE FOLLOWED.
- SPILL ENDS OF THE MATTING SHALL BE BURIED IN A 6-INCH DEEP SLOT AND STAPLED, AS SHOWN, AT 12-INCH CENTERS ACROSS THE WIDTH OF THE MAT. AT JOINTS, THE DOWNHILL END SHOULD BE OVERLAPPED (SHINGLE FASHION).
- MATTING SHOULD BE STAPLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, BUT GENERALLY STAPLES SHOULD BE INSERTED ON 12-INCH CENTERS DOWN EACH EDGE OF THE MAT AND DOWN ITS CENTERLINE.
- FOLLOWING INSTALLATION, MESH MATTINGS SHOULD BE ROLLED WITH A SMOOTH ROLLER TO BRING INTO CLOSE CONTACT WITH THE SOIL AND TO CONSOLIDATE THE SEEDBED.

EROSION BLANKET INSTALLATION FOR SLOPES
(NOT TO SCALE)



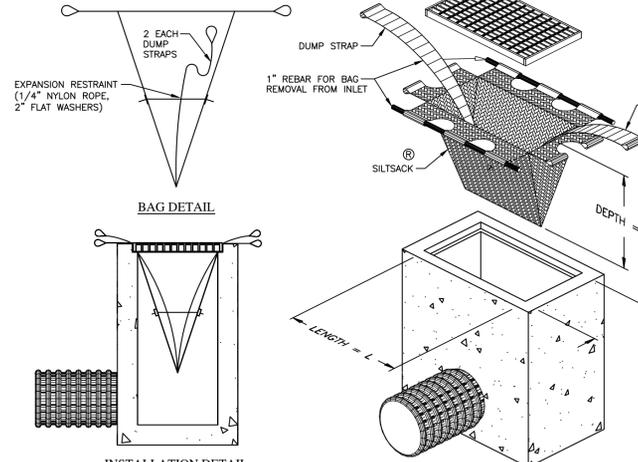
30" FABRIC SILT FENCE DETAIL
(PADEP STANDARD CONSTRUCTION DETAIL #4-8)
(NOT TO SCALE)

- FABRIC WIDTH SHALL BE 42" MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES. AN 18" SUPPORT STAKE SHALL BE DRIVEN 12" MINIMUM INTO UNDISTURBED GROUND.
- SILT FENCE SHALL BE INSTALLED AT EXISTING LEVEL GRADE. BOTH ENDS OF EACH SECTION SHALL BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT (FIGURE 4.1).
- SEDIMENT SHALL BE REMOVED WHERE ACCUMULATIONS REACH HALF THE ABOVEGROUND HEIGHT OF THE FENCE.
- ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
- FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

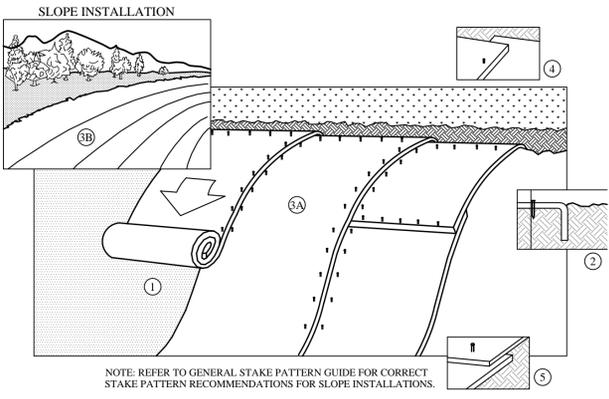


SUPER SILT FENCE
(PADEP STANDARD CONSTRUCTION DETAIL #4-10)
(NOT TO SCALE)

- FILTER FABRIC WIDTH SHALL BE 42" MINIMUM.
- POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.
- CHAIN LINK SHALL BE GALVANIZED NO. 11.5 GA. STEEL WIRE WITH 2 1/4" OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM A-491, OR GALVANIZED NO. 9 GA. STEEL WIRE TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES. NO. 7 GAGE TENSION WIRE TO BE INSTALLED HORIZONTALLY THROUGH HOLES AT TOP AND BOTTOM OF CHAIN LINK FENCE OR ATTACHED WITH HOG RINGS AT 5' (MAX.) CENTERS.
- SILT FENCE SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT (FIGURE 4.1).
- SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVEGROUND HEIGHT OF THE FENCE.
- FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

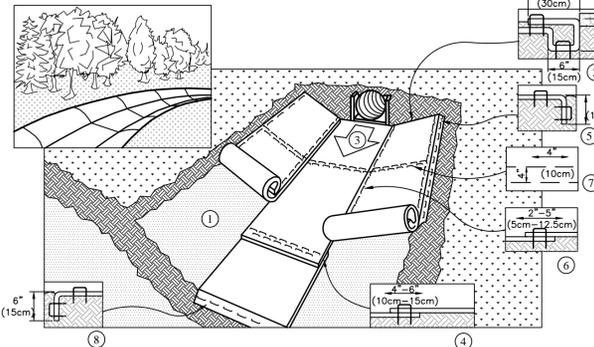


SEDIMENT FILTER BAG INLET PROTECTION DETAIL
(NOT TO SCALE)



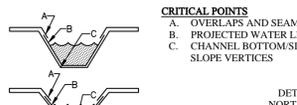
NOTE: REFER TO GENERAL STAKE PATTERN GUIDE FOR CORRECT STAKE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAKED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLITTED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAKE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.



NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED TO ENSURE PROPER SEAM ALIGNMENT. PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



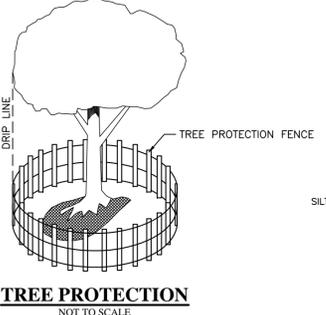
CRITICAL POINTS

- A. OVERLAPS AND SEAMS
- B. PROJECTED WATER LINE
- C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

- ** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

DETAIL PROVIDED BY:
NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

NORTH AMERICAN GREEN MATTING DETAIL
(NOT TO SCALE)



TREE PROTECTION
(NOT TO SCALE)

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER AND/OR ARBORIST. FENCING OR BARRIERS SHALL BE PLACED AS MUCH AS IS PRACTICAL AT THE DRIFLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND/OR IMPROVEMENTS AS SHOWN ON THE PLANS. BARRIER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER AND/OR ARBORIST.

TYPICAL TOPSOIL STOCKPILE CROSS SECTION
(NOT TO SCALE)



OPTIONAL NOTES

- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL WASTES.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- CHANNELS HAVING RIPRAP, RENO MATTINGS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM LAYERED LIFTS AT _____% DENSITY.

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Info@InlandDesign.net

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
No. 000000000
NAME: CHARLES A. DOBSON
ADDRESS: [REDACTED]

No.	Date:	Description:
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7	1/02/2015	REVISED PER TOWNSHIP ENGINEER COMMENTS

FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20'

Date: 6/30/2014
Scale: AS NOTED
Drawn by: TAH
Checked by: CAD
Project No. 10394

SEDIMENTATION AND EROSION CONTROL DETAILS & NOTES

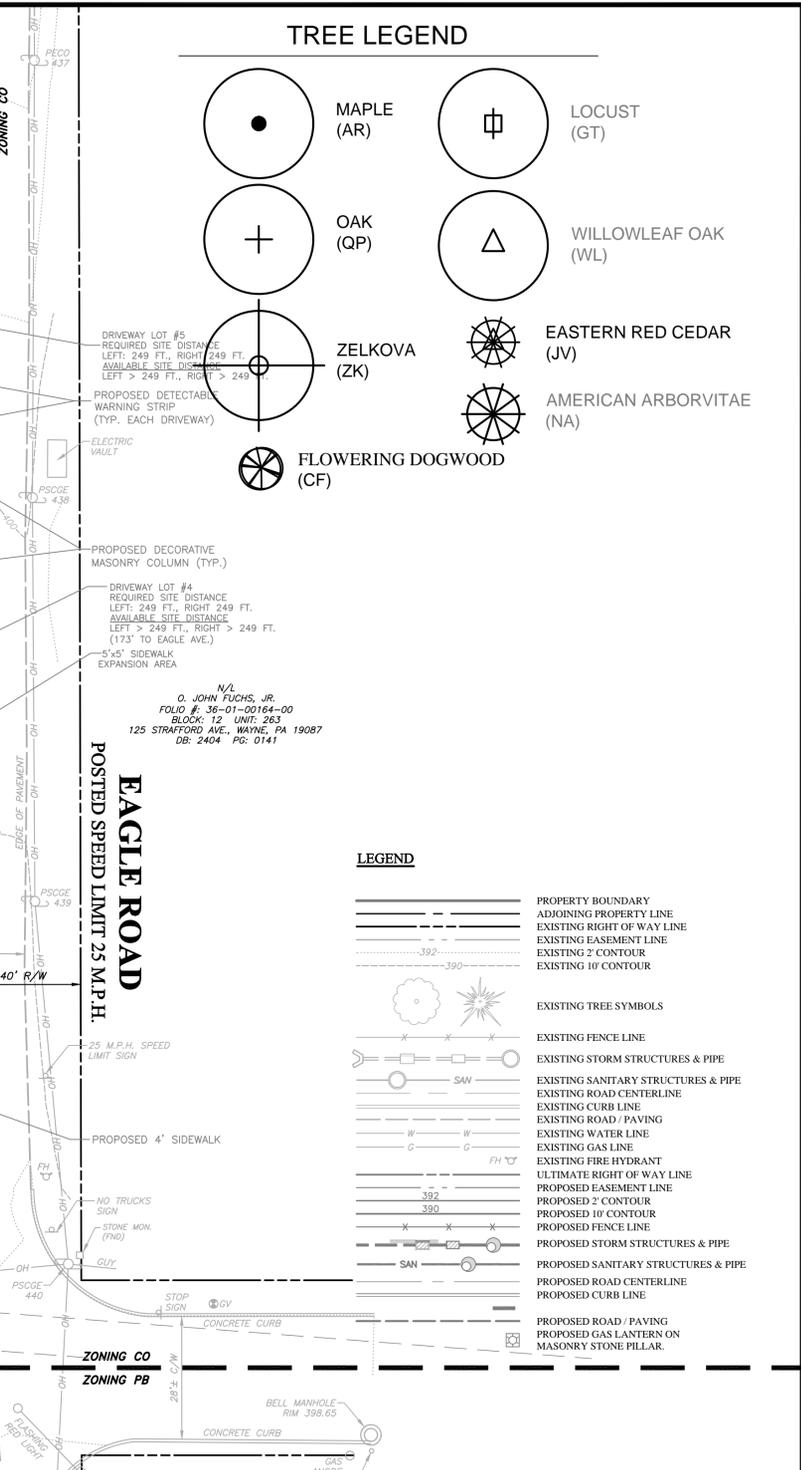
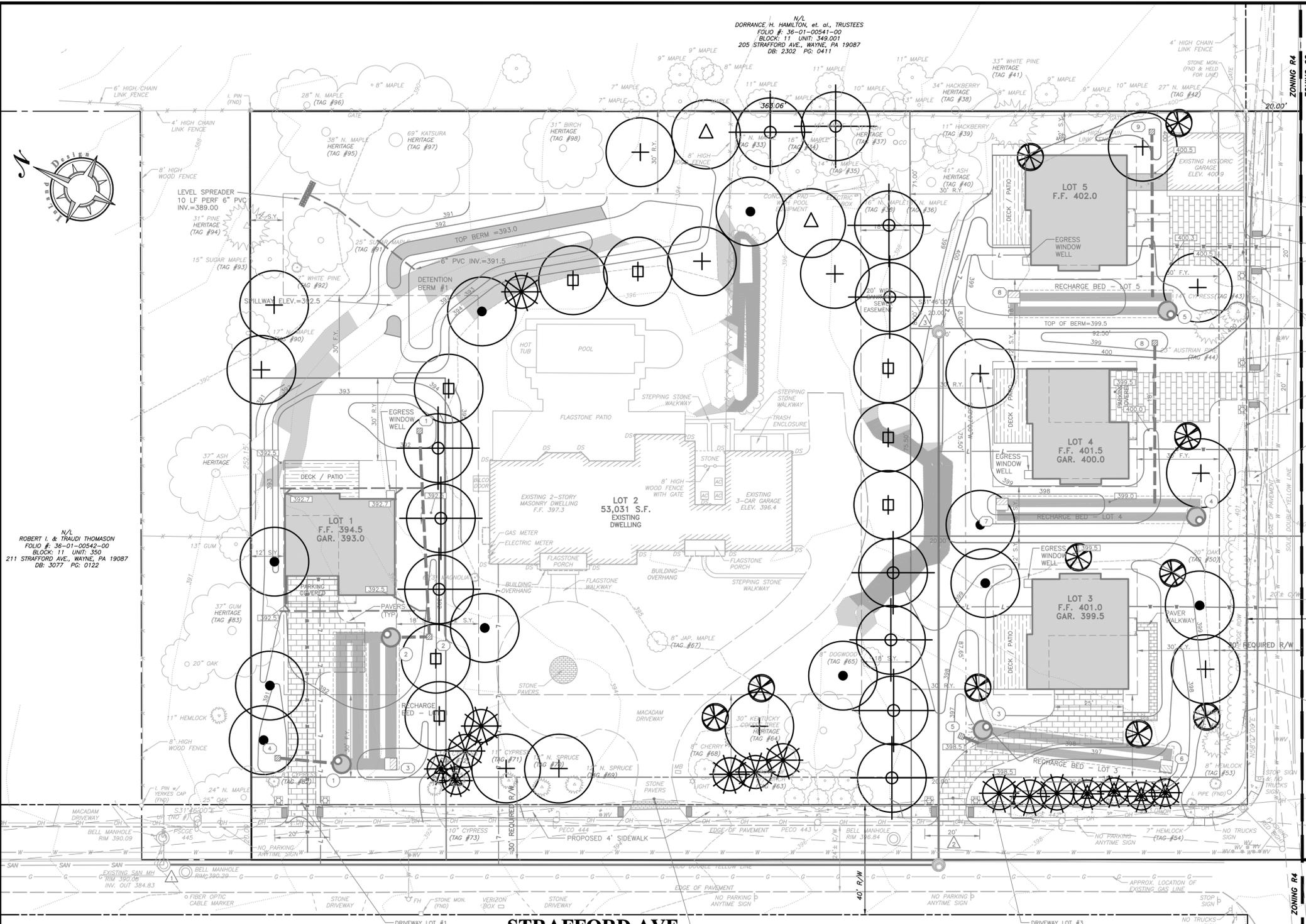
205 STRAFFORD AVENUE
WAYNE, PA 19087

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SHEET

8

OF 12



STRAFFORD AVE.
 POSTED SPEED LIMIT 25 M.P.H.

DRIVEWAY LOT #1
 REQUIRED SITE DISTANCE LEFT: 265 FT., RIGHT 236 FT.
 AVAILABLE SITE DISTANCE LEFT > 265 FT., RIGHT > 236 FT.

DRIVEWAY LOT #2
 REQUIRED SITE DISTANCE LEFT: 265 FT., RIGHT 236 FT.
 AVAILABLE SITE DISTANCE LEFT > 265 FT., RIGHT > 236 FT. (236' TO STRAFFORD AVE.)

DRIVEWAY LOT #3
 REQUIRED SITE DISTANCE LEFT: 265 FT., RIGHT 236 FT.
 AVAILABLE SITE DISTANCE LEFT > 265 FT., RIGHT > 236 FT. (127' TO STRAFFORD AVE.)

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL.	HT.	WIDTH	ROOT	REMARKS
AR	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	10	2 1/2" MIN.	10-12'	8-10'	B&B	MATCHED SPECIMEN 5' CLEAR
ZK	ZELKOVA SERRATA	ZELKOVA	11	4-5" CAL.	14-16'	8-10'	B&B	MATCHED SPECIMEN 5' CLEAR
QP	QUERCUS PHellos	WILLOW OAK	2	4-5" CAL.	14-16'	8-10'	B&B	MATCHED SPECIMEN 5' CLEAR
PO	QUERCUS PALustris	PIN OAK	14	2 1/2" MIN.	10-12'	8-10'	B&B	MATCHED SPECIMEN 5' CLEAR
HL	GLEDISTIA TRICANTHOS	HONEY LOCUST	8	4-5" CAL.	14-16'	8-10'	B&B	MATCHED SPECIMEN 5' CLEAR
ARB	THUGA GREEN GIANT	GREEN GIANT ARBORVITAE	9		6-8'	4-5'	B&B	MATCHED SPECIMEN
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6		6-8'	4-5'	B&B	MATCHED SPECIMEN
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	10		6-8'	4-5'	B&B	MATCHED SPECIMEN

LANDSCAPING COMPLIANCE CHART

REQUIREMENT	PROVIDED
CLASS 'A' BUFFER (615 L.F. ALONG WEST / SOUTH PROPERTY LINE)	
(1) CANOPY TREE PER 40 L.F. = 15 CANOPY TREES	15 CANOPY TREES
(1) FLOWERING TREE PER 60 L.F. = 10 FLOWERING TREES	10 FLOWERING TREES
(1) EVERGREEN TREE PER 50 L.F. = 12 EVERGREEN TREES	15 EVERGREEN TREES
REPLACEMENT TREES	
TREE (6" TO 18") 1 FOR 1 = 17 TO BE REMOVED = 17 REPLACEMENT (SEE NOTE)	17 CANOPY TREES (2.5" CAL.)
TREE (19" TO 29") 1 FOR 3 = 2 TO BE REMOVED = 6 REPLACEMENT (SEE NOTE)	6 CANOPY TREES (2.5" CAL.)
HERITAGE TREE (30" AND UP) 1 FOR 6 = 3 TR = 18 REPLACEMENT	18 CANOPY TREES (2.5" CAL.)
TOTAL REPLACEMENT TREES REQUIRED = 41 TREES	
TOTAL CANOPY TREES REQUIRED = 57	
TOTAL CANOPY TREES PROVIDED = 43 (2.5" CAL.) *SEE NOTE	
NOTE: PER THE RECOMMENDATION OF THE TOWNSHIP ARBORIST, CERTAIN TREE SPECIES INCLUDING CYPRESS, AUSTRIAN PINE AND NORWAY MAPLES ARE CONSIDERED INVASIVE SPECIES AND NOT IN NEED OF REPLACEMENT. A TOTAL OF 7 OF THESE TREE SPECIES ARE TO BE REMOVED BUT ARE NOT INCLUDED IN THE TREE REPLACEMENT CALCULATIONS.	

* THE APPLICANT AGREES TO PAY A FEE-IN-LIEU OF \$500 PER TREE FOR THE 12 CANOPY TREES NOT SHOWN ON THIS PLAN. THE TOTAL FEE-IN-LIEU CONTRIBUTION IS \$6000.

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 Fax: (484) 872-8261
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FINAL MINOR SUBDIVISION PLAN

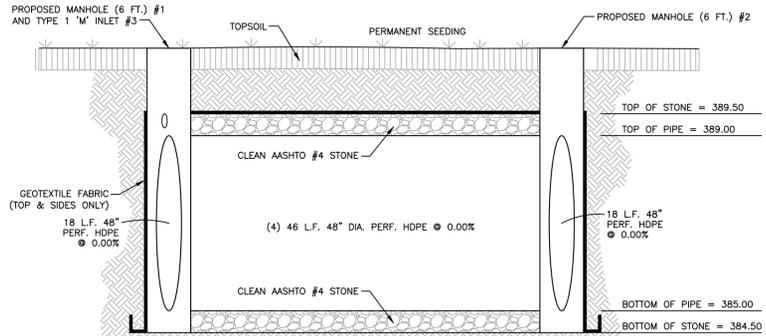
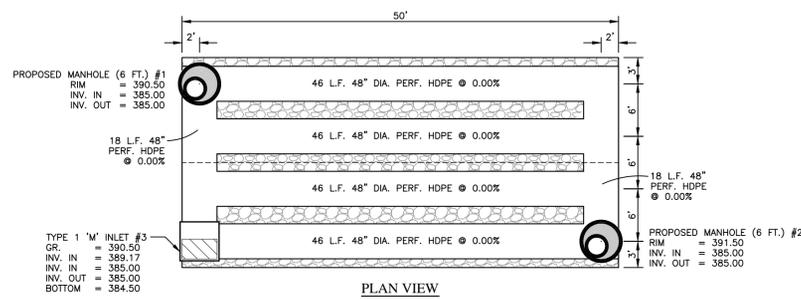
GRAPHIC SCALE
 20 10 0 10 20 40 80
 (IN FEET)
 1 inch = 20'

Date: 6/30/2014
 Scale: 1" = 20'
 Drawn by: TAH
 Checked by: CAD
 Project No: 10394

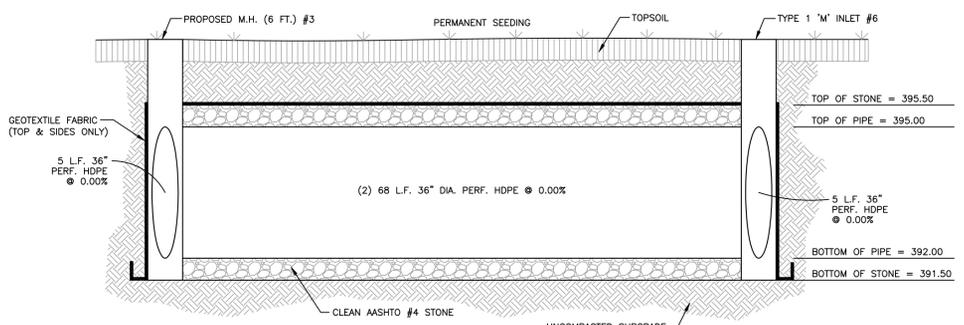
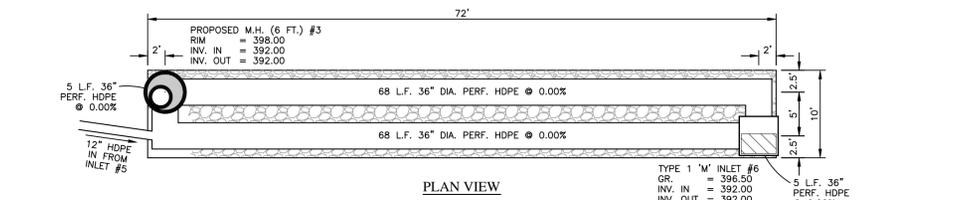
LANDSCAPING PLAN FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
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SHEET 9 OF 12

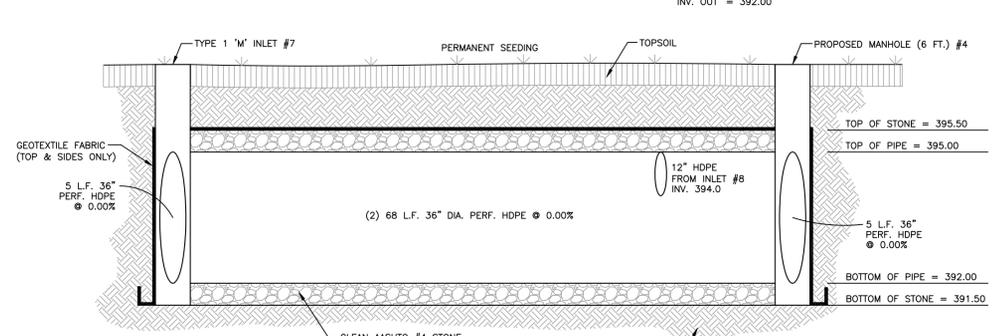
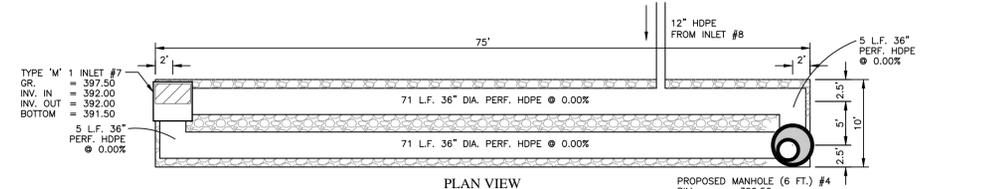
SEE SHEET 11 FOR NOTES & DETAILS



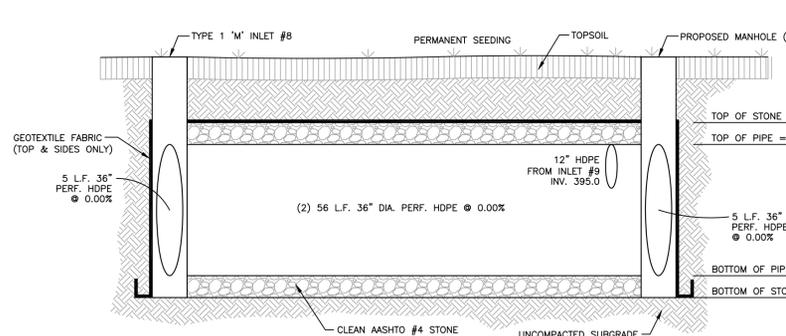
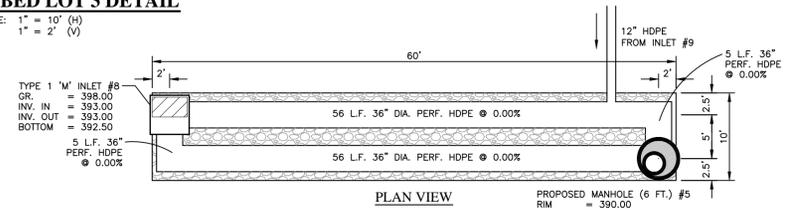
RECHARGE BED LOT 1 DETAIL
SCALE: 1" = 10" (H)
1" = 2" (V)



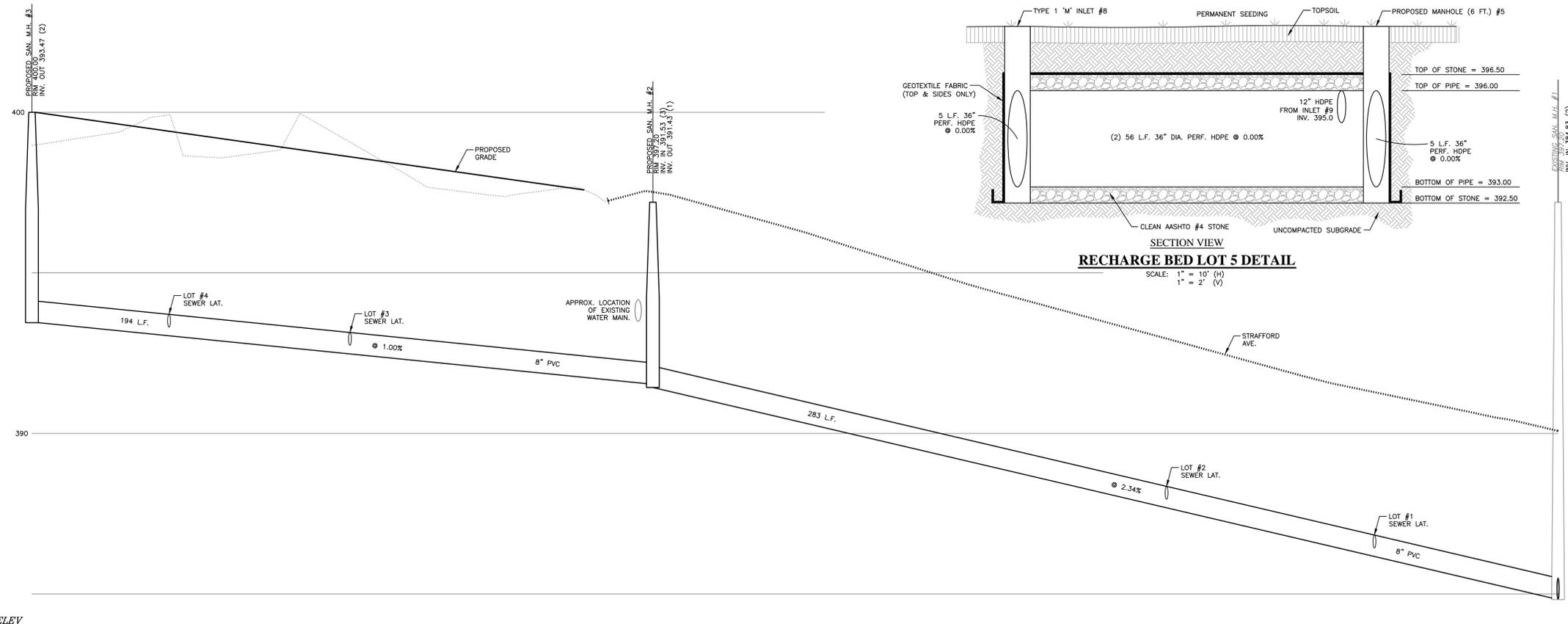
RECHARGE BED LOT 3 DETAIL
SCALE: 1" = 10" (H)
1" = 2" (V)



RECHARGE BED LOT 4 DETAIL
SCALE: 1" = 10" (H)
1" = 2" (V)



RECHARGE BED LOT 5 DETAIL
SCALE: 1" = 10" (H)
1" = 2" (V)



DATUM ELEV
384.00

**SANITARY SEWER PROFILE
FROM MANHOLE #3 TO EXISTING MANHOLE**
SCALE: HORZ. 1"=20'
VERT. 1"=2'

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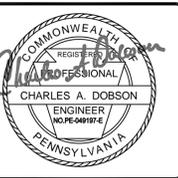
PA act 172 of 1986 requires three working days notice
Serial Numbers:
20142122649

PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

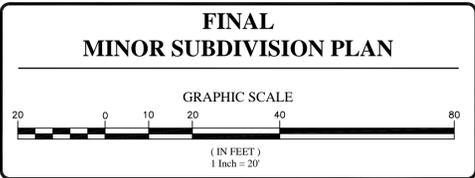
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Date: 6/30/2014
Scale: AS NOTED
Drawn by: TAH
Checked by: CAD
Project No. 10394

SEWER PROFILES & RECHARGE BED DETAILS
FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
10
OF 12

GENERAL SPECIFICATIONS

- A. NOTES & PLANTING INSTRUCTIONS**
- THE EXECUTION OF THIS PLAN INCLUDES THE FURNISHING OF PLANT MATERIALS AS SPECIFIED, ACCURATE LAYOUT, SUFFICIENT TOPSOIL, NUTRIENT ADDITIVES, PEAT MOSS, PLANTING, PRUNING, STAKING, WATERING, LABOR, CLEAN-UP AND ALL OTHER NECESSARY SERVICES TO EXECUTE THE PLANTING PROPERLY AND IN FULL ACCORDANCE WITH THESE SPECIFICATIONS AND DETAILS.
 - ALL PLANT MATERIALS ARE TO BE NURSERY GROWN, OF EXCELLENT LANDSCAPE QUALITY AND FREE FROM INSECTS AND DISEASES. FURTHERMORE, PLANTS SHALL HAVE BEEN GROWN FOR AT LEAST TWO YEARS IN THE SAME HARDINESS ZONE AS THE SITE.
 - INSTALLATION TO BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
 - PLANT SIZES SHALL BE A FAIR AVERAGE BETWEEN THE SIZE RANGE INDICATED. CALIPER SHALL BE MEASURED AT 4.5' ABOVE GROUND.
 - TREES IN PAVED AREAS SHALL BE UNIFORM IN SHAPE, SIZE, AND CHARACTER. LOWEST BRANCHES SHALL BE AT LEAST 7' FROM GROUND.
 - IF TREES CANNOT BE LOCATED WHERE SHOWN DUE TO UTILITIES OR OTHER OBSTRUCTIONS, EXISTING OR PROPOSED, TREES SHALL BE RELOCATED IN THE FIELD AS APPROVED BY THE OWNER'S REPRESENTATIVE.
 - NO SUBSTITUTIONS ARE ACCEPTABLE UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE AND THE TOWNSHIP.
 - LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 18 MONTHS FROM THE DAY OF FINAL APPROVAL OF THE LANDSCAPE INSTALLATION BY THE TOWNSHIP.
 - BACKFILL MIXTURE SHALL BE A MIXTURE BY VOLUME OF 3/4 TOPSOIL (TO BE PROVIDED ON SITE) AND 1/4 PEAT MOSS.
 - ALL SHRUBS AND GROUND COVER SHALL BE PLACED IN CONTINUOUS BEDS AS DELINEATED ON THE PLANS.
 - MULCH TO BE SHREDDED OAK BARK OR APPROVED EQUAL AND SPREAD TO A MINIMUM DEPTH OF 2 INCHES.
 - A PRE-EMERGENT HERBICIDE SUCH AS "TRIFLORIN" SHALL BE APPLIED TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATION PRIOR TO PLACEMENT OF MULCH. A SECOND APPLICATION OF PRE-EMERGENT HERBICIDE SHALL BE INCLUDED AS A PART OF THIS WORK.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO SELECT ALL PLANT MATERIAL AT THE NURSERY AND APPROVE STAKING OF ALL PLANT MATERIAL LOCATIONS AT THE SITE BEFORE DELIVERY.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING IN SUFFICIENTLY AT TIME OF PLANTING AND UNTIL JOB IS COMPLETED AND TURNED OVER TO OWNER.

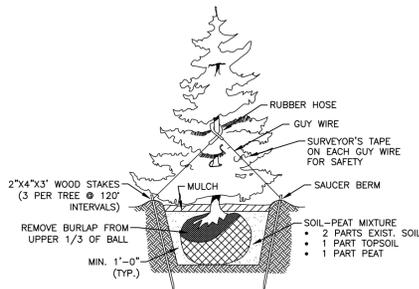
SEEDING SPECIFICATIONS:

- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED.
- SEEDING SHALL COMMENCE BETWEEN AUGUST 15 AND SEPTEMBER 30, OR BETWEEN MARCH 15 AND APRIL 30, AS WEATHER PERMITS AND/OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- TOPSOIL USED FOR SEEDING IS STOCKPILED ON SITE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" AND FINED GRADDED, REMOVING ALL DEBRIS AND STONES LARGER THAN 1". REMOVE FROM THE SITE ALL DEBRIS AND STONES.
- INCORPORATE BY DISCING INTO THE TOP 2" OF THE TOPSOIL THE FOLLOWING:
 - A) AGRICULTURAL LIMESTONE AT 50 LBS./1000 S.F.
 - B) FERTILIZER (5-10-5) AT 30 LBS./1000 S.F.
- SEEDING MIX. APPLY GRASS SEED COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.

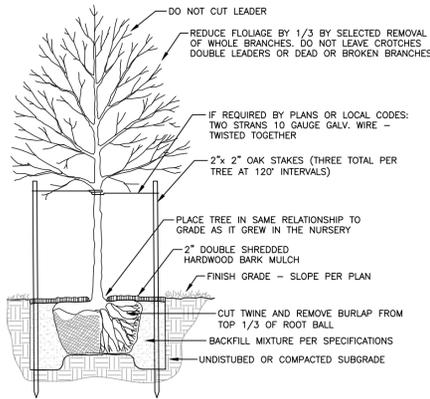
MIXTURE A:	SEED RATE @ 4-1/2 LBS./1,000 S.F. OR 200 LB./ACRE	PROP.	MIN. %	MAX. %	COMMON NAME	GERMINATION	PURE SEED WEED SEED
20%					HYBRID KY BLUEGRASS	80	95 0.02
20%					HYBRID TURF TYPE TALL FESCUE	80	95 0.02
40%					HYBRID PERENNIAL RYE	80	95 0.02
- FIRM SEED BED WITH ROLLER AND MULCH WITH SALT HAY AND ASPHALTIC TACK COAT OR HYDRO MULCH AT THE RATE OF 1,500 LBS. PER ACRE.
- ALL LAWN WORK INCLUDING THE REPAIR OF WASHBOYS, GULLIES, ETC., SHALL BE GUARANTEED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION.
- SOD (IF REQUIRED) SHALL BE SAME AS SEED MIX AND INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF SOD PRODUCERS' STANDARDS.

NOTES

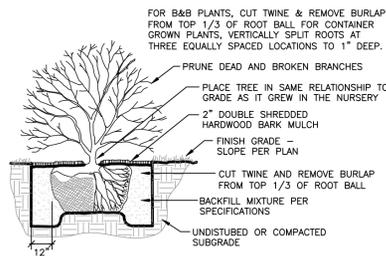
- ALL STREET TREES, SCREEN BUFFERS, REPLACEMENT TREES, INDIVIDUAL LOT LANDSCAPING AND OTHER REQUIRED PLANT MATERIAL SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.
- ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF TREE MAINTENANCE BY T.P. PIRONE.
- THE DEVELOPER IS TO CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION OF ACCEPTANCE AT THE END OF THE GUARANTY PERIOD.
- PLANT MATERIAL IN CLOSE PROXIMITY TO PROPOSED AND EXISTING UTILITIES TO BE ADJUSTED AT TIME OF PLANTING TO AVOID ANY CONFLICT WITH THE UTILITIES.



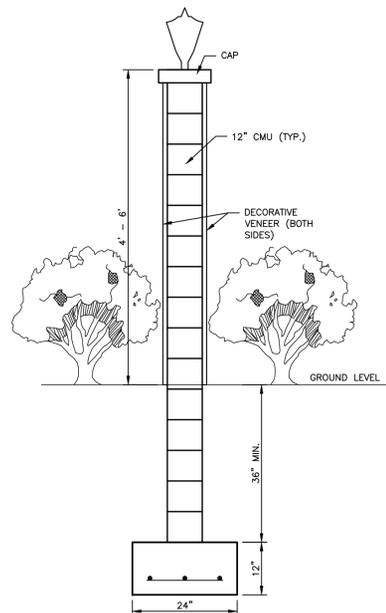
TYPICAL EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)



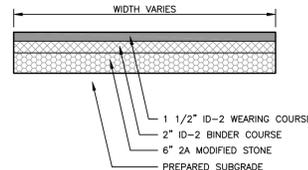
TYPICAL DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)



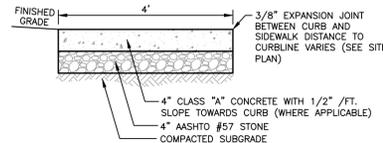
TYPICAL SHRUB PLANTING DETAIL
(NOT TO SCALE)



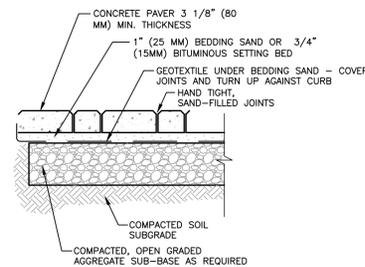
MASONRY PILLAR DETAIL
(NOT TO SCALE)



DRIVEWAY CROSS SECTION
(NOT TO SCALE)



TYPICAL SIDEWALK SECTION
(NOT TO SCALE)



PAVER DETAIL
(NOT TO SCALE)

- NOTES:**
- BASE THICKNESS AND REINFORCING VARIES WITH TRAFFIC, CLIMATE, AND SUBGRADE CONDITIONS.

Cordeba Outdoor Post Gas Lantern
Post Cap Opening Measures 3 Inches

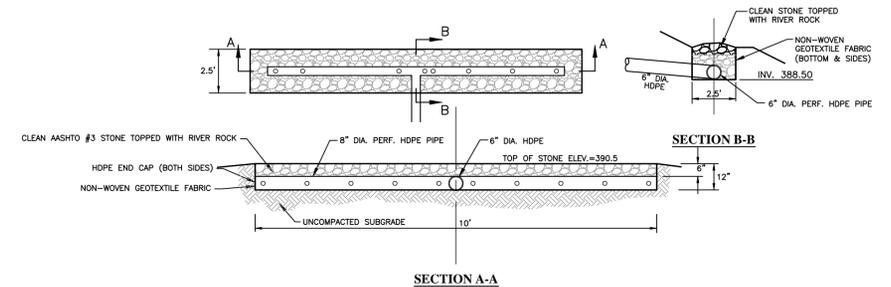
Collection: Cordeba Gas
Type: Outdoor Pole Post Mount
Finish: Oil Rubbed Bronze OI
Material: Forged Iron
Glass: Clear

Lamping
Number of Bulbs: N/A
Light Type: N/A
Bulb Max Wattage: N/A

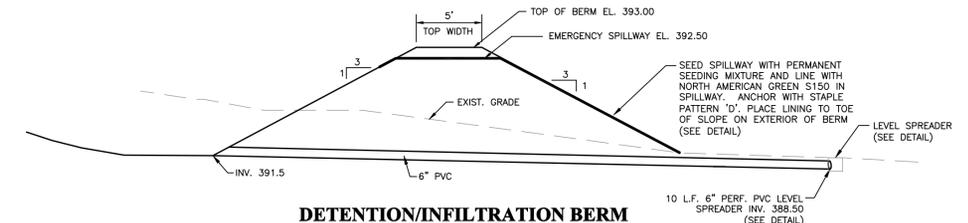
Measurements
Width: 11.5"
Height: 22"
Hanging Weight: 12.79 lb.
UPS Shippable: Yes
Certifications/Other
UL Standard: Wet



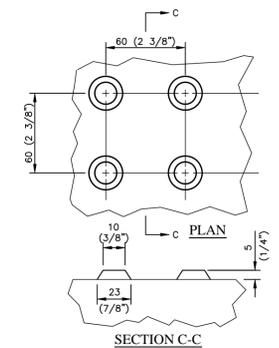
LIGHT DETAIL
(NOT TO SCALE)



LEVEL SPREADER DETAIL
(NOT TO SCALE)



DETENTION/INFILTRATION BERM CROSS SECTION
(NOT TO SCALE)



DETECTABLE WARNING TRUNCATED DOME DETAILS (DWS)
PENNDOT RC-67M (NOT TO SCALE)

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS () PARENTHESIS.
- ALIGN DETECTIBLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN THE DOMES.
- PROVIDE DETECTIBLE WARNING SURFACE THAT CONTRAST (70%) IN LIGHT REFLECTANCE WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT OR SAFETY YELLOW.

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UPJ: 36-01-00541-00



Pennsylvania One Call System
PA, act 172 of 1986 requires
three working days notice
Serial Numbers:
20142122649

PENNSYLVANIA ACT 187 REQUIREMENTS:
InLand Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

InLand Design
Civil Engineers & Land Development Consultants

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Exton, PA 19341
www.InLandDesign.net

Phone: (484) 872-8260
Fax: (484) 872-8261
Info@InLandDesign.net



No.	Date:	Description:
1	7/31/2014	REV. PER TWP. ENGINEER REVIEW LETTER DATED 7/25/2014
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7	1/02/2015	REVISED PER TOWNSHIP ENGINEER COMMENTS

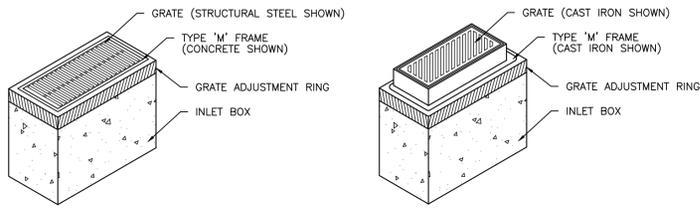
FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 Inch = 20'

Date:
6/30/2014
Scale:
AS NOTED
Drawn by:
TAH
Checked by:
CAD
Project No.
10394

CONSTRUCTION DETAILS FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

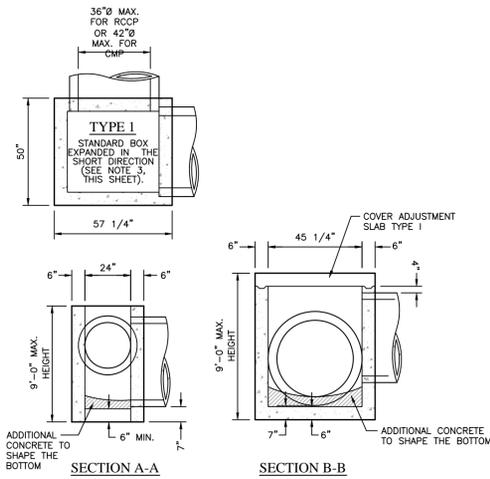
SHEET
11
OF 12



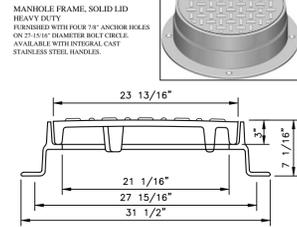
TYPE M INLET DETAIL
(NOT TO SCALE)

NOTES

- CONSTRUCTION REQUIREMENTS:
 - CONSTRUCT IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SPECIFICATIONS, SECTIONS 605, 606, 714, AND AS MODIFIED HEREIN.
 - MINIMUM CONCRETE CLASS: CAST-IN-PLACE CLASS A PRECAST CLASS AA
 - PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC. 709. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 PSI.
 - CLEAR COVER FOR STEEL:
 - WALLS: CAST-IN-PLACE: 2" PRECAST: 1 1/2" (TOP BARS) 1 1/2" (BOTTOM BARS) 2" (SIDE COVER)
 - FOOTINGS: CAST-IN-PLACE: 2" (TOP BARS) 2" (BOTTOM BARS) 2" (SIDE COVER)
 - PRECAST: 2" (TOP BARS) 1 1/2" (BOTTOM BARS) 1 1/2" (SIDE COVER)
 - SLABS: CAST-IN-PLACE: 2" (TOP AND BOTTOM BARS)
- THIS SHEET DEPICTS THE VARIOUS COMPONENTS REQUIRED FOR COMPLETE INLET ASSEMBLIES. FOR INDIVIDUAL COMPONENTS AND OTHER SPECIAL DETAILS, SEE THE FOLLOWING:
 - *"TOPFRAMES" DRAWING FOR CONCRETE TOP UNITS
 - *"GRATES" DRAWING FOR GRATES
 - *"TOPFRAMES" DRAWING FOR FRAMES
 - *"INFLABOX" DRAWING FOR STANDARD INLET BOXES (CAST-IN-PLACE)
 - *"PRECTIBX" DRAWING FOR STANDARD INLET BOXES AND GRADE ADJUSTMENT RINGS (PRECAST)
 - *"NSTANDBY" DRAWING FOR MODIFIED INLET BOXES (CAST-IN-PLACE) AND PRECAST
 - *"NSTANDBY" DRAWING FOR TYPE D INLET
- EACH TYPE OF INLET SHOWN IS SUITED FOR A PARTICULAR SITUATION AS FOLLOWS:
 - *TYPE C INLET IS DESIGNATED FOR INSTALLATION WITH NON-MOUNTABLE CURBS.
 - *TYPE M INLET IS DESIGNATED FOR INSTALLATION IN MEDIAN AREAS AND MOUNTABLE CURBS.
 - *TYPE S INLET IS DESIGNATED FOR INSTALLATION IN SHOULDER SWALE AREAS.
- THE SECTION COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY.
- USE PRECAST CONCRETE OR STEEL GRADE ADJUSTMENT RINGS WHEN REQUIRED.
- FOR FOOTING REINFORCEMENT, TOP AND BOTTOM, USE #4 BARS AT 12" CENTERS EACH WAY OR 20 IN. 2 FT. W.W.F. (6" MAX. SPACING).
- SUB-BASE DRAIN OPENINGS WILL BE PROVIDED WHERE DIRECTED BY THE TOWNSHIP ENGINEER.



TYPE I PRECAST CONCRETE INLET BOX
(NOT TO SCALE)

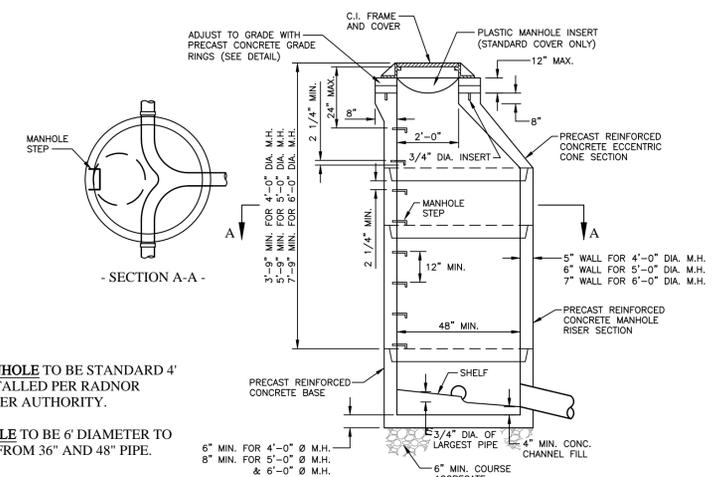


NEENAH FOUNDRY R-1788-A1 SANITARY MANHOLE FRAME AND COVER DETAIL
(NOT TO SCALE)

- SANITARY SEWERS TO BE DEDICATED TO RADNOR TOWNSHIP SHALL BE INDICATED ON MANHOLE LID AS "R.S." AS APPROVED BY RADNOR TOWNSHIP.
- SANITARY SEWERS TO BE PRIVATE SHALL BE INDICATED AS "PRIVATE SEWER" ON MANHOLE LID.

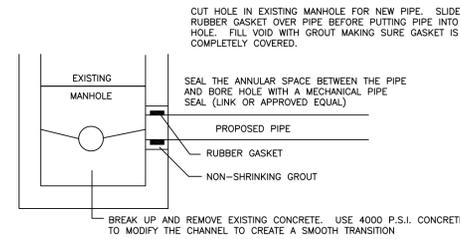
SANITARY MANHOLE TO BE STANDARD 4' DIAMETER INSTALLED PER RADNOR TOWNSHIP SEWER AUTHORITY.

STORM MANHOLE TO BE 6' DIAMETER TO ACCEPT FLOW FROM 36" AND 48" PIPE.



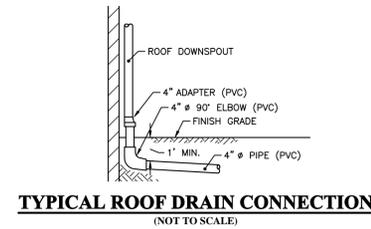
PRECAST CONCRETE MANHOLE
(NOT TO SCALE)

- THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER.
- THE BENCH SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
- FOR MANHOLES HAVING 5' DIAMETER AND 6' DIAMETER BASE, REDUCTION IN DIAMETER TO 4" SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL, WHERE DEPTH IS SUFFICIENT.
- ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION OR CONCRETE SLAB WITH 4-3/4" DIAMETER BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 90 DEGREES ON THE BOLT CIRCLE.
- ALL CONCRETE SHALL BE 4,000 P.S.I. MINIMUM.
- ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS (24 MIL DFT TOTAL) OF COAL TAR EPOXY, BITUMASTIC 300M BY KOP-COAT CARBONLINE CO. OR APPROVED EQUAL.
- INSTALL DOUBLE RING PLASTIC PERFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME AND BETWEEN GRADE RINGS.
- MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C478.
- STEPS TO BE ALUMINUM ALLOY WITH DEPRESSED TREAD, STEEL REINFORCED POLYPROPYLENE IS OPTIONAL.
- A RESILIENT PIPE CONNECTION GASKET SHALL BE INTEGRALLY CAST IN MANHOLE WALL AT ALL PIPE CONNECTIONS.
- 4" DIAMETER - 8" TO 15" PIPES
- 5" DIAMETER - 16" TO 27" PIPES
- 6" DIAMETER - 30" TO 48" PIPES
- ENTIRE INTERIOR SURFACE OF MANHOLE SHALL RECEIVE TWO COATS (6 MIL DFT EACH) OF WHITE EPOXY COATING, HI-GARD EPOXY BY KOP-COAT CARBONLINE CO. OR APPROVED EQUAL.
- EACH MANHOLE WHICH DOES NOT HAVE A WATERTIGHT COVER SHALL BE PROVIDED WITH A DEEP BOWL MANHOLE INSERT WITH VENTILATION HOLES, BY PARSON ENVIRONMENTAL PRODUCTS, INC.
- APPLY WRAP AROUND HEAT SHRINKABLE MEMBRANE ON GRADE RING ASSEMBLY TO BE BURIED.

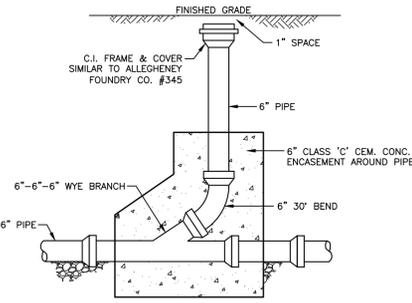


MANHOLE CONNECTION DETAIL

THE CONNECTION TO THE EXISTING MANHOLE SHALL BE BY CORE BORING THROUGH THE WALL AND THE SHOULDER OF THE MANHOLE BASE TO THE EXISTING CHANNEL.

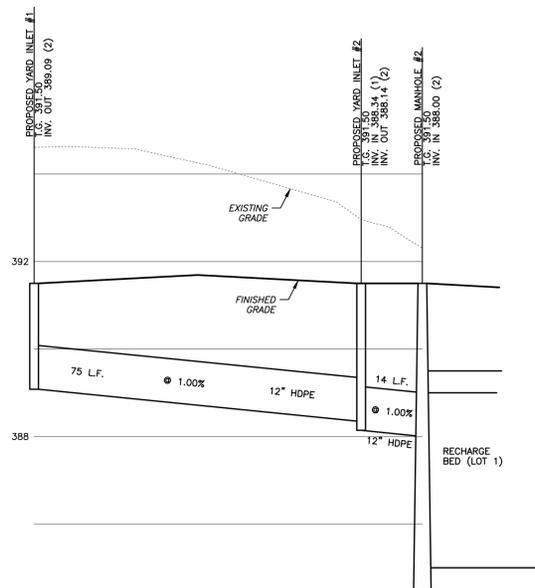


TYPICAL ROOF DRAIN CONNECTION
(NOT TO SCALE)

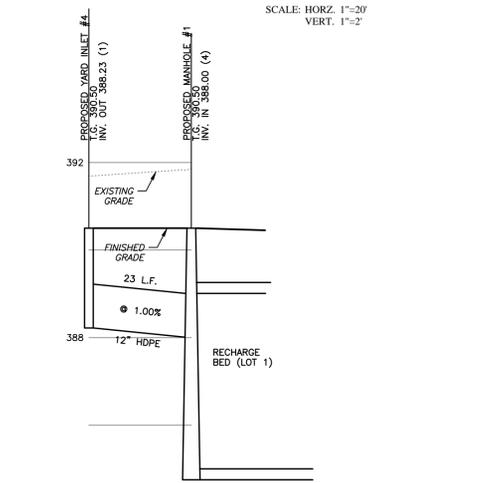


SANITARY SEWER CLEANOUT DETAIL
(NOT TO SCALE)

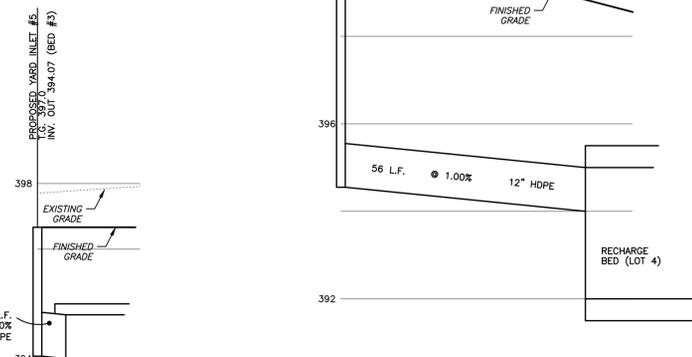
CLEANOUTS IN SIDEWALKS OR STREETS SHALL BE BROUGHT TO FINISHED GRADE WITH 12" x 6" CONCRETE PAD AT SURFACE.



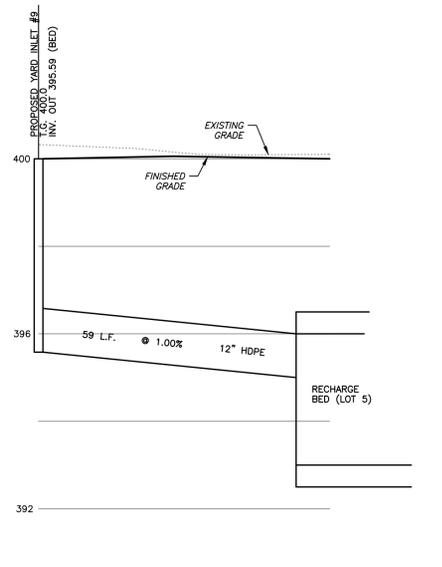
STORM SEWER PROFILE FROM YARD INLET #1 TO MANHOLE #2
SCALE: HORIZ. 1"=20' VERT. 1"=2'



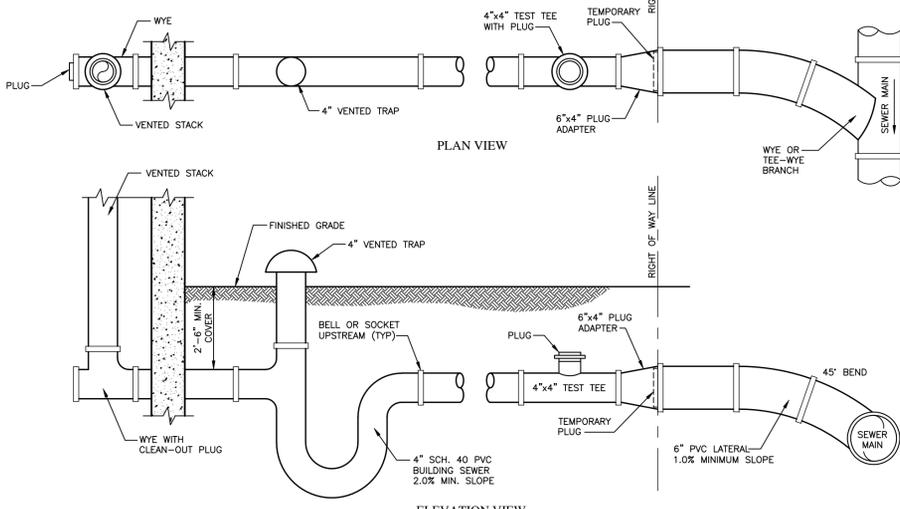
STORM SEWER PROFILE FROM YARD INLET #4 TO MANHOLE #1
SCALE: HORIZ. 1"=20' VERT. 1"=2'



STORM SEWER PROFILE FROM YARD INLET #8 TO RECHARGE BED LOT #4
SCALE: HORIZ. 1"=20' VERT. 1"=2'



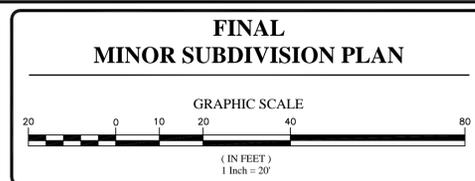
STORM SEWER PROFILE FROM YARD INLET #9 TO RECHARGE BED LOT #5
SCALE: HORIZ. 1"=20' VERT. 1"=2'



SANITARY SEWER LATERAL DETAIL
(NOT TO SCALE)

- BUILDING SEWER FROM RIGHT OF WAY LINE TO BUILDING PLUMBING SYSTEM SHALL CONFORM TO THE BOCA NATIONAL PLUMBING CODE.
- TEMPORARY PIPE PLUG TO REMAIN IN LATERAL UNTIL CONSTRUCTION OF BUILDING SEWER OCCURS.
- PIPE TO BE EMBEDDED IN AGGREGATE (SEE PIPE EMBEDMENT DETAIL).

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7	1/02/2015	REVISED PER TOWNSHIP ENGINEER COMMENTS



Date: 6/30/2014
Scale: AS NOTED
Drawn by: TAH
Checked by: CAD
Project No: 10394

CONSTRUCTION DETAILS FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
12
OF 12

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UPJ: 36-01-00541-00

Inland Design
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Phone: (484) 872-8260 Fax: (484) 872-8261 Info@InlandDesign.net

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
WFO-000016
CHARLES A. DOBSON

RESOLUTION NO. 2015-04

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDED ENGINEERING
SERVICES CONTRACT FOR THE DESIGN AND BIDDING
DOCUMENTS FOR STORMWATER MANAGEMENT AT
THE WAYNE TRAIN STATION, NORTH SIDE**

WHEREAS, the Southeastern Pennsylvania Transportation Authority (SEPTA) has provided \$100,000 for the construction of stormwater management at the Wayne Train Station, on the north side

WHEREAS, the Township is required to provide the engineering design services for said stormwater management

WHEREAS, Gannett Fleming, Incorporated has submitted a not to exceed to cost proposal to provide the aforementioned engineering services in the amount of \$16,740

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize Gannett Fleming, Incorporated to perform the final design, preparation of plans and bidding documents, and a cost estimate for construction of Stormwater Management for the Wayne Train Station, north side, in the amount of \$16,740.

SO RESOLVED this 12th day of January, 2015

RADNOR TOWNSHIP

By: _____

Name: William A. Spingler
Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: January 6, 2015

TO: Radnor Township Board of Commissioners

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

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

LEGISLATION: Resolution #2015-04, Authorizing Gannett Fleming, Incorporated to Perform Design and Bidding Documents for Stormwater Management Installation and Improvement to the Wayne Train Station (North Side)

LEGISLATIVE HISTORY: This legislation has not previously been before the Board of Commissioners.

PURPOSE AND EXPLANATION: SEPTA has provided the Township with \$100,000 for Stormwater Management construction for the parking lot and adjacent area on the North side of the Wayne Train Station (across from John's Village Market), with the Township paying for design. At the December Stormwater Management Advisory Committee meeting, there was concurrence among the members that it was prudent to use Gannett Fleming, Incorporated, the Township's engineering firm, to provide these design services. Gannett Fleming has provided a Not To Exceed cost proposal in the amount \$16,740 for performing final design, preparation of plans and bidding documents, and a cost estimate for construction.

IMPLEMENTATION SCHEDULE: Upon approval by the Board of Commissioners, a purchase order will be processed. Upon purchase order approval and Notification to Proceed to Gannett Fleming, the design portion of the project will be completed in sixty days.

FISCAL IMPACT: The cost of this project, \$16,740, will be funded from the dedicated Stormwater Fund, 04-421-4790.

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners authorize Gannett Fleming, Incorporated to perform the final design, preparation of plans and bidding documents, and a cost estimate for construction of Stormwater Management for the Wayne Train Station, north side, in the amount of \$16,740.*

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

Motion to authorize RETTEW to
prepare a zoning amendment to
incorporate mixed-use
development as an overlay within
the PLO Zoning District