

BOARD OF COMMISSIONERS
AGENDA
Monday, October 12, 2015 - 6:30 PM

Pledge of Allegiance

Notice of Executive Sessions on October 7, 2015 and October 12, 2015

1. Consent Agenda

- a) Disbursement Review and Approval: 2015-09D, 2015-10A
- b) Resolution #2015-102 - Award of the Contract for the Big Tree Program
- c) Resolution #2015-103 - Villanova Center - Planning Module
- d) Resolution #2015-104 - 120-124 Bloomingdale Avenue - Planning Module
- e) Approval of minutes for Board of Commissioners meeting of September 15, 2015 and September 28, 2015
- f) Resolution #2015-97 - Acknowledging the receipt and accounting of the 2015 General Municipal Pension System State Aid
- g) Consideration of a Motion to Approve the Certificate of Appropriateness:
 - HARB-2015-16 – 302 Orchard Way – 2 story addition onto rear of existing residence
 - HARB-2015-17 – 326 St David’s Road – garage renovation
- h) Motion to extend the financing contingency in Paragraph H. 7. of the Willows Radnor LLC lease for an additional 30 days

2. Recognition of Bryn Mawr Hospital/Main Line Health and Nemours duPont Pediatrics
3. Public Participation
4. Committee Reports

FINANCE & AUDIT

- A. Presentation of the Township Manager’s Recommended 2016 Preliminary Budget
- B. Park Capital Funding / Draft Parameters Bond Ordinance discussion and direction
- C. Ordinance #2015-18 - (**Introduction**) An ordinance authorizing the incurrence by the Township of Radnor of non-electoral debt by the issuance of General Obligation Bonds, Series 2015 in an aggregate principal amount not to exceed \$_____ for the purpose of providing funds for park and trail improvements, library facility improvements and for the current refunding of the Series 2010 General Obligation Bonds

COMMUNITY DEVELOPMENT

- D. Ordinance #2015-11 (**Adoption**) Park and Recreational Land and Fee Requirements – Amending Chapter 255 of the Radnor Township Code, Subdivision & Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication & revising other recreational land requirements in accordance with Act 135 of 2014 (**Motion to table until the October 26, 2015 meeting; awaiting DELCO Planning Commission review**)

PUBLIC SAFETY

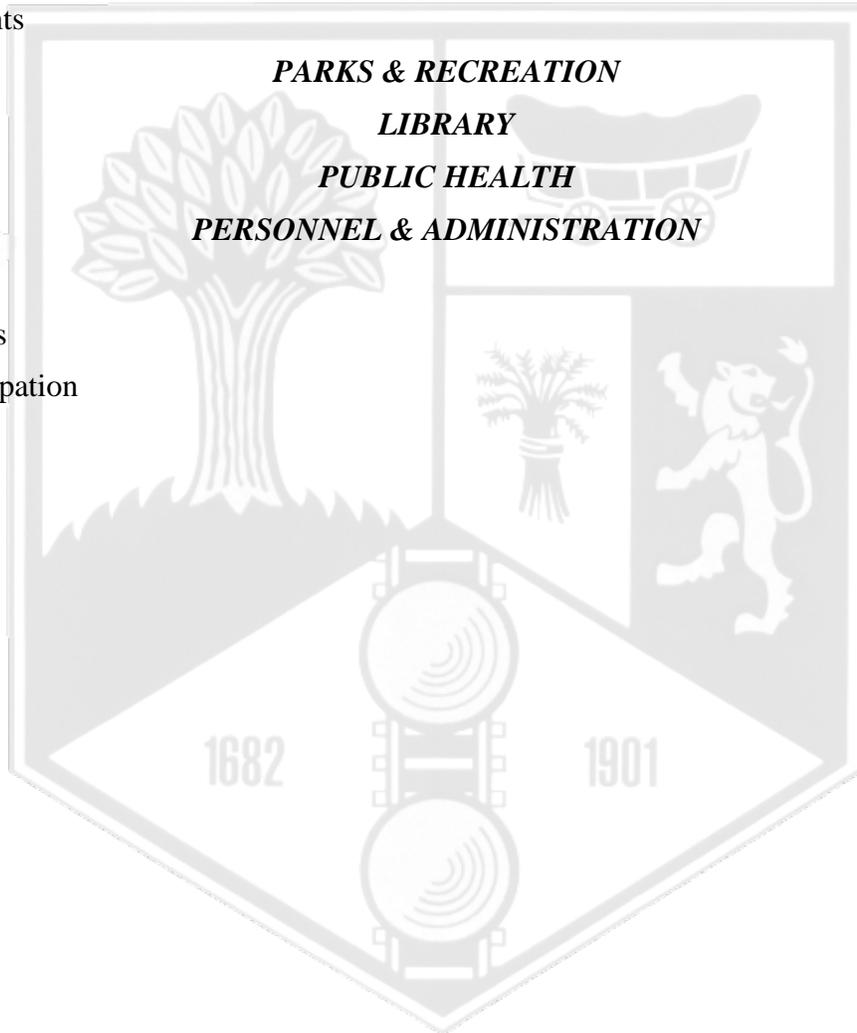
- E. Ordinance #2015-14 – (**Adoption**) - Rescinding Ordinance 2013-16 dated August 12, 2013, Handicapped Parking on Farm Road
- F. Ordinance #2015-15 – (**Adoption**) - New Handicapped Parking space on Callanan Avenue
- G. Ordinance #2015-16 - (**Adoption**) - No Through Traffic on Petrie Avenue

PUBLIC WORKS & ENGINEERING

- H. Caucus (**Preliminary/Final**) - 227 and 229 Plant Avenue
- I. Discussion about Improvements under the Intermodal Transportation Fund (PENNDOT), including sidewalk grants

PARKS & RECREATION
LIBRARY
PUBLIC HEALTH
PERSONNEL & ADMINISTRATION

- Old Business
- New Business
- Public Participation
- Adjournment



RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
October 12, 2015

The table below summarizes the amount of disbursements made since the last public meeting held on October 12, 2015. 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>

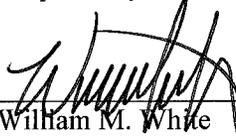
Fund (Fund Number)	2015-9D September 25, 2015	2015-10A October 2, 2015	Total
General Fund (01)	158,530.15	576,477.91	\$735,008.06
Sewer Fund (02)	38,313.18	7,223.42	45,536.60
Storm Sewer Management (04)	0.00	4,527.64	4,527.64
Capital Improvement Fund (05)	46,285.69	49,745.76	96,031.45
Escrow Fund (10)	900.00	0.00	900.00
Police K-9 Fund (17)	289.27	111.98	401.25
\$8 Million Settlement Fund (18)	8,650.00	2,807.70	11,457.70
The Willows Fund (23)	62.07	400.15	462.22
Total Accounts Payable Disbursements	\$253,030.36	\$641,294.56	\$894,324.92
<i>Electronic Disbursements</i>	n/a	n/a	833,800.00
Grand Total	\$253,030.36	\$641,294.56	\$1,728,124.92

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 October 26, 2015

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	10/10/2015	9/15 Credit Card Revenue Processing Fees	\$3,000.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	10/22/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	10/22/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	10/22/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	10/9/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	10/9/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	10/9/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Period Total				\$833,800.00

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>
\$400,000.00	9/24/2015	Salaries and Payroll Taxes - General Fund	\$393,331.47
\$15,000.00	9/24/2015	Salaries and Payroll Taxes - Sewer Fund	\$14,159.59
\$400.00	9/24/2015	Salaries and Payroll Taxes - K-9 Fund	\$135.64
\$415,400.00			\$407,626.70
\$171,497.64	10/1/2015	Police Pension Payroll	\$171,497.64
\$133,705.79	10/1/2015	Civilian Pension Payroll	\$133,705.79
\$305,203.43			\$305,203.43

RESOLUTION NO. 2015-102

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDED THE BIG TREE
PLANTING CONTRACT TO MAYFIELD GARDENS,
INCORPORATED**

WHEREAS, Radnor Township administers the Big Tree Program, along with the Radnor Conservancy and funded by Chanticleer

WHEREAS, Mayfield Gardens, Incorporated, has submitted a valid proposal to supply and install forty trees as part of the Big Tree Program

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize the award of the contract for the Big Tree Program to Mayfield Gardens, Incorporated, in the amount of \$20,800

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

RADNOR TOWNSHIP

By: _____
Name: James C. Higgins
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: October 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 H. White, Finance Director

LEGISLATION: Resolution #2015 - XXX: Award of the Contract for the Big Tree Program

LEGISLATIVE HISTORY: The Township is administering the Big Tree Program, funded by Chanticleer and put forth by the Radnor Conservancy. The Township's appointed independent arborist also supplied technical expertise.

PURPOSE AND EXPLANATION: This year's Big Tree Program entails the planting of thirty trees, on various streets, within the Right of Way, and ten trees in other locations in Wayne and the parks.

We have received a proposal from Mayfield Gardens, Incorporated, to plant all 40 trees for the amount of \$20,800. This price includes the supply and installation of the chosen shade trees, water bags, and a one year guarantee.

IMPLEMENTATION SCHEDULE: Upon approval by the Board of Commissioners, a purchase order will be processed. Upon approval of the purchase order, the contractor will be given the notice to proceed. The Big Tree Program's 40 trees will be installed this fall.

FISCAL IMPACT: The entire cost of the project is funded by the Chanticleer donation, account #01-453-4251

RECOMMENDED ACTION: I respectfully request the Board of Commissioners authorize the award the Contract for the Big Tree Program to Mayfield Gardens, Incorporated , in the amount of \$20,800.

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



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

DEP Code No.
1-23013-242-3J

**RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Radnor
(TOWNSHIP) (BOROUGH) (CITY), Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Enrico Partners, L.P. land developer has proposed the development of a parcel of land identified as

Villanova Center name of subdivision, and described in the attached Sewage Facilities Planning Module, and

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify).

WHEREAS, Radnor Township municipality finds that the subdivision described in the attached

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Radnor hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, Radnor
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297
Telephone (610) 688-5600

Seal of
Governing Body



MEMORANDUM

Date: October 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: Villanova Center
Sewage Facilities Planning Module

The applicant for Villanova Center has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The Planning Module proposes public sewer to develop a 2.87 area tract of land at 771-797 East Lancaster Ave for restaurant/office development.

This Planning Module must be approved by resolution by the Board of Commissioners prior to submission to the PA DEP.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to be 'R. Phillips', written over a circular stamp or watermark.

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

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY				
DEP CODE #	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency) Date _____
 PADEP - Southeast Regional Office
 2 East Main Street
 Norristown, PA 19401

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by Bohler Engineering, Inc.
(Name)
 c/o Ronald E. Klos, Jr., P.E. _____ for the proposed Villanova Center
(Name)
 a subdivision commercial or industrial facility located in _____
Radnor Township, Delaware _____ County.
(City, Borough, Township)

Check one

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its "Official Sewage Facilities Plan", and is adopted for submission to the Department of Environmental Protection transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the Planning Module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The Planning Module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics)

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the Approving Agency.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3. Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4.A. Municipal Planning Agency Review |
| <input type="checkbox"/> 2. Individual and Community Onlot Disposal of Sewage | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4.B. County Planning Agency Review |
| <input type="checkbox"/> 2m. Sewage Management Program | | <input type="checkbox"/> 4.C. County or Joint Health Department Review |

 Municipal Secretary (print)

 Signature

 Date

Note: Please remove and recycle the Instructions portion of the Sewage Facilities Planning Module prior to mailing the appropriate completed components and supporting documents to the approving agency.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Radnor
(TOWNSHIP) (BOROUGH) (CITY), Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Enrico Partners, L.P. has proposed the development of a parcel of land identified as
land developer

Villanova Center, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). _____

WHEREAS, Radnor Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Radnor hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I, _____, Secretary, Radnor
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297
Telephone (610) 688-5600

Seal of
Governing Body



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete

20134.016



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

Code No.
1-23013-242-3J

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities (Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name Villanova Center
- Brief Project Description The proposed development consists of a new 16,150 SF (footprint – 32,300 SF gross floor area) mixed-use office building with retail and restaurant uses. The proposal includes the installation of driveways, utilities, landscaping and stormwater management controls necessary to support the development.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Radnor	Delaware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Zienkowski	Robert			Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
301 Iven Avenue				
Address Last Line -- City	State	ZIP+4		
Wayne	PA	19087-5297		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		

(610) 688-5600

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Villanova Center

Site Location Line 1

771-797 East Lancaster Avenue

Site Location Line 2

Site Location Last Line -- City

Villanova

State

PA

ZIP+4

19085

Latitude

40° 2' 12.6"

Longitude

-75° 21' 6.6"

Detailed Written Directions to Site When traveling south on Route 476, take the exit towards East Lancaster Avenue. Turn right onto East Lancaster Avenue. After 0.4 miles, the site is on the left.

Description of Site The proposed development consists of a new 16,150 SF (footprint – 32,300 SF gross floor area) mixed-use office building with retail and restaurant uses. The proposal includes the installation of driveways, utilities, landscaping and stormwater management controls necessary to support the development.

Site Contact (Developer/Owner)

Last Name

Holtz

First Name

Jerry

MI Suffix

N

Phone

(610) 520-1765

Ext.

Site Contact Title

Director of Land Development

Site Contact Firm (if none, leave blank)

FAX

Email

jholtz@provcogroup.com

Mailing Address Line 1

795 E. Lancaster Avenue, Suite 200

Mailing Address Line 2

Mailing Address Last Line -- City

Villanova

State

PA

ZIP+4

19085

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

Last Name

Klos

First Name

Ronald

MI Suffix

E Jr.

Title

Project Manager

Consulting Firm Name

Bohler Engineering, Inc.

Mailing Address Line 1

1600 Manor Drive, Suite 200

Mailing Address Line 2

Address Last Line -- City

Chalfont

State

PA

ZIP+4

18914

Country

United States

Email

rklos@bohlereng.com

Area Code + Phone

(215) 996-9100

Ext.

1115

Area Code + FAX

(215) 996-9102

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

Individual wells or cisterns.

A proposed public water supply.

An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Agua PA

F. PROJECT NARRATIVE (See Section F of instructions)

A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- New collection system Pump Station Force Main
 Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number **Radnor Township cannot locate their Clean Streams Law Permit Number, per our conversation with Stefanie Rittenhouse from PADEP on 10/24/2014 at 2:12 PM.

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 30

Connections 1

Name of:

existing collection or conveyance system Radnor Township

owner Radnor-Haverford-Marple Sewer Authority

existing interceptor Ithan Creek Interceptor

owner Radnor-Haverford-Marple Sewer Authority

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility Existing facility Upgrade of existing facility Expansion of existing facility

Name of existing facility Southwest Water Pollution Control Plant

NPDES Permit Number for existing facility 26671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude N/A Longitude N/A

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the PHILA. S.W. PLANT (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality PHILA. WATER DEPT.

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

Agent Signature Eric Pont Date 3/9/15

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP Web site at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-WSFR0353-1) for additional information on Chesapeake Bay watershed requirements.



Gannett Fleming

Excellence Delivered As Promised

11/14/14
JEFF B

November 14, 2014

Jeff Brown
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

RE: Villanova Center
Sewage Facilities Planning Module
Component 3 – Section J

Dear Jeff:

Enclosed for your use is an executed copy Section J for the Collection Capacity portion for the above reference project. Prior to the final planning module submission to the Township Board of Commissioners for approval, the planning module must be submitted to the Township and County Planning Commissions for their review and completion of components 4a and 4b.

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



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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 7630 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	2762000	6906000	2664000	6661000	2671000	6677000
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

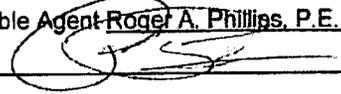
If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting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

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

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Roger A. Phillips, P.E. Township Engineer

Agent Signature  Date 11/14/14



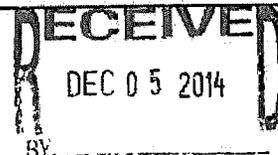
RADNOR • HAVERFORD • MARPLE

SEWER AUTHORITY

600 GLENDALE ROAD • HAVERTOWN, PA 19083

(610) 446-0867

FAX (610) 446-4926



December 02, 2014

Mr. Jeff Brown,
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

**Re: Villanova Center
Sewage Facilities Planning Module
Component 3, Section J**

Dear Mr. Brown;

This letter is in regards to your communication with Radnor Haverford Marple Sewer Authority (RHM) requesting flow allocation of 6,055 g.p.d. or 24 EDU's to expand your existing 1,500 g.p.d. or 6 EDU's to the above referenced address in Radnor Township. On December 02, 2014 the RHM Authority Board approved the flow allocation of 6,055 g.p.d. or 24 E.D.U.'s.

You will also have to submit for conveyance with Springfield Township, Darby Creek Joint Authority, D.E.L.C.O.R.A. and Philadelphia Southwest Water Pollution Control Plant.

If I can provide any further information or clarification with regards to the above information, please do not hesitate to telephone my office at (610) 446-0867.

Very truly yours,
RHM Sewer Authority

David E. Adams
Manager of Operations

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 6,055 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

M.G.D.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8	20.0	6.0	6.5	10.0	15.0
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent _____

Agent Signature _____ Date _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Radnor Haverford Marple Sewer Authority

Name of Responsible Agent David Adams

Agent Signature *David Adams*

Date 12/02/2014

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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



J. LEE FULTON
Township Manager
MARGARET A. YOUNG
Treasurer
JAMES J. BRYNE, JR., Esq.
Solicitor

Township of Springfield DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064
OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012
EIN NO. 23-6004592

Commissioners
JEFFREY RUDOLPH, SR
President
LEE J. JANICZEK, Ed.D.
Vice President
MICHAEL CULP
DANIEL J. LANCIANO
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

January 21, 2015

Mr. Jeff Brown
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

Re: Flow Allocation Request - Villanova Center

Dear Mr. Brown,

Attached is the Public Sewer System Available Capacity Determination for the conveyance you've requested. Although the proposed sewer tap-ins could generate a hydraulic overload within the existing collection and conveyance system within the next 5 years, the township implemented a Corrective Action Plan in January 2002 to correct the overload condition that the outfall experiences during wet weather. In order to connect to the Darby Creek Outfall, documented Infiltration and Inflow (I&I) removal must have been completed in the amount equivalent to the requested connection. Attached is a spreadsheet that shows that RHM Sewer Authority has completed enough I&I removal to allow the 6,055 gallons per day connection for the proposed construction of a mixed-use office building with retail and restaurant uses.

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

Sincerely,

Lee Fulton
Township Manager

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

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 5066 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8	22.6	13.37	23.37	13.3	22.0
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

- b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Springfield Township

Name of Responsible Agent Lee Fulton Township Manager

Agent Signature [Signature]

Date 1-27-15

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

UPPER DARBY TOWNSHIP

MUNICIPAL BUILDING
100 GARRETT ROAD
UPPER DARBY, PA 19082-3135

Mayor
Thomas N. Micozzie

Chief Administrative Officer
Thomas J. Judge, Jr.

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

PHONE 610-734-7635
FAX 610-734-7775



February 2, 2015

Mr. Jacob Pickering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

Re: Sewage Facilities Planning Module
Villanova Center
Radnor Township, PA

Dear Mr. Pickering:

Attached is the Section J. Chapter 94 Consistency Determination for Upper Darby Township. This certification of the conveyance system is based on the attached letter from Springfield Township dated January 21, 2015.

Sincerely,

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

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

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 6055 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8 MGD	22.6 MGD	13.4 MGD	23.4 MGD	13.3 MGD	22.0 MGD
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

- b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Upper Darby Township

Name of Responsible Agent Daniel R. Lutz, P.E., Township Engineer

Agent Signature *Daniel R. Lutz*

Date 2/2/2015

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

DARBY CREEK JOINT AUTHORITY

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

December 22, 2014
File No. 83800-112-RHM

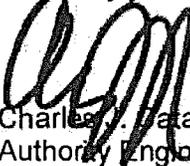
Jeff Brown
Bohler Engineering
1600 Manor Drive
Suite 200
Chalfont, Pa 18914

Re: 771-797 E. Lancaster Avenue – Villanova Center
Flow Allocation

Dear Mr. Brown:

At its meeting on December 17, 2014 the Darby Creek Joint Authority Board approved the flow allocation of 6,055 gpd for the above-referenced project. Enclosed, please find the PaDEP Consistency Determination and spreadsheet of DCJA available flow allocations.

Very truly yours,



Charles J. Zanania, Jr., PE
Authority Engineer

CJC,Jr/cd
Enclosure
cc: Anthony Casadei

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 7630 6055 net gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	21699503	29669503	21557884.5	29527884.5	21469225	29439225
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Darby Creek Joint Authority

Name of Responsible Agent Charles J Catania

Agent Signature *Charles J Catania*

Date December 19, 2014

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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



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

January 30, 2015

Ronald E. Klos, Jr., P.E.
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

RE: Sewer Planning Module Exemption
For Villanova Center – Radnor Township, Delaware County

Dear Mr. Klos:

We are in receipt of your check for \$24,000.00 for the tapping fees (\$1,000.00 for each EDU [23.4 EDUS]).

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 6,130 GPD (23.4 EDUs) from the referenced project. The additional load from the project will not create a hydraulic or an organic overload, or a five-year projected overload. The conveyance and treatment system has adequate capacity to meet the criteria set forth in Section 71.51(b)(2)(iii) of the PADEP Rules and Regulations for this project's wastewater flows.

Should the project not go forward, this fee will be refunded upon written request. Thank you for your attention.

Sincerely,

Robert J. Willert
Executive Director

RJW:bab
enclosure

cc: E. Bothwell - via email
N. McGonigle, CEA - via email
Accounting - via email
File - Project #2014-1095

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

CHAPTER 94 CONSISTENCY DETERMINATION

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 24 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 6130 gpd
2. Total Sewage Flows to Facilities: (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the present average and peak sewage flows for the critical sections of existing facilities.
- c. Enter the average and peak sewage flows projected for 5 years through the critical sections of existing facilities which includes existing, proposed or future projects.

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

	a.Design and/or Permitted Capacity (MGD)		b.Present Flows (MGD)		c. Projected Flows in 5 Years (MGD) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance (DCPS)	30.0	60.0	17.97	38.07	20.33	43.51
Treatment						

3. Collection and Conveyance Facilities:

The questions below are to be answered by the Sewer Authority, Municipality or Agency responsible for completing the Chapter 94 Report for the collection and conveyance facilities. These questions should be answered in coordination

with the latest Chapter 94 Annual Report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

- (a) YES NO
- If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this planning module for sewage facilities will not be accepted for review by the Municipality or the Department until all inconsistencies with Chapter 94 are resolved or unless there is an approved plan and schedule granting an allocation for this project. A letter granting allocations to this project under the plan and schedule must be attached to the module package.

If no, a representative of the Sewer Authority, Municipality or Agency responsible for completing the Chapter 94 Report for the collection and conveyance facility must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 94 requirements and that this proposal will not impact this status.

(b) Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

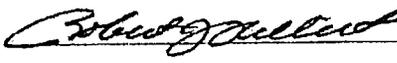
Agent Signature _____

Date _____

(c) Conveyance System

Name of Agency, Authority, Municipality DEL CORA

Name of Responsible Agent Robert J. Willert
~~Joseph Slavick~~ Executive Director

Agent Signature 

Date 1 / 30 / ~~2014~~ 2015

4. Treatment Facility

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

- YES NO
- (a) The project proposes the use of an existing wastewater treatment plant for the disposal of sewage, will these actions create a hydraulic or organic overload within 5 years at that facility?

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

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

(b) Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____



The ARAMARK Tower
1101 Market Street
Philadelphia, Pennsylvania 19107-2994

Howard M. Neukrug, P.E.
Commissioner

March 9, 2015
Via E-mail

Mr. Jeff Brown
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

SUBJECT: **Request for Capacity Certification**
 771-797 East Lancaster Avenue
 PWD Code No. 201505-003
 Radnor Township, Delaware County

Mr. Brown:

I have completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 7 of the planning module for the above referenced project and certify that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this new land development. The waste load from the proposed new land development will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for a flow of 6,130 gpd at the City's Southwest Water Pollution Control Plant (NPDES Permit No. PA 0026671, Clean Streams Law Permit No. 5173401) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

Please note that the City of Philadelphia may rescind this capacity certification should an unforeseen capacity issue arise or if the PA Department of Environmental Protection or other regulatory agency restricts or bans additional flows to any portion of the City's sewerage system to which the project is tributary.

Sincerely,

A handwritten signature in black ink that reads "Eric Ponert". The signature is written in a cursive, flowing style.

Eric Ponert
Sewage Enforcement Officer

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 6,130 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

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

3. Collection and Conveyance Facilities *(MGD) PHILA. S.W. PLANT

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

- b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality PHILA. WATER DEPT.

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

Agent Signature *Eric Ponert*

Date 3/9/15

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

Yes No

3. Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

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

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
-

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

- 7. Does the project involve a major change in established growth projections?
- 8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?
- 9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
- 10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
- 11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
 - the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Ronald E. Klos, Jr., P.E.	
Name (Print)	Signature
Project Manager	
Title	Date
1600 Manor Drive, Suite 200, Chalfont, PA 18914	(215) 996-9100
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$1500 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#30 \text{ Lots (or EDUs)} \times \$50.00 = \$1500$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

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

DEP PLANNING MODULE

**ENRICO PARTNERS, L.P.
VILLANOVA CENTER
771-797 EAST LANCASTER AVENUE
RADNOR TOWNSHIP
DELAWARE COUNTY, PA
P98150.01**

Revised: 10/31/14

PROJECT NARRATIVE

Enrico Partners, LP is proposing to develop a 2.87-acre tract of land located at 771-797 East Lancaster Avenue in Radnor Township, Delaware County, PA. The proposed development's first floor will consist of the construction of 16,150 sf of restaurant. The proposed development's second floor will consist of 16,150 sf of office. Public sewer will service the development via a connection to the existing sanitary manhole located in the parking lot west of the building. The sewerage will be collected by the Radnor-Haverford-Marple Sewer Authority and will be conveyed to Springfield Township/Upper Darby Township, to the Darby Creek Joint Authority (DCJA), to the Delaware County Regional Water Quality Control Authority (DELCORA) pump station, and to the Philadelphia Southwest Water Pollution Control Plant.

The site is expected to produce 30 EDU's ($7,630 \text{ gpd} / 262.5 \text{ gpd/EDU} = 29.07$ or 30 EDU's) of sewerage. Currently, the site produces 6 EDU's ($1,500 \text{ gpd} / 262.5 \text{ gpd/EDU} = 5.71$ or 6 EDU's) of sewerage. Therefore, an additional 24 EDU's will be required for the proposed redevelopment of the site.

The 7,630 gpd proposed sewer usage is based on historical water usage data from similar facilities. The 1,500 gpd existing water usage is based on water records of the existing facility. See the attached calculations.

ALTERNATIVE SEWAGE DISPOSAL INVESTIGATION

Construction of the proposed restaurant/office development will require 30 EDU's ($7,630 \text{ gpd} / 262.5 \text{ gpd/EDU} = 29.07$ or 30 EDU's). The proposed facilities will connect to an existing sanitary manhole located in the parking lot west of the building. The decision to connect to the existing sanitary sewer main is based on the analysis of the site and surrounding conditions. On-lot absorption, treatment and spray irrigation or stream discharge would be less practical due to the existing conditions of this site and administrative requirements of these alternatives. Therefore, connection to the public sanitary sewer system represents the most practical, environmentally sensitive, and economical alternative.

ESTIMATE OF SEWERAGE FLOWS

EXISTING SEWER USAGE

Property Description	Gallons Used ⁽¹⁾	Days ⁽²⁾	Daily Usage (gpd)	Existing # of EDUs ⁽³⁾
Existing Property	366,000	244	1,500	
Totals:			1,500	6

PROPOSED SEWER USAGE

Property Description	Average Daily Usage (gpd) ⁽⁴⁾	Multipling Factor ⁽⁵⁾	Daily Usage (gpd)	# of EDUs Required
Proposed First Watch (Restaurant)	1,862	2	3,724	
Proposed Starbucks (Restaurant)	1,100	3	3,300	
Proposed Office	0.0375	16,150	606	
Totals:			7,630	30

NUMBER OF ADDITIONAL EDUs REQUIRED

Existing EDUs	6
Proposed EDUs Required	30
Additional EDUs Required	24

Notes:

- 1.) Based on previous water usage for 771 E Lancaster Ave.
- 2.) Number of days the water usage was observed.
- 3.) Conversion rate (per PADEP requirements) = 262.5gpd/EDU.
- 4.) Proposed First Watch - average daily usage per restaurant.
 Proposed Starbucks - average daily usage per restaurant.
 Proposed Office - average daily usage per square foot.
- 5.) Proposed First Watch - 2 times the size of previously observed restaurants.
 Proposed Starbucks - 3 times the size of previously observed restaurants.
 Proposed Office - square feet of office.

**Existing Site
Water Usage Summary**

10/31/2014

Bohler Engineering, Inc.
1600 Manor Drive - Suite 200
Chalfont, PA 18914

Prepared By: JRP
Checked By: REK

Project: Villanova Center
Address: 771-797 East Lancaster Avenue
Municipality: Radnor Township
County: Delaware
Water Provider: Aqua

Data Summary:	
Total Days	244
Total Gallons	366,000
Average Use (gpd)	1,500

From:	Period	To:	Days	Usage: (gallons)
5/10/2013		6/8/2013	29	20,000
6/8/2013		7/11/2013	33	36,000
7/11/2013		8/8/2013	28	31,000
8/8/2013		9/10/2013	33	53,000
9/10/2013		10/8/2013	28	38,000
10/8/2013		11/8/2013	31	65,000
11/8/2013		12/9/2013	31	65,000
12/9/2013		1/9/2014	31	58,000

**First Watch
Water Usage Summary**

9/10/2014

Bohler Engineering, Inc.
1600 Manor Drive - Suite 200
Chalfont, PA 18914

Project: Villanova Center
Address: 771-797 East Lancaster Avenue
Municipality: Radnor Township
County: Delaware

Prepared By: JRP
Checked By: REK

Ex. Facility:	Total Days:	Total Gallons:	Average Use (gpd):
Rockville, MD	174	270,000	1,552
Fairfax, VA	184	482,980	2,625
Bradenton, FL	181	255,018	1,409
			3 Store Average (gpd):
			1,862

**First Watch
Water Usage Summary**

9/10/2014

Bohler Engineering, Inc.
1600 Manor Drive - Suite 200
Chalfont, PA 18914

Prepared By: JRP
Checked By: REK

Facility: Rockville, MD
Address: 100 Gibbs St. Unit D
Rockville, MD 20850
Municipality: Montgomery County
Water Provider: WSSC

Data Summary:	
Total Days	174
Total Gallons	270,000
Average Use (gpd)	1,552

From:	Period	To:	Days	Usage: (gallons)	Average Usage: (gpd)
10/2/2013		10/21/2013	19	28,000	1,474
10/21/2013		11/19/2013	29	44,000	1,517
11/19/2013		12/19/2013	30	48,000	1,600
12/19/2013		1/24/2014	36	55,000	1,528
1/24/2014		2/24/2014	31	48,000	1,548
2/24/2014		3/25/2014	29	47,000	1,621

**First Watch
Water Usage Summary**

9/10/2014

Bohler Engineering, Inc.
1600 Manor Drive - Suite 200
Chalfont, PA 18914

Prepared By: JRP
Checked By: REK

Facility: Fairfax, VA
Address: 9650 E Main St.
Fairfax, VA 22031
Municipality: Fairfax County
Water Provider: Fairfax Water

Data Summary:	
Total Days	184
Total Gallons	482,980
Average Use (gpd)	2,625

Period		Days	Usage: (gallons)	Average Usage: (gpd)
From:	To:			
8/1/2013	8/31/2013	31	102,640	3,311
9/1/2013	9/30/2013	30	71,740	2,391
10/1/2013	10/31/2013	31	57,420	1,852
11/1/2013	11/30/2013	30	61,270	2,042
12/1/2013	1/31/2014	62	189,910	3,063

**First Watch
Water Usage Summary**

9/10/2014

Bohler Engineering, Inc.
1600 Manor Drive - Suite 200
Chalfont, PA 18914

Prepared By: JRP
Checked By: REK

Facility: Bradenton, FL
Address: 9027 Town Center Pkwy
Bradenton, FL 34202
Municipality: Manatee County
Water Provider: Guardian Water & Power

Data Summary:	
Total Days	181
Total Gallons	255,018
Average Use (gpd)	1,409

Period		Days	Usage: (gallons)	Average Usage: (gpd)
From:	To:			
8/21/2013	9/19/2013	29	40,006	1,380
9/19/2013	10/18/2013	29	37,006	1,276
10/18/2013	11/20/2013	33	51,002	1,546
11/20/2013	12/19/2013	29	38,001	1,310
12/19/2013	1/21/2014	33	55,004	1,667
1/21/2014	2/18/2014	28	33,999	1,214



Starbucks Water Usage from 10/1/2012 to 9/30/2013

Villanova Center
 Radnor Township, Delaware County, PA
 P98150.01

Bohler Engineering, Inc.
 1600 Manor Drive, Suite 200
 Chalfont, PA 18914

Store #	Store Name	Address	City	State	Zip	Water Usage Per Day (GPD)
705	Potomac	10116 A RIVER RAOD	POTOMAC	MD	20854	946.1538462
732	Potomac Valley	12179 DARNESTOWN ROAD	GAITHERSBURG	MD	20878	485.3846154
2986	Hampshire - Langley	7690 NEW HAMPSHIRE AVE	TAKOMA PARK	MD	20912	759.2307692
7257	Laurel	929 WASHINGTON BLVD. #80	LAUREL	MD	20707	646.9230769
7290	Montrose Crossing	12091 ROCKVILLE PIKE	ROCKVILLE	MD	20852	713.0769231
7311	Olney	3126 OLNEY SANDY SPRING RD	OLNEY	MD	20832	670.7692308
7347	Cabin John Shopping Center	7911 TUCKERMAN LANE	POTOMAC	MD	20854	220.7692308
7372	Pennmar	3450 DONNELL DRIVE; SPACE #49	FORESTVILLE	MD	20747	610
7401	Firstfield Shopping Center	505 QUINCE ORCHARD RD,SPACE 12	GAITHERSBURG	MD	20878	1043.076923
7402	Muddy Branch	898 MUDDY BRANCH ROAD	GAITHERSBURG	MD	20878	643.8461538
7437	Burtonsville Crossing Sc	15707 COLUMBIA PIKE	BURTONSVILLE	MD	20866	705.8333333
7517	College Park	4750 CHERRY HILL ROAD	COLLEGE PARK	MD	20740	931
7598	Lakeforest Mall	701 RUSSELL AVENUE #F-110	GAITHERSBURG	MD	20877	443.8461538
7634	Milestone	20934 FREDERICK ROAD UNIT B1-A	GERMANTOWN	MD	20876	766.9230769
7764	Chevy Chase	5454 WISCONSIN AVENUE	CHEVY CHASE	MD	20815	748.4615385
8743	Kentlands	121 MARKET STREET	GAITHERSBURG	MD	20878	694.4444444
9356	Burnt Mills Shopping Center	10731 COLESVILLE ROAD	SILVER SPRING	MD	20901	873.8461538
9796	Washingtonian Waterfront	213 BOARDWALK PLACE	GAITHERSBURG	MD	20878	638.4615385
9835	Old Silo SC	1680 GEORGIA AVE SPACE #2	OLNEY	MD	20832	713.3333333
11184	Plaza del Mercado	2205 BEL PRE ROAD	SILVER SPRING	MD	20906	744.1666667



BOHLER[™]
ENGINEERING

1600 Manor Drive, Suite 200
Chalfont, PA 18914
PHONE 215.996.9100
FAX 215.996.9102

October 23, 2014
Via Fed Ex - Standard

Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
400 North Street, Second Floor
Harrisburg, PA 17120-0093

Re: Villanova Center
771-797 East Lancaster Ave.
Radnor Township
Delaware County, PA
P98150.01

To Whom It May Concern:

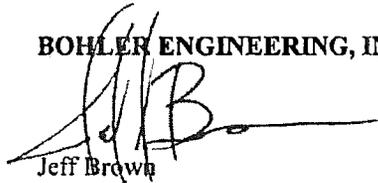
Regarding the above reference project, enclosed please find the following:

- One (1) copy of the Site Plan & Existing Conditions/Demolition Plan, dated 6/25/13, last revised 9/8/14, sheets 4 and 6 of 25.
- One (1) original completed Cultural Resource Notice application.
- One (1) copy of the USGS Site Location Map.
- One (1) copy of the Project Narrative.

We are in the process of submitting the Sewage Facilities Planning Module Application to PADEP. As part of the process, we must submit a Cultural Resource Notice for review. Please review the enclosed and respond to our office in writing. In the meantime, should you have any questions or need any further information, please contact our office.

Sincerely,

BOHLER ENGINEERING, INC.



Jeff Brown

JB/jh
encs.

cc: Jerry Holtz (via email w/attachments)
Paul Harris (via email w/attachments)

Pennsylvania Historical and Museum Commission
October 23, 2014
Page 2 of 2

James DeNave (via email w/attachments)
Ron Klos

R:\98\P98150.01\Correspondence\P98150.01_2014-10-23-CRN.doc

DEP USE ONLY
Date Received



CULTURAL RESOURCE NOTICE

Read the instructions before completing this form.

SECTION A. APPLICANT IDENTIFIER	
Applicant Name	<u>Enrico Partners, L.P.</u>
Street Address	<u>795 E. Lancaster Avenue</u>
City	<u>Villanova</u> State <u>PA</u> Zip <u>19085</u>
Telephone Number	<u>(610) 520-1765</u>
Project Title	<u>Villanova Center</u>
SECTION B. LOCATION OF PROJECT	
Municipality	<u>Radnor Township</u> County Name <u>Delaware</u> DEP County Code <u>23</u>
SECTION C. PERMITS OR APPROVALS	
Name of Specific DEP Permit or Approval Requested:	
Anticipated federal permits:	
<input type="checkbox"/> Surface Mining	<input type="checkbox"/> 404 Water Quality Permit
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Federal Energy Regulatory Commission
<input type="checkbox"/> 401 Water Quality Certification	<input checked="" type="checkbox"/> Other: <u>Act 537 Sewer Planning</u>
SECTION D. GOVERNMENT FUNDING SOURCES	
<input type="checkbox"/> State: (Name) _____	<input type="checkbox"/> Local: (Name) _____
<input type="checkbox"/> Federal: (Name) _____	<input type="checkbox"/> Other: (Name) _____
SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL & GAS MGMT OFFICE	
DEP Regional Office Responsible for Review of Permit Application	<input type="checkbox"/> Central Office (Harrisburg)
<input checked="" type="checkbox"/> Southeast Regional Office (Norristown)	<input type="checkbox"/> Northeast Regional Office (Wilkes-Barre)
<input type="checkbox"/> Southcentral Regional Office (Harrisburg)	<input type="checkbox"/> Northcentral Regional Office (Williamsport)
<input type="checkbox"/> Southwest Regional Office (Pittsburgh)	<input type="checkbox"/> Northwest Regional Office (Meadville)
<input type="checkbox"/> District Mining Office: _____	<input type="checkbox"/> Oil & Gas Office: _____
SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.	
County Conservation District	Telephone Number, if known
<u>Delaware County Conservation District</u>	<u>(610) 892-9484</u>
SECTION G. CONSULTANT	
Consultant, if applicable	<u>Bohler Engineering, Inc. - Ronald E. Klos, Jr., P.E.</u>
Street Address	<u>1600 Manor Drive, Suite 200</u>
City	<u>Chalfont</u> State <u>PA</u> Zip <u>18914</u>
Telephone Number	<u>(215) 996-9100</u>

SECTION H. PROJECT BOUNDARIES AND DESCRIPTION

REQUIRED

Indicate the total acres in the property under review. Of this acreage, indicate the total acres of earth disturbance for the proposed activity.

Attach a 7.5' U.S.G.S. Map indicating the defined boundary of the proposed activity.

Attach photographs of any building over 50 years old. Indicate what is to be done to all buildings in the project area.

Attach a narrative description of the proposed activity.

Attach the return receipt of delivery of this notice to the Pennsylvania Historical and Museum Commission.

REQUESTED

Attach photographs of any building over 40 years old.

Attach site map, if available.

SECTION I. SIGNATURE BLOCK


Applicant's Signature *Vice President*

10/23/14
Date of Submission of Notice to PHMC

Jacob Pickering

From: trackingupdates@fedex.com
Sent: Friday, October 24, 2014 10:44 AM
To: Josephine Hafler
Subject: FedEx Shipment 565826040154 Delivered

Categories: Filed by Newforma

[fedex.com](#) | [Ship](#) | [Track](#) | [Manage](#) | [Learn](#) | [Office/Print Services](#)

Your package has been delivered

Tracking # 565826040154

Ship (P/U) date:
Thursday, 10/23/14

JOSEPHINE HAFLER
BOHLER ENGINEERING, INC.
CHALFONT, PA 18914
US



Delivered

Delivery date:
Friday, 10/24/14 10:28 AM

TO WHOM IT MAT CONCERN
PENNSYLVANIA HISTORICAL
AND MUSEUM
400 NORTH STREET
SECOND FLOOR
HARRISBURG, PA 171200093
US

FedEx

Shipment Facts

Our records indicate that the following package has been delivered.

Tracking number: 565826040154

Status: Delivered: 10/24/2014 10:28 AM
Signed for By: C.OUTLAW

Reference: P98150.01/JB/js

Signed for by: C.OUTLAW

Delivery location: HARRISBURG, PA

Delivered to: Shipping/Receiving

Service type: FedEx Standard Overnight

Packaging type: FedEx Envelope

Number of pieces: 1

Weight: 0.50 lb

Special handling/Services: Deliver Weekday

 Please do not respond to this message. This email was sent from an unattended mailbox. This report was generated at approximately 9:43 AM CDT on 10/24/2014.

To learn more about FedEx Express, please go to fedex.com

All weights are estimated.

To track the latest status of your shipment, click on the tracking number above, or go to fedex.com.

This tracking update has been sent to you by FedEx at your request. FedEx does not validate the authenticity of the requestor and does not validate, guarantee or warrant the authenticity of the request, the requestor's message, or the accuracy of this tracking update. For tracking results and terms of use, go to fedex.com.

Thank you for your business.



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

5 December 2014

Jeff Brown
Bohler Engineering
New Britain Corporate Center
1600 Manor Drive, Suite 200
Chalfont, PA 18914

RE: ER No. 2015-0154-045-B
Villanova Center
771-797 East Lancaster Avenue
Radnor Township, Delaware County

Dear Mr. Brown:

Thank you for submitting information concerning the above referenced project. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Archaeological Resources

In our opinion, no archaeological resources will be affected by this project.

Historic Structures

Based on the information provided, in our opinion, no historic buildings, structures, districts, and/or objects will be affected by this project.

If you need further information regarding archaeological resources, please contact Mark Shaffer at (717) 783-9900. If you need further information concerning historic structures, please contact Emma Diehl at (717) 787-9121.

Sincerely,

Douglas C. McLearen, Chief
Division of Archaeology and Protection

DCL/ekd



Pennsylvania Historical & Museum Commission

Tom Corbett, Governor • Andrew E. Masich, Chairman • James M. Vaughan, Executive Director



October 23, 2014

Jacob Pickering
Bohler Engineering
1600 Manor Dr, Ste 200
Chalfont, PA 18914

Re: Water Availability
771-797 E Lancaster Ave
Villanova, PA 19085

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic water service is available to this property, and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Ms. Lisa Thomas-Oliva of our Control Center. Ms. Thomas-Oliva can be reached at (610) 645-1067. Her fax number is (610) 645-1162.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160.

Regards,

A handwritten signature in cursive script that reads "Deanna L. Ciotti".

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160
#

ALTERNATIVES ANALYSIS

Villanova Center
Enrico Partners, L.P.
771-797 East Lancaster Avenue
Radnor Township
Delaware County, PA
P98150.01
DEP Code #1-23013-242-3J

1. The site is expected to produce 30 EDU's ($7,630 \text{ gpd} / 262.5 \text{ gpd/EDU} = 29.07$ or 30 EDU's) of sewerage. Currently, the site produces 6 EDU's ($1,500 \text{ gpd} / 262.5 \text{ gpd/EDU} = 5.71$ or 6 EDU's) of sewerage. Therefore, an additional 24 EDU's will be required for the proposed redevelopment of the site.

The proposed facilities will connect to an existing sanitary manhole located in the parking lot west of the building. The proposed facilities are an ultimate method – they will serve the development in the long term, for 5 years or more. The decision to connect to the existing sanitary sewer main is based on the analysis of the site and surrounding conditions. On-lot absorption, treatment and spray irrigation or stream discharge would be less practical due to the existing conditions of this site and administrative requirements of these alternatives. Therefore, connection to the public sanitary sewer system represents the most practical, environmentally sensitive, and economical alternative.

2. The adjacent parcel to the north is zoned R-2 (Residence District) and is a retail/restaurant development. The parcel to the west (across the train tracks) is zoned PLO (Planned Laboratory-Office District) and is undeveloped. The parcel to the south (across E. Lancaster Avenue) is zoned PLU (Public Land Use District) and is undeveloped. The adjacent parcel to the east is zoned C-1 (Local Commercial District) and is a retail/restaurant development. Public sanitary sewer serves the adjacent parcels that are developed. These methods are intended for ultimate use.
3. To date, we are not aware of any existing sewage facilities in need of improvement due to non-compliance of the effluent limitations, etc.
4. The subject development area is proposed to be serviced by public sewage disposal per the municipal sewage facilities plan.
5. There are no existing sewage management programs in the area that we are aware of.
- 6-7. The decision to connect to the existing sanitary sewer main is based on the analysis of the site and surrounding conditions. On-lot absorption, treatment and spray irrigation or stream discharge would be less practical due to the existing conditions of this site and administrative requirements of these alternatives. Therefore, connection to the public sanitary sewer system represents the most practical, environmentally sensitive, and economical alternative.

The Philadelphia Southwest Water Pollution Control Plant has adequate capacity in the short term and long term to handle the proposed flows.

8. Radnor Township will be responsible for the operation and maintenance of the existing off-site facilities in compliance with applicable water quality standards and effluent limitations for collection, conveyance, and treatment facilities.



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

DEP Code #:

**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

Villanova Center

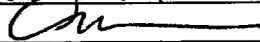
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency. _____

2. Date review completed by agency. October 5, 2015

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"/>	<p>13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____</p>
<input checked="" type="checkbox"/>	<p>14. Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe the inconsistencies _____</p>
<input type="checkbox"/>	<p>15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____</p>
<input type="checkbox"/>	<p>16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?</p>
<input type="checkbox"/>	<p>If yes, is the proposed waiver consistent with applicable ordinances?</p>
<p>17. Name, title and signature of planning agency staff member completing this section:</p>	
<p>Name: <u>Walter Kunda</u></p>	
<p>Title: <u>Vice Chairperson</u></p>	
<p>Signature: <u></u></p>	
<p>Date: <u>10/5/2015</u></p>	
<p>Name of Municipal Planning Agency: <u>Radnor Township Planning Commission</u></p>	
<p>Address: <u>301 Iven Avenue, Wayne, PA 19087-5297</u></p>	
<p>Telephone Number: <u>610-688-5600</u></p>	
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)	
<p>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.</p>	
<p>The planning agency must complete this Component within 60 days.</p>	
<p>This component and any additional comments are to be returned to the project sponsor.</p>	



DELAWARE COUNTY PLANNING DEPARTMENT

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

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

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

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

LINDA F. HILL
DIRECTOR

May 26, 2015

Robert Zienkowski, Manager
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Act 537 Review
Villanova Center
Radnor Township
1-23013-242-3J

Dear Mr. Zienkowski :

The Delaware County Planning Department (DCPD) has completed its review of the planning module for Villanova Center. The proposed plan calls for the development of a 2.87 acre site with a two-story commercial building to contain a restaurant and offices. The site will produce 6,130 gallons per day (GPD) of wastewater, or 30 EDU's (6 existing, 24 new additional EDU's). The building will connect to an existing manhole on site, from which wastewater will be conveyed through the Radnor-Haverford-Marple Sewer Authority and several other conveyance authorities. Treatment will take place at the Philadelphia Southwest Water Pollution Control Plant. DCPD has no objection to the proposed method of wastewater disposal.

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

If you have any questions or require additional information please do not hesitate to contact me at (610) 891-5214.

Sincerely,

Steven R. Beckley, AICP
Senior Planner

Enclosures: (1) Completed DEP Review Form

Cc: PA Department of Environmental Protection
Bohler Engineering
Enrico Partners, L.P.





**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
 (or Planning Agency with Areawide Jurisdiction)**

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

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

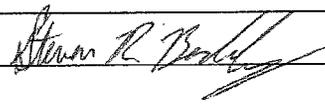
Project Name
 Villanova Center

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

1. Date plan received by county planning agency. April 2, 2015
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency May 26, 2015

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <i>Delaware County 2035 was adopted on November 27, 2013. Responses to #2, #3, #4, & #5 are based on this plan.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? _____
If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <i>Response based on information contained in the National Wetlands Inventory Maps and review of the site development plan.</i>
If yes, describe impact _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <i>Response based on information contained in the Delaware County Preservation Planning files and documents.</i>
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>Response based on information from the Natural Heritage Inventory of Delaware County.</i> _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance?
If no, describe inconsistencies <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
<input type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained? <u>Unknown. Subject to municipal approval.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance? <i>The Delaware County Subdivision & Land Development Ordinance is used by some, but not all municipalities. It <u>is not</u> applicable to this municipality.</i>
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? <u>N/A</u>
			If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? _____
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act? <i>Only for the Ridley, Chester, Darby, and Crum Creek watersheds. This project is located in the <u>Darby Creek</u> watershed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		If yes, will this project plan require the implementation of storm water management measures? _____
		18.	Name, Title and signature of person completing this section: Name: <u>Steven R. Beckley, AICP</u> Title: <u>Senior Planner</u> Signature:  Date: <u>May 26, 2015</u> Name of County or Areawide Planning Agency: <u>Delaware County Planning Department</u> Address: <u>Court House & Government Center, 201 W. Front Street, Media, PA 19063</u> Telephone Number: <u>610-891-5214</u>

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

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

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

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



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

DEP Code No.
1-23013-244-3J

**RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Radnor
(TOWNSHIP) (BOROUGH) (CITY), Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS 115 Strafford Ave., LLC. has proposed the development of a parcel of land identified as
land developer

120-124 Bloomingdale Avenue, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify) _____

WHEREAS, Radnor Township finds that the subdivision described in the attached
municipality
Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (~~Supervisors~~)-(Commissioners) (~~Councilmen~~) of the (Township) (~~Borough~~) (City) of Radnor hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

Seal of
Governing Body

Telephone _____



Civil Engineers, Surveyors & Land Development Consultants

Sewage Facilities Planning Module

For

120-124 Bloomingdale Avenue

Radnor Township, Delaware County

PA DEP CODE 1-23013-244-3J

September 23, 2015

Prepared on Behalf of: 115 Strafford Avenue, LLC.
110 North Phoenixville Pike, Suite 110
Wayne, PA 19087

Prepared By: InLand Design, LLC
InLand Design Project No. 10432

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INLAND DESIGN

SECTION 1

**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY				
DEP CODE # 1-23013-244-3J	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
 PA DEP - Southeast Regional Office
 2 East Main Street
 Norristown, PA 19401-4915

Date May 22, 2015

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by Joel D. Comanda, PE.

 Project Engineer, Inland Design, LLC for _____

 (Title) (Name)
 a subdivision, commercial, or industrial facility located in 120-124 Bloomingdale Avenue, Wayne, PA 19087

Radnor Township, Delaware County.

 (City, Borough, Township)

Check one

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its "Official Sewage Facilities Plan", and is adopted for submission to the Department of Environmental Protection transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the Planning Module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The Planning Module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics)

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the Approving Agency.

- | | | |
|---|--|--|
| <input type="checkbox"/> Resolution of Adoption | <input type="checkbox"/> 3. Sewage Collection/Treatment Facilities | <input type="checkbox"/> 4.A. Municipal Planning Agency Review |
| <input type="checkbox"/> 2. Individual and Community Onlot Disposal of Sewage | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4.B. County Planning Agency Review |
| <input type="checkbox"/> 2m. Sewage Management Program | | <input type="checkbox"/> 4.C. County or Joint Health Department Review |

 Municipal Secretary (print)

 Signature

 Date

Note: Please remove and recycle the Instructions portion of the Sewage Facilities Planning Module prior to mailing the appropriate completed components and supporting documents to the approving agency.

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SECTION 2

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (~~SUPERVISORS~~) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of Radnor
(~~TOWNSHIP~~) (~~BOROUGH~~) (~~CITY~~), Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards, from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS 115 Stafford Ave., LLC. land developer has proposed the development of a parcel of land identified as 120-124 Bloomingdale Avenue name of subdivision, and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify) _____

WHEREAS, Radnor Township municipality finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (~~Supervisors~~) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of Radnor hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen); hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20 _____.

Municipal Address:

Seal of
Governing Body

Telephone _____

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SECTION 3



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete

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SECTION 4



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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3: Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
1-23013-244-3J				

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

A. PROJECT INFORMATION (See Section A of Instructions)

1. Project Name: 120-124 Bloomingdale Avenue

2. Brief Project Description: Reverse subdivision of two parcels to create a 1.318 Ac lot and construction of 5 new single family residences along with the maintenance of one existing single family residence.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name:	County:	City:	Boro:	Twp:
Radnor	Delaware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Zienkowski	Robert	A		Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
301 Iven Avenue				
Address Last Line -- City	State	ZIP+4		
Wayne	PA	19087		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-688-5600	610-688-1279			

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

120-124 Bloomingdale Avenue

Site Location Line 1

120-124 Bloomingdale Avenue

Site Location Line 2

Site Location Last Line -- City
Wayne

State
PA

ZIP+4
19087

Latitude
40.042503N

Longitude
-75.392416W

Detailed Written Directions to Site: From Philadelphia, take I-76 West, take exit 331A for I-476 South, take exit 13 for US-30 West, turn left US-30, travel 1.6 miles to South Wayne Ave and turn left. Take the **first** right on West Wayne Ave and then the first right onto Bloomingdale Avenue. The property will be in the first block on **the left**.

Description of Site: Site is 1.318 acres and contains two (2) single family detached dwellings, along with associated driveways and detached garages. The rest of the property is covered with lawn and large trees.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Erixon	Bo			610-721-1495	
Site Contact Title	Site Contact Firm (if none, leave blank)				
Managing Member	115 Strafford Ave, LLC				
FAX	Email				

Mailing Address Line 1

110 N. Phoenixville Pike, Suite 100

Mailing Address Line 2

Mailing Address Last Line -- City
Malvern

State
PA

ZIP+4
19355

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

Last Name	First Name	MI	Suffix
Comanda	Joel	D	PE
Title	Consulting Firm Name		
Project Engineer	Inland Design, LLC		
Mailing Address Line 1	Mailing Address Line 2		
16 Hagerty Blvd.			
Address Last Line -- City	State	ZIP+4	Country
West Chester	PA	19382	USA
Email	Area Code + Phone	Ext.	Area Code + FAX
joel@inlanddesign.net	484-947-2928		484-947-2946

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Aqua Pennsylvania

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- New collection system Pump Station Force Main
- Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number No Clean Streams Permit Number

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections 6 (5 new - 1 existing)

Name of:

existing collection or conveyance system _____

owner _____

existing interceptor _____

owner _____

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility Existing facility Upgrade of existing facility Expansion of existing facility

Name of existing facility City of Philadelphia Southwest Water Pollution Control Plant

NPDES Permit Number for existing facility 26671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude N/A Longitude N/A

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the PHILA. S.W. PLANT (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality PHILA. WATER DEPT.

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

Agent Signature Eric Ponert Date 7/7/15

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP Web site at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum, this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1050 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8	22.6	13.37	23.37	13.30	22.00
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent _____

Agent Signature _____

Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Radnor Haverford Marple Sewer Authority

Name of Responsible Agent Dave Adams

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

Yes No

3. Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization,

Yes No

- a. If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

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

- b. Name of Facility _____
- Name of Responsible Agent _____
- Agent Signature _____
- Date _____

(For completion by the municipality)

- 6. The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

- 1. Does the project propose the construction of a sewage treatment facility?
- 2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
- 3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
- 4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
- 5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
- 6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

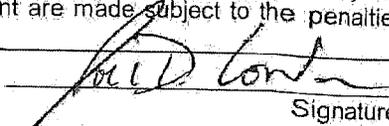
- 7. Does the project involve a major change in established growth projections?
 - 8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?
 - 9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
 - 10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
 - 11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
- the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Joel D. Comanda, PE

Name (Print)



Signature

Project Engineer

May 22, 2015

Date

Title

16 Hagerty Blvd. West Chester, PA 19382

(484) 947-2928

Telephone Number

Address

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor OR the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$200 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates only one new lot and is the only lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#4 \text{ Lots (or EDUs)} \times \$50.00 = \$200$$

The fee is based upon:

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

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

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

\$ 500 per submittal (municipal)

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

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

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

The fee is based upon:

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

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

\$ 500 per submittal (municipal)

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1050 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	700000	1750000	215000	537500	219000	547500
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Roger Phillips, P.E. Township Engineer

Agent Signature [Signature] Date 10/5/2015



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

June 02, 2015

Mr. Jole D. Comanda, P.E.
Project Engineer
16 Hagerty Blvd.,
West Chester, PA 19382

RE: 120-124 Bloomingdale Ave.
Radnor Township, Delaware County, PA.

Dear Mr. Comanda;

In regards to your communication with the Radnor Haverford Marple Sewer Authority (RHM) dated May 22, 2015 requesting flow allocation of 1,050 gallons per day or Four EDU's, for the above referenced project in Radnor Township, on June 02, 2015 the RHM Authority Board approved the flow conveyance of 1,050 Gallons Per Day.

You will also have to submit for conveyance with Springfield Township, Darby Creek Joint Authority, D.E.L.C.O.R.A. and Philadelphia Southwest Water Pollution Control Plant.

If I can provide any further information or clarification with regards to the above information, please do not hesitate to telephone my office at (610) 446-0867.

Very truly yours,
RHM Sewer Authority

David E. Adams
Manager of Operations



J. LEE FULTON
Township Manager

MARGARET A. YOUNG
Treasurer

JAMES J. BRYNE, JR., Esq.
Solicitor

Township of Springfield
DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064

OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012
EIN NO. 23-6004592

Commissioners

JEFFREY RUDOLPH, SR.
President

LEE J. JANICZEK, Ed.D.
Vice President

MICHAEL GULP
DANIEL J. LANCIANO
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

July 2, 2015

Mr. Joel D. Comanda, PE
Inland Design
16 Hagerty Boulevard
West Chester, PA 19382

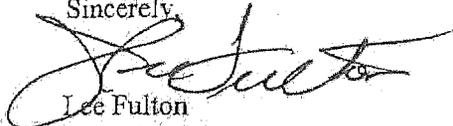
Re: Flow Allocation Request: Bloomingdale Avenue, Radnor Township

Dear Mr. Comanda,

Attached is the Public Sewer System Available Capacity Determination for the conveyance that you have requested. Although the proposed sewer tap-ins could generate a hydraulic overload within the existing collection and conveyance system within the next 5 years, the township implemented a Corrective Action Plan in January 2002 to correct the overload condition that the outfall experiences during wet weather. To connect to the Darby Creek Outfall, documented Infiltration and Inflow (I&I) removal must have been completed in the amount equivalent to the requested connection. Attached is a spreadsheet that shows that RHM Sewer Authority has completed enough I&I removal to allow the 1,050 gallons per day connection to allow for the lot consolidation and construction of 5 new homes (1 existing to remain).

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

Sincerely,


Lee Fulton
Township Manager

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

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1,050 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8	22.6	13.37	23.37	13.3	22.0
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

- b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Springfield Township

Name of Responsible Agent Ed Felton, Township Manager

Agent Signature [Signature]

Date 7-2-15

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

Corrective Action Plan - Summary of RHM Connection Allocations

	Date	*EDU Equal to 262.5 gpd				REQUEST TABLED	Remarks: ** Tabled Items Approved
		Allocation (gpd)	Approved (gpd)	Remaining (gpd)	(EDU)*		
	01/09/2002		262.5			1.0	
	01/09/2002		262.5			1.0	43 Deepdale Rd. - The Doering Residences - Tredyffrin Twp. 335 Upper Gulph Rd. - Tredyffrin Twp.
1	08/01/2002	4850.00		4850.0		18.5	
2	03/06/2002		2362.5	2487.5		9.5	The Blain Property - Radnor Twp.
3	09/11/2002		262.5	2225.0		8.5	355 S. Manoa Rd. - Havertown, PA
4	09/11/2002		1575.0	650.0		2.5	College Ave & Darby Rd. - Havertown, PA
5	12/11/2002		2887.5	-2237.5		-8.5	Townhouse Project - Berkley & Chester Rd. - Tredyffrin Twp.
6	09/20/2002	2560.00		322.5		1.2	W Allocation from Springfield Twp.
7	03/05/2003		262.5	60.0		0.2	Forest Ave. - Havertown, PA
8	04/02/2003		2182.0	-2122.0		-8.1	Lawrence Park Shopping Center - Marple Twp.
9	06/04/2003		6000.0	-8122.0		-30.9	Cabrini College - Radnor, Twp.
10	08/06/2003		262.5	-8384.5		-31.9	1418 Fairview Rd. - Havertown, PA
11	09/15/2003		262.5	-8647.0		-32.9	937 Wotten - Radnor Twp.
12	10/15/2003		2812.8	-11459.8		-43.7	763 Valley Forge Rd. - Radnor Twp
13	03/10/2004		262.5	-11722.3		-44.7	301 Oxford Hill La. - Havertown, PA
14	03/10/2004		262.5	-11984.8		-45.7	1422 Fairview Rd. - Havertown, PA
15	06/03/2004	21085.00		9100.2		34.7	W Allocation from Springfield Twp.
16	06/09/2004		5512.5	3587.7		13.7	David & Jen Ceton Subdivision, Marple Rd. - Marple Twp.
17	07/28/2004		1575.0	2012.7		7.7	McPherson Property - Radnor Twp.
18	09/13/2004		1468.0	544.7		2.1	Dunwoody Village Expansion - Newtown Twp.
19	01/12/2005		262.5	282.2		1.1	3119 Sawmill Rd. - Newtown Twp. (Failing Septic System - Health Problems)
20	01/13/2005			282.2		1.1	The Enclave at Mather Ave. Project - Marple Twp. (2,362.5 gpd) see below approved 4/4/2006
21	02/02/2005		525.0	-242.8		-0.9	1234 Bon Air Ave. Project #17286 - Havertown, PA
22	04/06/2005			-242.8		-0.9	Lancaster & Pembroke Ave. - Radnor Twp. (14,175 gpd)
23	04/06/2005		262.5	-505.3		-1.9	204 Chuch St. - Radnor Twp.
24	04/06/2005			-505.3		-1.9	Chanticleer Gardens, #03-136 - Radnor Twp. (840 gpd) see below approved 4/4/2006
25	06/08/2005		262.5	-767.8		-2.9	3314-3316 Saw Mill Rd. - Newtown Twp.
26	06/08/2005		262.5	-1030.3		-3.9	206 Greenbriar Ln. - Havertown, PA
27	07/20/2005		262.5	-1292.8		-4.9	16 Aldwyn La. - Radnor Twp.
28	08/10/2005		0.0	-1292.8		-4.9	Devereux Project - 17 EDU's approved (zero flow from project)
29	09/19/2005		262.5	-1555.3		-5.9	3416 Gushen Rd. - Newtown Twp. (Failing Septic System - Health Problems)
30	02/09/2006		262.5	-1817.8		-6.9	809 Castlefinn La. Bryn Mawr, PA 19083 (Failing Septic System - Health Problems)
31	03/07/2006	10255.00		8699.7		33.1	W Allocation from Springfield Twp.
32	03/08/2006		262.5	8437.2		32.1	Enclave at Mather Avenue, Project #17286 - Marple Township
33	04/04/2006		2362.5	6074.7		23.1	Chanticleer Gardens, #03-136 - Radnor Twp.
34	04/04/2006		840.0	5234.7		19.9	Commerce Bank 200 Radnor Chester Rd., Radnor Twp.
35	04/04/2006		130.0	5104.7		19.4	W Allocation from Springfield Twp. (flows from Tredyffrin Twp.)
36	05/15/2006	9820.00		14924.7		56.9	Flow from DEP for Newtown Height flow removal
37	06/12/2006	60,000.00		74924.7		285.4	
38	06/14/2006		2362.5	72562.2		275.4	
39	06/19/2006		2362.5	70199.7		267.4	Land Development - D'Agostino Builders, Tredyffrin Twp.
40	06/19/2006		14175.0	56024.7		213.4	Lancaster & Pembroke Ave. - Radnor Twp. (14,175 gpd)
41	06/19/2006		12000.0	44024.7		167.7	Eastern University Dorms - Radnor Twp.
42	06/19/2006		262.5	43782.2		166.7	733 Bryn Mawr Ave., Radnor Twp.
43	06/19/2006		2308.0	41463.2		157.9	Lancaster Pike and Kenilworth Road, P98150, Radnor Twp.
44	06/19/2006		1312.5	40140.7		152.9	740 Moore Ave., The Mews, Radnor Twp.
45	06/19/2006		262.5	39878.2		151.9	781 N. Wayne Ave., Parcel 43-11D-55, Tredyffrin Twp.
46	06/19/2006		262.5	39615.7		150.9	231 Fairlamb Ave., Havertown
47	06/19/2006		262.5	39353.2		149.9	255 Lansdowne Ave., Radnor Twp.
48	06/19/2006		1050.0	38303.2		145.9	Wicklow Project Job #02-125, Radnor Twp.
49	06/19/2006		15000.0	23303.2		88.8	Ellis Preserve, West Medical Building #050086001, Newtown Twp.
50	08/01/2006		525.0	22778.2		86.8	423 Old Eagle School Road, Tredyffrin Township
51	09/11/2006	19141.00		41919.2		159.7	W Allocation from Springfield Twp.
52	09/19/2006		525.0	41394.2		157.7	820 Vaucain Road, Radnor Township
53	10/04/2006		262.5	41131.7		156.7	1201 Ellston Road, Havertown
54	10/31/2006	20,500.00		61631.7		234.8	W Allocation from Springfield Twp.
55	11/15/2006		31.5	61600.2		234.7	Worthing - Devereux Project, Newtown Township
56	02/06/2007		39047	22653.2		85.9	Haverford Reserve Development
57	03/06/2007		5250	17303.2		65.9	Ellis Preserve, Newtown Twp. (5250 gpd = 20 EDU)
58	03/06/2007		262.5	17040.7		64.9	1600 Ashton Road, Havertown Twp.
59	03/06/2007		1312.5	15728.2		59.9	1400 Fairview Avenue, Havertown Township (1312.5 gpd = 5 EDUs)
60	06/05/2007		262.5	15465.7		58.9	115 Petrie Avenue, Radnor Township (Failed System)
61	07/31/2007	10552.00		26017.7		99.1	W Allocation from Springfield Twp. For 2006 W Reduction Program
62	12/04/2007		8626	17391.7		66.3	851 West Lancaster Avenue, Tredyffrin Township
63	01/08/2008		2362.5	15029.2		57.3	102 Louella Avenue, Radnor Township
64	01/08/2008		262.5	14766.7		56.3	537 Grand Avenue, Havertown
65	04/01/2008		65	14701.7		56.0	3067 W. Chester Pike, Newtown Square 0.26 EDUs
66	04/01/2008		80	14621.7		55.7	1974 Spraul Road, Marple Township - Bank of America - 0.31 EDUs
67	04/18/2008		1050	13571.7		51.7	34 Reese Avenue, Newtown Square
68	07/02/2008		262.5	13309.2		50.7	971 S. Hunt Road, Newtown Square, Radnor - Failing Septic System
69	07/02/2008		525	12784.2		48.7	236 N. Aberdeen Ave., Radnor Township - 2 EDUs
70	08/12/2008		8705	4079.2		15.5	Haverford Reserve Development - 33 16 EDUs
71	08/12/2008		262.5	3816.7		14.5	147 N. Valley Forge Road, Devon - 1 EDU
72	08/12/2008		262.5	3554.2		13.5	1629 Ashton Road, Havertown - 1 EDU

Corrective Action Plan - Summary of RHM Connection Allocations

	Date	*EDU Equal to 262.5 gpd				REQUEST TABLED	Remarks: ** Tabled Items Approved
		Allocation (gpd)	Approved (gpd)	Remaining (gpd)	(EDU)*		
73	08/12/2008	21348.00		24902.2	94.9		2007 W Credit
74	10/15/2008		787.5	24114.7	91.9		317 Dorset Road, Easttown Township - 3 EDUs
75	10/23/2008		1575	22539.7	85.9		John O'Keefe Subdivision - 6 EDUs
76	12/04/2008		6025	14514.7	55.3		200 N. Radnor Chester Road - 31 EDUs
77	12/16/2008		262.5	14252.2	54.3		1301 Fairview Avenue, Havertown, PA
78	02/10/2009		12451	1801.2	6.9		145 King of Prussia Road, Radnor Twp.
79	02/10/2009		525	1276.2	4.9		1254 Fairview Avenue, Havertown
80	02/10/2009		262.5	1013.7	3.9		Bella Vista Road, Easttown
81	02/10/2009		525	488.7	1.9		1300 Fairview Road, Havertown
82	02/10/2009		262.5	226.2	0.9		1239 Leedom Road, Havertown
83	05/15/2009		262.5	-36.3	-0.1		1344 W. Chester Pike, Havertown - failing septic system
84	05/27/2009	37717.00		37680.7	143.5		W Allocation from Springfield Township for 2008
85	06/02/2009		262.5	37418.2	142.5		600 Glenmary Rd., St. David's
86	06/02/2009		2000	35418.2	134.9		Eastern University Fowler Hall - Radnor Twp.
87	06/02/2009		262.5	35155.7	133.9		20 Surrey Dr., Newtown Square
88	10/23/2009		262.5	34893.2	132.9		2628 Franklin Avenue Subdivision, Marple Township
89	04/30/2010		787.5	34105.7	129.9		615 Newtown Road, Radnor Township
90	06/23/2010	76932.00		111037.7	423.0		2009 W Credit
91	10/29/2010		262.5	110775.2	422.0		D&G Development Group
92	12/16/2010		262.5	110512.7	421.0		513 S. Roberts Road, Bryn Mawr - Failing Septic System
93	03/30/2011		525	109987.7	419.0		Douglas Golden, 1313 Center Road, Havertown Township
94	07/13/2011		262.5	109725.2	418.0		412 Conestoga Road, Radnor Township
95	09/16/2011		787.5	108937.7	415.0		1217 Bon Air Road, Havertown Township
96	10/04/2011		240	108697.7	414.1		Merion Golf Club, Ellis Road, Havertown Township
97	11/16/2011		262.5	108435.2	413.1		117 Sugartown Road, Easttown Township
98	11/17/2011	50757.00		159192.2	606.4		2010 W Credit
99	12/30/2011		262.5	158929.7	605.4		1430 County Line Road, Radnor Township
90	12/30/2011		12337.5	146592.2	558.4		Courtney Circle Pump Station, Radnor Township
91	03/12/2012		1650	144942.2	552.2		Berkley Road Commercial, Tredyffrin Township
92	04/13/2012		262.5	144679.7	551.2		606 W. Wayne Avenue, Radnor Township
93	05/22/2012		5250	139429.7	531.2		Eastern University West Campus Office and Classroom Building
94	07/06/2012		525	138904.7	529.2		Hurley Subdivision - Newtown St. & Caley Rd., Newtown Square
95	07/16/2012		262.5	138642.2	528.2		370 Malin Road, Radnor
96	11/05/2012		262.5	138379.7	527.2		527 St. Davids Avenue, Radnor Township - Failing Septic System
97	11/05/2012		1575	136804.7	521.2		229 Wayne Avenue, Radnor Township - Townhomes
98	11/05/2012		525	136279.7	519.2		200 Ithaca Creek Road, Radnor Township - 3 lot subdivision
99	12/07/2012		13134	123145.7	469.1		Havertown Reserve, Havertown (50 EDUs for Buildings 3 and 4)
100	12/07/2012		787.5	122358.2	468.1		Munger Road & N. Newtown Street Road, Newtown Twp.
101	12/07/2012		2100	120258.2	458.1		615 Newtown Road, Radnor Township
102	03/01/2013		2625	117633.2	448.1		Stafford Apartments, Tredyffrin Township
103	03/01/2013		1575	116058.2	442.1		Newtown Shopping Center - Panera Bread
104	04/22/2013		262.5	115785.7	441.1		411 Timber Lane, Newtown Square
105	05/28/2013		262.5	115533.2	440.1		11 Northwoods Road, Newtown Township
106	05/28/2013		262.5	115270.7	439.1		1504 Steel Road, Havertown Township
107	07/03/2013		262.5	115008.2	438.1		Rite Aid Pharmacy, Newtown Township
108	09/09/2013		262.5	114745.7	437.1		Havertown Township School District Maintenance Facility
109	11/25/2013		262.5	114483.2	436.1		1254 Leedom Road, Havertown Township
110	02/19/2014		1375	113108.2	430.9		301 S. Valley Forge Road, Tredyffrin Township
111	03/26/2014		10500	102608.2	390.9		Dunwoody Village, Newtown Township
112	04/22/2014		2688	99720.2	379.9		115 Stratford Avenue, Radnor Township
113	05/23/2014		1427	98293.2	374.5		30-50 Lawrence Road, Marple Township
114	05/23/2014		262.5	98030.7	373.5		2609 Sunset Boulevard, Marple Township
115	06/09/2014		19950	78080.7	297.5		Androssan Farm, Radnor Township
116	09/01/2014		397	77683.7	295.9		Surrey Services Senior Center, Devon
117	11/06/2014		1050	76533.7	291.9		205 Stafford Avenue, Radnor Township
118	01/21/2016		6055	70578.7	268.9		Villanova Center, Radnor Township
119	03/23/2014		262.5	70316.2	267.9		217 Pine Tree Road, Radnor Township
120	06/30/2015		262.5	70053.7	266.9		Alben Profico, Marple Township - Amended: 1 additional EDU
121	06/30/2015		15,000	55053.7	209.7		Additional Flw Request for Ellis Preserve Town Center, Newtown Township
	06/30/2016		1050	54003.7	205.7		Bloomingdale Avenue, Radnor Township

UPPER DARBY TOWNSHIP

MUNICIPAL BUILDING
100 GARRETT ROAD
UPPER DARBY, PA 19082-3135

Mayor
Thomas N. Muzale

Chief Administrative Officer
Theodore J. Judice, Jr.

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



PHONE 610-784-7695
FAX 610-731-7775

July 15, 2015

Mr. Joel D. Comanda, P.E.
InLand Design
16 Hagerty Blvd.
West Chester, PA 19382

Re: Sewage Facilities Planning Module
120-124 Bloomingdale Ave.
Radnor Township, PA

Dear Mr. Comanda:

Attached is the Section J, Chapter 94 Consistency Determination for Upper Darby Township. This certification of the conveyance system is based on the attached letter from Springfield Township dated July 2, 2015.

Sincerely,

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

A HOME RULE COMMUNITY
www.upperdarby.org

UPPER DARBY
TOWNSHIP

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wastewater Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1,050 gpd

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

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8 MGD	22.6 MGD	13.4 MGD	23.4 MGD	13.3 MGD	22.0 MGD
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality RADNOR TOWNSHIP

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Upper Darby Township

Name of Responsible Agent Daniel R. Lutz, P.E., Township Engineer

Agent Signature *Daniel R. Lutz*

Date 7/15/15

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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



Township of Springfield
DELAWARE COUNTY, PA

J. LEE FULTON
Township Manager

MARGARETA A. YOUNG
Treasurer

JAMES J. BRYNE, JR., Esq.
Solicitor

50 POWELL ROAD, SPRINGFIELD, PA 19064

OFFICES 610-644-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012
EIN NO. 23-6004592

Commissioners

JEFFREY RUDOLPH, SR.
President

LEE J. JANICZEK, Esq.
Vice President

MICHAEL CULP
DAN E. J. LANGIANO
ROBERT LAYDEN
GINAM SAGE
PAUL G. WECHSLER

July 2, 2015

Mr. Joel D. Comanda, PE
Inland Design
16 Hagerty Boulevard
West Chester, PA 19382

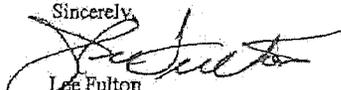
Re: Flow Allocation Request: Bloomingdale Avenue, Radnor Township

Dear Mr. Comanda,

Attached is the Public Sewer System Available Capacity Determination for the conveyance that you have requested. Although the proposed sewer tap-ins could generate a hydraulic overload within the existing collection and conveyance system within the next 5 years, the township implemented a Corrective Action Plan in January 2002 to correct the overload condition that the outfall experiences during wet weather. To connect to the Darby Creek Outfall, documented Infiltration and Inflow (I&I) removal must have been completed in the amount equivalent to the requested connection. Attached is a spreadsheet that shows that RHM Sewer Authority has completed enough I&I removal to allow the 1,050 gallons per day connection to allow for the lot consolidation and construction of 5 new homes (1 existing to remain).

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

Sincerely,



Lee Fulton
Township Manager

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

DARBY CREEK JOINT AUTHORITY

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

June 18, 2015
File No. 83800-112-RHM

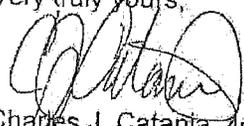
Joel D. Comanda, P.E.
InLand Design
16 Hagerty Boulevard
West Chester, Pa. 19382

Re: 120-124 Bloomingdale Avenue, Radnor
Flow Allocation

Dear Mr. Comanda:

At its meeting on June 17, 2015 the Darby Creek Joint Authority Board approved the flow allocation of 1,050 gpd for the above-referenced project. In accordance with the October 2007 Capacity Management Plan for the Darby Creek Interceptor approved by PA DEP on February 12, 2008, the Authority has the capacity to receive the flows, and the flow will not create a hydraulic overload or 5-year project overload. A copy of the 5-year flow projection is attached.

Very truly yours,


Charles J. Catania, Jr., PE
Authority Engineer

CJC,Jr/cd
Enclosure

cc: Anthony Casadei
Dave Adams, RHM

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1050 _____ gpd

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

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	21699503	29669503	21558934	29528934	21469225	29439225
Treatment						

DCJA

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality DAESY CREEK JOINT AUTHORITY
Name of Responsible Agent Catalina Engineering Associates, Inc.
Agent Signature Charles J. Catania
Date 6/10/15

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality Philadelphia Water Department
Name of Responsible Agent _____
Agent Signature _____
Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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



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

June 2, 2015

Joel D. Comanda, P.E.
Project Engineer
INLAND DESIGN
16 Hagerty Blvd.
West Chester, PA 19382

Re: Sewer Planning Module Exemption
120 & 124 Bloomingdale Road
Radnor Township

Dear Mr. Comanda:

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 1,050 GPD (4 EDUs) from the referenced project. The additional load from the project will not create a hydraulic or an organic overload, or a five-year projected overload. The conveyance and treatment system has adequate capacity to meet the criteria set forth in Section 71.51(b)(2)(iii) of the PADEP Rules and Regulations for this project's wastewater flows.

Thank you for your attention.

Sincerely,

Robert J. Willert
Executive Director

RJW:vm
Enclosure

cc: E. Bothwell - via email
N. McGonigle, CEA - via email
File - Project # 2015-0522

rev. 10/30/13 smf

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

CHAPTER 94 CONSISTENCY DETERMINATION

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 24 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1050 gpd

2. Total Sewage Flows to Facilities: (pathway from point of origin through treatment plant)

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

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the present average and peak sewage flows for the critical sections of existing facilities.
- c. Enter the average and peak sewage flows projected for 5 years through the critical sections of existing facilities which includes existing, proposed or future projects.

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

	a. Design and/or Permitted Capacity (MGD)		b. Present Flows (MGD)		c. Projected Flows in 5 Years (MGD) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance (DCPS)	30.0	60.0	17.97	38.07	20.33	43.51
Treatment						

3. Collection and Conveyance Facilities:

The questions below are to be answered by the Sewer Authority, Municipality or Agency responsible for completing the Chapter 94 Report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 Annual Report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

- YES NO
- (a) If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this planning module for sewage facilities will not be accepted for review by the Municipality or the Department until all inconsistencies with Chapter 94 are resolved or unless there is an approved plan and schedule granting an allocation for this project. A letter granting allocations to this project under the plan and schedule must be attached to the module package.

If no, a representative of the Sewer Authority, Municipality or Agency responsible for completing the Chapter 94 Report for the collection and conveyance facility must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 94 requirements and that this proposal will not impact this status.

(b) Collection System

Name of Agency, Authority, Municipality: _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

(c) Conveyance System

Name of Agency, Authority, Municipality DELCORA

Name of Responsible Agent Robert J. Willert, Executive Director

Agent Signature 

Date 6 / 2 / 2015

4. Treatment Facility

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

- (a) YES NO
- The project proposes the use of an existing wastewater treatment plant for the disposal of sewage, will these actions create a hydraulic or organic overload within 5 years at that facility?

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

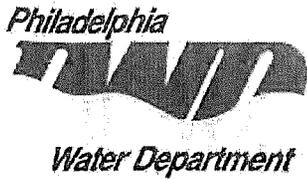
if no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact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

(b) Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____



The ARAMARK Tower
1101 Market Street
Philadelphia, Pennsylvania 19107-2994

Howard M. Neukrug, P.E.
Commissioner

July 7, 2015.
Via E-mail

Joel D. Comanda, P.E.
Inland Design
16 Hagerty Boulevard
West Chester, PA 19382

**SUBJECT: Request for Capacity Certification
120-124 Bloomingdale Road
PWD Code No. 201505-007
Radnor Township, Delaware County**

Mr. Comanda:

I have completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 7 of the planning module for the above referenced project and certify that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this new land development. The waste load from the proposed new land development will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for a proposed flow of 1,050 gpd at the City's Southwest Water Pollution Control Plant (NPDES Permit No. PA 0026671, Clean Streams Law Permit No. 5173401) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

Please note that the City of Philadelphia may rescind this capacity certification should an unforeseen capacity issue arise or if the PA Department of Environmental Protection or other regulatory agency restricts or bans additional flows to any portion of the City's sewerage system to which the project is tributary.

Sincerely,

A handwritten signature in black ink that reads "Eric Ponert". The signature is written in a cursive, flowing style.

Eric Ponert
Sewage Enforcement Officer

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections -642t

Name of:

existing collection or conveyance system _____

owner _____

existing interceptor _____

owner _____

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility Existing facility Upgrade of existing facility Expansion of existing facility

Name of existing facility City of Philadelphia Southwest Water Pollution Control Plant

NPDES Permit Number for existing facility 26671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude N/A Longitude N/A

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the PHILA. S.W. PLANT
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality PHILA. WATER DEPT.

Name of Responsible Agent ERIC PUNERT, S.E.U.

Agent Signature Eric Punert Date 7/7/15

(Also see Section I. 4.)

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1050 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment*	200	400	165.6	186.9	172.9	196

3. Collection and Conveyance Facilities * (MGO) PHILA. S.W. PLANT

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

- b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent _____

Agent Signature _____

Date _____



INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

Sewage Facilities Project Narrative
for
120 & 124 Bloomingdale Road
Radnor Township, Delaware County
DEP Code 1-23013-244-3J

Introduction

In accordance with Section F of Component 3 Sewage Facilities Planning Module, this project narrative has been prepared to provide supplemental information pertaining to the above referenced development consistent with sub-sections 1 through 8.

1. The project is for the reverse subdivision of two parcels (2 existing units) and the construction of 5 new units (1 existing to remain)
2. The proposed project will consist of 3 single family attached dwellings and 3 single family detached dwellings (1 existing and 2 new). Each unit has an average daily sewage flow of approximately 262.5 GPD. Radnor Township accepts 262.5 GPD for 1 EDU (equivalent dwelling unit), and this is also accepted and the preferred rate by DELCORA. So there will be ~6 total EDU's for the project. The two existing dwellings are already connected to the public sewer system so two of the EDU's are already existing. This means that 4 new EDU's are required with a total flow of 1,050 GPD.
3. The proposed sewage disposal method is public sewer. The proposed 5 new residential units will connect to the existing sewer via a sewer extension that will connect the project to an existing sanitary sewer manhole located at the intersection of Bloomingdale Road and West Wayne Avenue. The existing dwelling is currently connected to public sewer but will be connected into the new sewer extension. A copy of the proposed utility plan is attached for reference.
4. Please refer to Item #2 above.
5. Once sewage is disposed to the main connection in Strafford Avenue, the sewage will ultimately flow to the City of Philadelphia Southwest Water Pollution Control Plant.
6. The subject property covers 1.318 acres and is located at 120 & 124 Bloomingdale Road, Wayne, PA.
7. There are no adjacent properties owned by this project's owner.
8. There was no previous Act 537 Sewage Planning completed for this property.



INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

Sewage Facilities Alternative Analysis
for
120-124 Bloomingdale Avenue
Radnor Township, Delaware County
DEP Code 1-23013-244-3J

Introduction

In accordance with Section H of Component 3 Sewage Facilities Planning Module, this alternative analysis has been prepared to provide supplemental information pertaining to the above referenced development consistent with sub-sections 1 through 9.

1. The proposed sewage disposal will be an ultimate method. A main extension will be installed connecting to an existing manhole located in Bloomingdale Ave. The proposed project will consist of 3 single family attached dwellings and 3 single family detached dwellings (1 existing and 2 new). Each unit has an average daily sewage flow of approximately 262.5 GPD. Radnor Township accepts 262.5 GPD for 1 EDU (equivalent dwelling unit), and this is also accepted and the preferred rate by DELCORA. So there will be ~6 total EDU's for the project. The two existing dwellings are already connected to the public sewer system so two of the EDU's are already existing. So ~4 new EDU's are required with a total flow of 1,050 GPD.
2. The land uses adjacent to the site include residential use to the north, east and west and south. All surrounding lands use public sewage disposal methods (municipal treatment) for ultimate use.
3. There are no sewage facilities described above in number two, that are in need of improvement due to noncompliance.
4. The project is located within a designated public sewer service area in accordance with the Township's Official Sewage Facilities Plan.
5. No sewage management programs in the area exist.
6. The subject property is located within a public sewer service area. There are no sewer service alternatives available for this project.
7. There are no sewer service alternatives for this project as it is located within a designated public sewer service area.
8. The existing collection system is owned by the Radnor Township, the conveyance systems are owned by Radnor-Haverford-Marple Sewer Authority, Springfield, Darby Creek Joint Authority, and DELCORA. The treatment facilities are owned by DELCORA and the Philadelphia Water Department. The proposed collection system will be dedicated to Radnor Township.
9. There are no special considerations associated with the chosen method of sewage disposal.

INLAND DESIGN

SECTION 5



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

DEP Code #:
1-23013-244-3J

**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

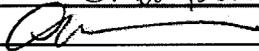
120-124 Bloomingdale Avenue

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

1. Date plan received by municipal planning agency. September 23, 2015
2. Date review completed by agency. October 5, 2015

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 checked="" type="checkbox"/>	<input 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>Walter Kunda</u>		
Title: <u>Vice-Chairperson</u>		
Signature: <u></u>		
Date: <u>October 5, 2015</u>		
Name of Municipal Planning Agency: <u>Radnor Township Planning Commission</u>		
Address <u>301 Iven Avenue, Wayne, PA 19087-5297</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.		

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1050 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1366000	3415000	953200	2383000	974050	2435125
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Roger A. Phillips, P.E. Township Engineer

Agent Signature _____ Date _____

INLAND DESIGN

SECTION 6

10432



DELAWARE COUNTY PLANNING DEPARTMENT

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

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

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

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

LINDA F. HILL
DIRECTOR

September 3, 2015

Robert Zienkowski, Township Manager
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Act 537 Review
120 & 124 Bloomingdale Avenue
Radnor Township
115 Strafford Avenue, LLC
1-23013-244-3J

Dear Mr. Zienkowski:

The Delaware County Planning Department (DCPD) has completed its review of the planning module for 122 & 124 Bloomingdale Avenue. The proposed plan calls for a reverse subdivision of two lots, with 1 existing dwelling to remain, and the construction of 4 new dwellings that will be served by connections to public sewer. All dwellings are to be connected to the public sewer with an estimated total flow rate of 1,050 gallons per day. Wastewater will flow through the Radnor Township collection system and through multiple conveyance authorities before being treated at the Philadelphia Southwest Water Pollution Control Plant. DCPD has no objection to the proposed method of wastewater disposal.

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

If you have any questions or require additional information please do not hesitate to contact me at (610) 891-5215.

Sincerely,

Michael A. Leventry
Environmental Planner

Enclosures: Completed DEP Review Form
DCPC Historic Preservation Comments

cc: PA Department of Environmental Protection
Inland Design, LLC
115 Strafford Avenue, LLC



**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
 (or Planning Agency with Areawide Jurisdiction)**

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

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

Project Name

120 & 124 Bloomingdale Avenue

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

1. Date plan received by county planning agency. August 13, 2015

2. Date plan received by planning agency with areawide jurisdiction _____

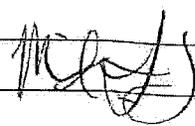
Agency name _____

3. Date review completed by agency September 3, 2015

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

Yes. No

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <i>Delaware County 2035 was adopted on November 27, 2013. Responses to #2, #3, #4, & #5 are based on this plan.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? _____
If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <i>Response based on information contained in the National Wetlands Inventory Maps and review of the site development plan.</i>
If yes, describe impact _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <i>Response based on information contained in the Delaware County Preservation Planning files and documents.</i>
If yes, describe impacts <u>See attached review from the DCPD Historical Planning Section dated August 12, 2015.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>Response based on information from the Natural Heritage Inventory of Delaware County.</i> _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance?
If no, describe inconsistencies: <u>Not applicable.</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
<input type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained? <u>Unknown. Subject to municipal approval.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance? <i>The Delaware County Subdivision & Land Development Ordinance is used by some, but not all municipalities. It is not applicable to this municipality.</i>
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? <u>Not applicable.</u> If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? _____
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies <u>Not applicable.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act? <i>Only for the Ridley, Chester, Darby, and Crum Creek watersheds. This project is located in the Darby Creek watershed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		If yes, will this project plan require the implementation of storm water management measures? _____
18. Name, Title and signature of person completing this section:			
Name: <u>Michael A. Leventry</u>			
Title: <u>Environmental Planner</u> Signature: 			
Date: <u>September 3, 2015</u>			
Name of County or Areawide Planning Agency: <u>Delaware County Planning Department</u>			
Address: <u>Court House & Government Center, 201 W. Front Street, Media, PA 19063</u>			
Telephone Number: <u>610-891-5215</u>			

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)
<p>This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.</p> <p>The county planning agency must complete this Component within 60 days.</p> <p>This Component and any additional comments are to be returned to the applicant.</p>

To : Dennis DeRosa
From : Beverlee Barnes
Date : November 20, 2014
Subject : *Subdivision and Land Development*
Project Name : *120 and 124 Bloomingdale Avenue*
Location : West side of Bloomingdale Avenue,
70 feet north of West Wayne Avenue
Subdivision # : 34-8054-14
DEP# : 1-23013-244-3J
Municipality : Radnor
Purpose : Incorporate 2 lots totaling 1.82 acres
into 1 lot. Develop 1.82 acres with 1
single family detached conversion,
and new dwellings comprised of two
single family detached and 8 single-
family attached.

Findings : The proposed development is in an area
that has a low potential for underground archeological
resources. It is situated in the South Wayne Historic
District, which is a National Register-listed district, as
well as a Local Historic District. In this Act 167 Local
Historic District, when any changes are to occur pertaining
to demolition, new construction or additions, they shall be
reviewed by the HARB, before plans are to be implemented.
The South Wayne Historic District was mainly developed
between 1870 - 1910, and buildings from that period still
standing are deemed contributing resources.

The proposed development plan calls for the building at 124
Bloomingdale to be demolished. Research indicates it was
built c. 1910, owned by The Wayne Estate, the primary
landowner in Wayne at the time, and developed by Herman
Wendell and Frederick H. Treat, the same developers of both
South Wayne and North Wayne Historic Districts. It
resembles other Dutch Colonial homes in the area of that
time. Though 124 Bloomingdale was built during South Wayne

Historic District's period of significance, it was later altered for commercial use, making it a non-contributing resource of the district and street. The possibility of adaptively re-using the house as part of this new development would help continue the overall neighborhood character. It could make this change to a new residential development pattern of multiple residences a smoother transition.

The proposed development plan calls for the conversion of 120 Bloomingdale from commercial usage back into a single-family detached dwelling. This structure was built c. 1870 and predates the Wayne Estate development. It is a contributing structure to the Borst House "historic district within a historic district," a collection of nine Second Empire-style dwellings within the South Wayne Historic District along Bloomingdale Avenue that were built by Philadelphia financier James Henry Askin as part of his Louella Village, the oldest developed section of Wayne.

The design of the multiple new residences borrows features from the original designs of the neighborhood. They are set back on the site, so the existing streetscape is continued, for the most part. It is hoped that sufficient buffering, with landscaping, will be present to minimize the viewshed from the street of the new multiple units at the rear of the property. The applicant should be commended for retaining the dwelling at 120 Bloomingdale, as its preservation contributes to the historical integrity of the Borst House section of the South Wayne Historic District.

Resource Statement : Zone B - Subdivision Park - 1880 - to the present

Information Sources :

Delaware County Archaeological
Inventory and Management Plan. June 1991.

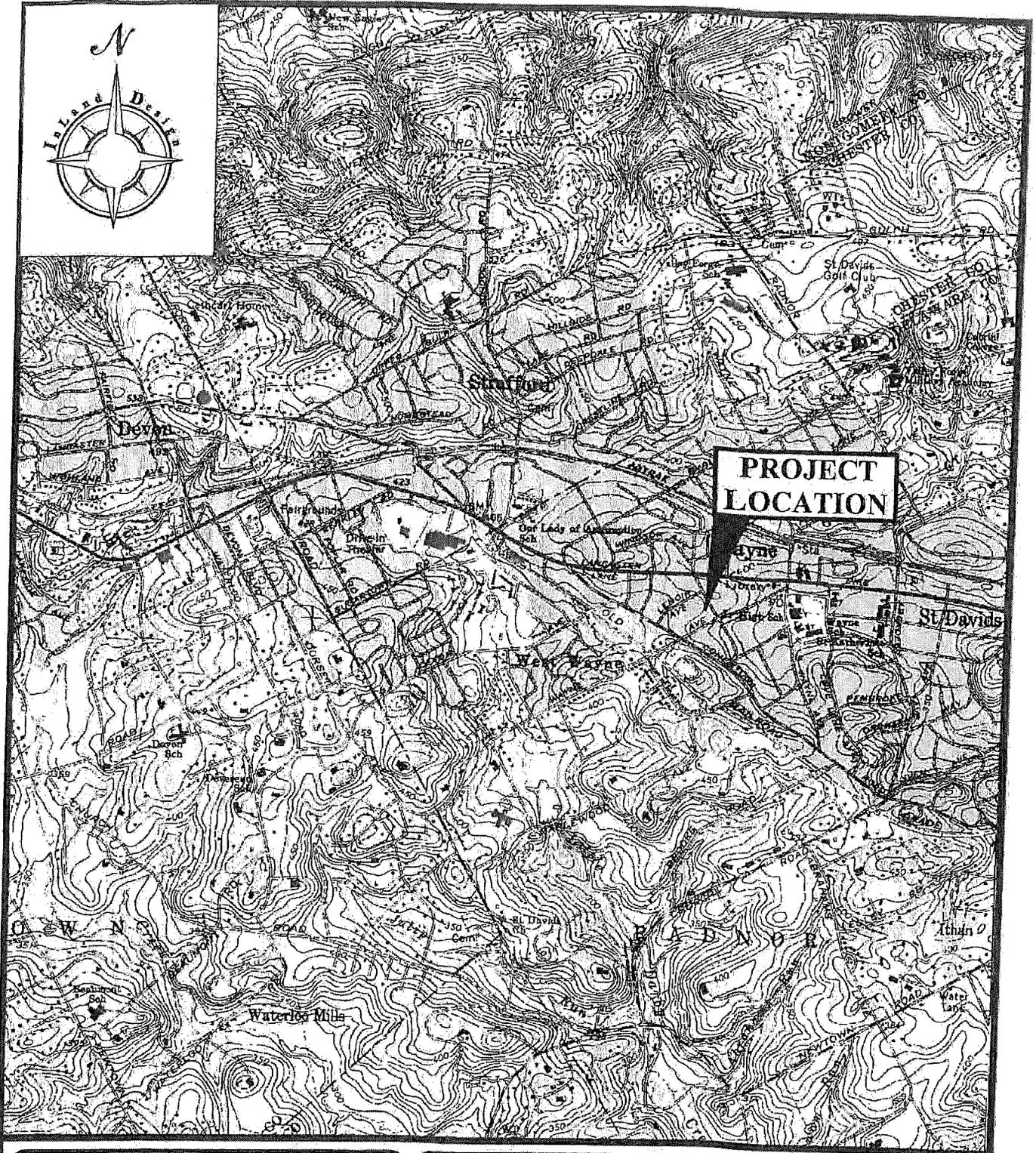
Pennsylvania Historical Resource Survey Form - Narrative
Sheet 89C, Pennsylvania Historical and Museum Commission,
Bureau for Historic Preservation. 2003.

INLAND DESIGN

SECTION 7

INLAND DESIGN

SECTION 8



**PROJECT
LOCATION**

InLand Design

Civil Engineers & Land Development Consultants
759 East Lincoln Hwy. Phone: (484) 872-8260
Exton, PA 19341 Fax: (484) 872-8261
www.InLandDesign.net Info@InLandDesign.net

120 & 124 Bloomingdal Ave.
USGS Location Map

UP: 9.4 ACROSS: 3.5
Valley Forge Quad
Radnor Twp • Delaware County • Pa

Date:
10/3/2014

Scale:
1"=2000'

Project No.

10432

INLAND DESIGN

SECTION 9

1. PROJECT INFORMATION

Project Name: **120 - 124 Bloomingdale Ave**

Date of review: **8/7/2015 9:13:51 AM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

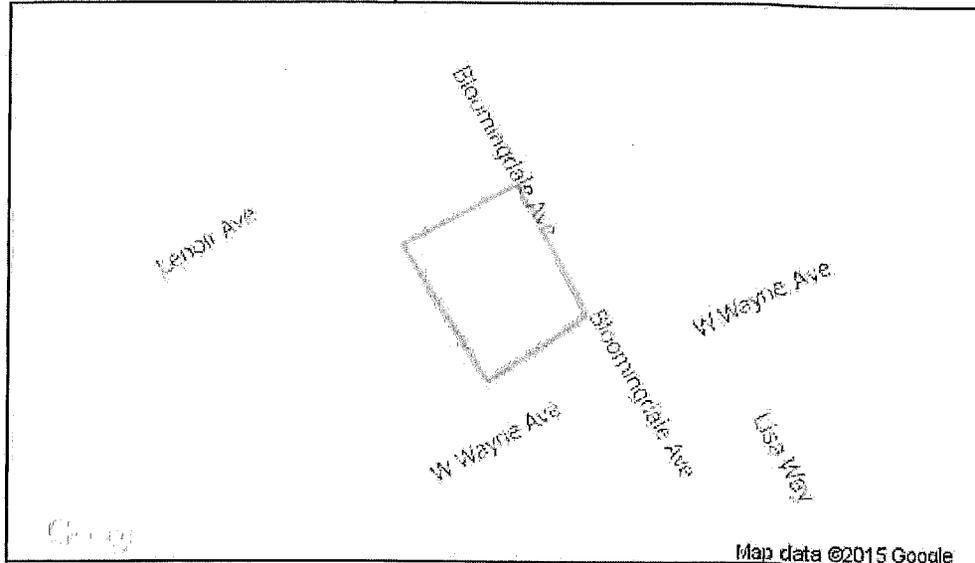
Project Area: **1.2 acres**

County: **Delaware** Township/Municipality: **Radnor**

Quadrangle Name: **VALLEY FORGE** ~ ZIP Code: **19087**

Decimal Degrees: **40.042006 N, -75.392834 W**

Degrees Minutes Seconds: **40° 2' 31 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
Pennsylvania Field Office
110 Radnor Rd; Suite 101, State College, PA 16801
NO Faxes Please.

PA Fish and Boat Commission
Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
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: Joel D. Comanda P.E.
Company/Business Name: Inland Design LLC
Address: 16 Hagerty Blvd.
City, State, Zip: West Chester, PA 19382
Phone: (484) 947-2928 Fax: (484) 947-2946
Email: joel@inlanddesign.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.



applicant/project proponent signature

08/07/2015

date

INLAND DESIGN

SECTION 10



October 22, 2014

Glenda Peleggi
Inland Design
759 East Lincoln Highway
Exton, PA 19341

Re: Water Availability
Bloomingdale Avenue
Radnor Township, Delaware County, Pennsylvania

Dear Ms. Peleggi:

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gary J. Horne".

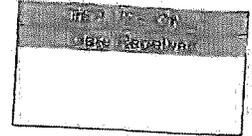
Gary J. Horne
New Business Representative

INLAND DESIGN

SECTION 11



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CULTURAL RESOURCE NOTICE



Read the instructions before completing this form.

SECTION A. APPLICANT IDENTIFIER

Applicant Name 115 Strafford Avenue, LLC
Street Address 100 North Phoenixville Pike, Suite 100
City Malvern State PA Zip 19355
Telephone Number 610-721-1495
Project Title 120 & 124 Bloomingdale Avenue

SECTION B. LOCATION OF PROJECT

Municipality Radnor Township County Name Delaware DEP County Code 23

SECTION C. PERMITS OR APPROVALS

Name of Specific DEP Permit or Approval Requested: Planning Module Component 3

Anticipated federal permits:

- Surface Mining
- Army Corps of Engineers
- 401 Water Quality Certification
- 404 Water Quality Permit
- Federal Energy Regulatory Commission
- Other: _____

SECTION D. GOVERNMENT FUNDING SOURCES

- State: (Name) _____
- Federal: (Name) _____
- Local: (Name) _____
- Other: (Name) _____

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

- DEP Regional Office Responsible for Review of Permit Application Central Office (Harrisburg)
- Southeast Regional Office (Norristown)
 - Southcentral Regional Office (Harrisburg)
 - Southwest Regional Office (Pittsburgh)
 - District Mining Office: _____
 - Northeast Regional Office (Wilkes-Barre)
 - Northcentral Regional Office (Williamsport)
 - Northwest Regional Office (Meadville)
 - Oil & Gas Office: _____

SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.

County Conservation District _____ Telephone Number, if known _____

SECTION G. CONSULTANT

Consultant, if applicable: Joel D. Comanda, P.E.
Street Address 16 Hagerty Blvd.
City West Chester State PA Zip 19382
Telephone Number 484-947-2928

SECTION H. PROJECT BOUNDARIES AND DESCRIPTION

REQUIRED

Indicate the total acres in the property under review. Of this acreage, indicate the total acres of earth disturbance for the proposed activity.

Attach a 7.5' U.S.G.S. Map indicating the defined boundary of the proposed activity.

Attach photographs of any building over 50 years old. Indicate what is to be done to all buildings in the project area.

Attach a narrative description of the proposed activity.

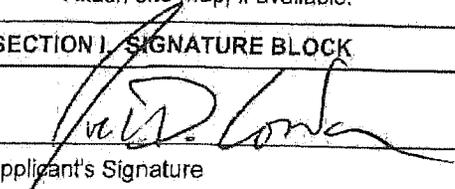
Attach the return receipt of delivery of this notice to the Pennsylvania Historical and Museum Commission.

REQUESTED

Attach photographs of any building over 40 years old.

Attach site map, if available.

SECTION I. SIGNATURE BLOCK


Applicant's Signature

July 17, 2015
Date of Submission of Notice to PHMC



Civil Engineers, Surveyors & Land Development Consultants

PHMC - Bureau of Historic Preservation
Cultural Resource Notice Project Narrative

120 & 124 Bloomingdale Road

Radnor Township, Delaware County, PA

July 20, 2015

Project Narrative

The proposed project will consist of 3 single family attached dwellings and 3 single family detached dwellings (1 existing and 2 new). Each unit has an average daily sewage flow of approximately 262.5 GPD. Radnor Township accepts 262.5 GPD for 1 EDU (equivalent dwelling unit), and this is also accepted and the preferred rate by DELCORA. So there will be ~6 total EDU's for the project. The two existing dwellings are already connected to the public sewer system so two of the EDU's are already existing. This means that 4 new EDU's are required with a total flow of 1,050 GPD

115 Strafford Avenue, LLC owns two parcels totaling 1.318 acres located in Radnor Township, Delaware County. The project is located within the R-5 Residential Zoning District. The site is surrounded by residential uses to the north, south, west and east. The site currently contains two existing buildings which were constructed as single family homes, but have been modified and are currently used as commercial properties. The slope is gently to moderately sloping and is covered in a mixture of mature trees and lawn. 115 Strafford Avenue, LLC is proposing to reverse subdivide the parcels, demolish one existing residence, and construct 5 additional residential units for a total of 6 dwelling units (1 existing and 5 new). The total disturbed area will be 0.78 Ac. The property will be serviced by public water and sewer. Access to the site will be via individual and common driveways off of Bloomingdale Road. Both existing structures are over 50 years old and are shown in the photos below. A copy of a sketch plan and USGS map for the project are enclosed for review.

120 Bloomingdale Road – To be demolished



From West

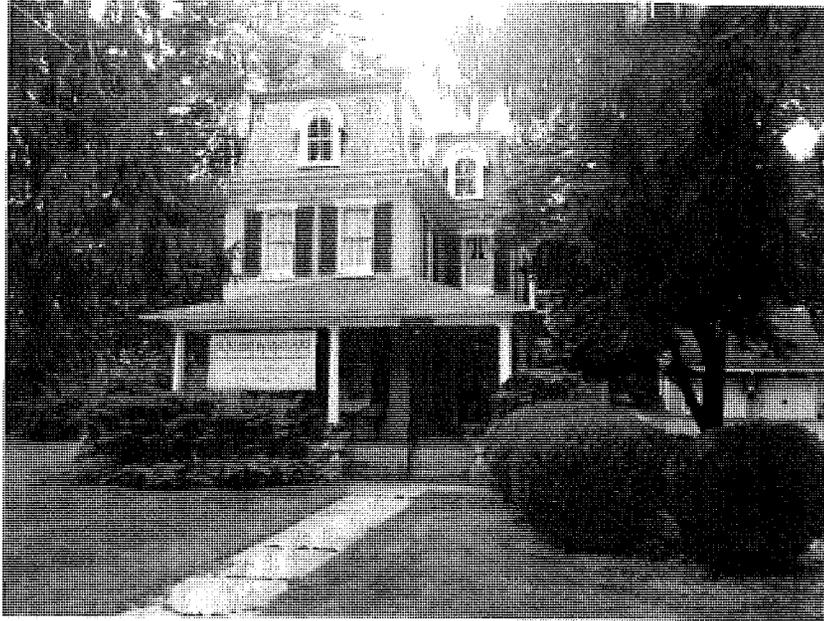


From East



From North

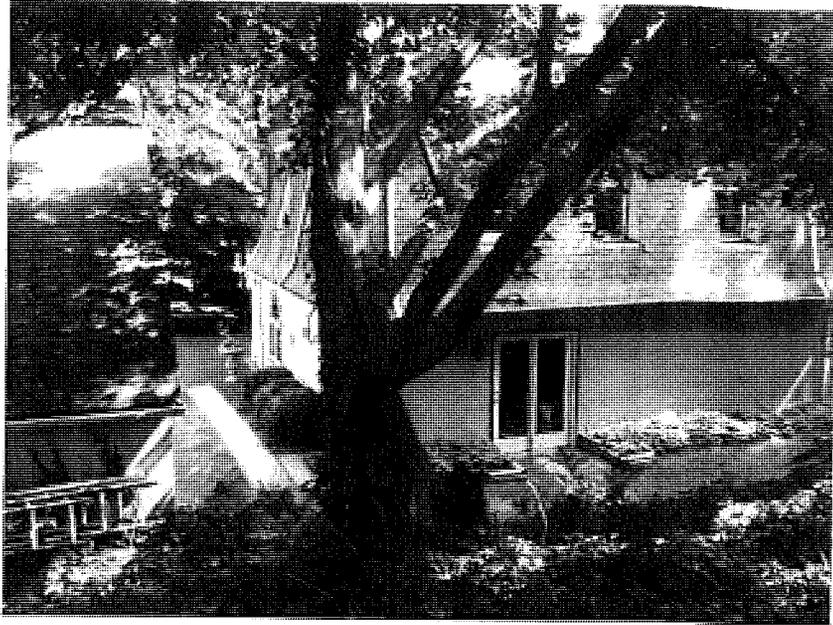
124 Bloomingdale Road – To Remain



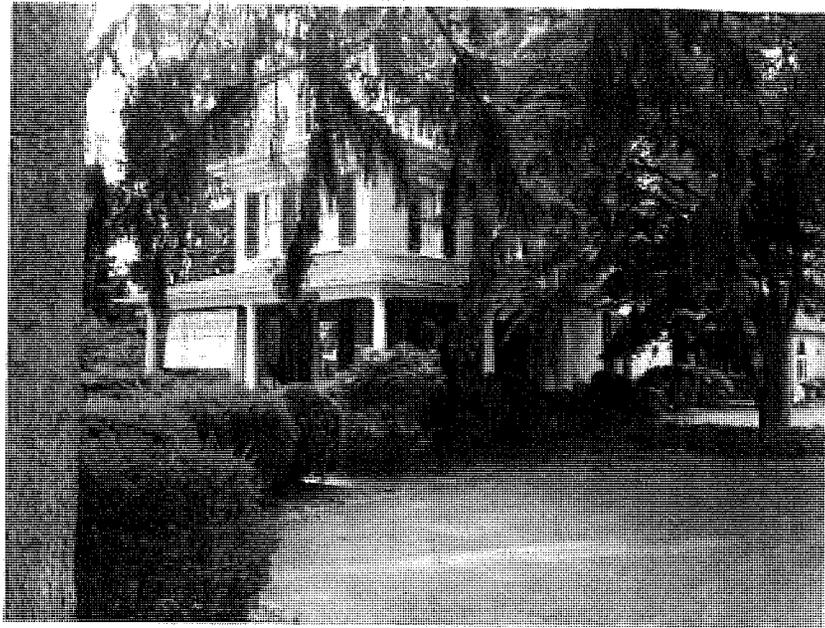
From East



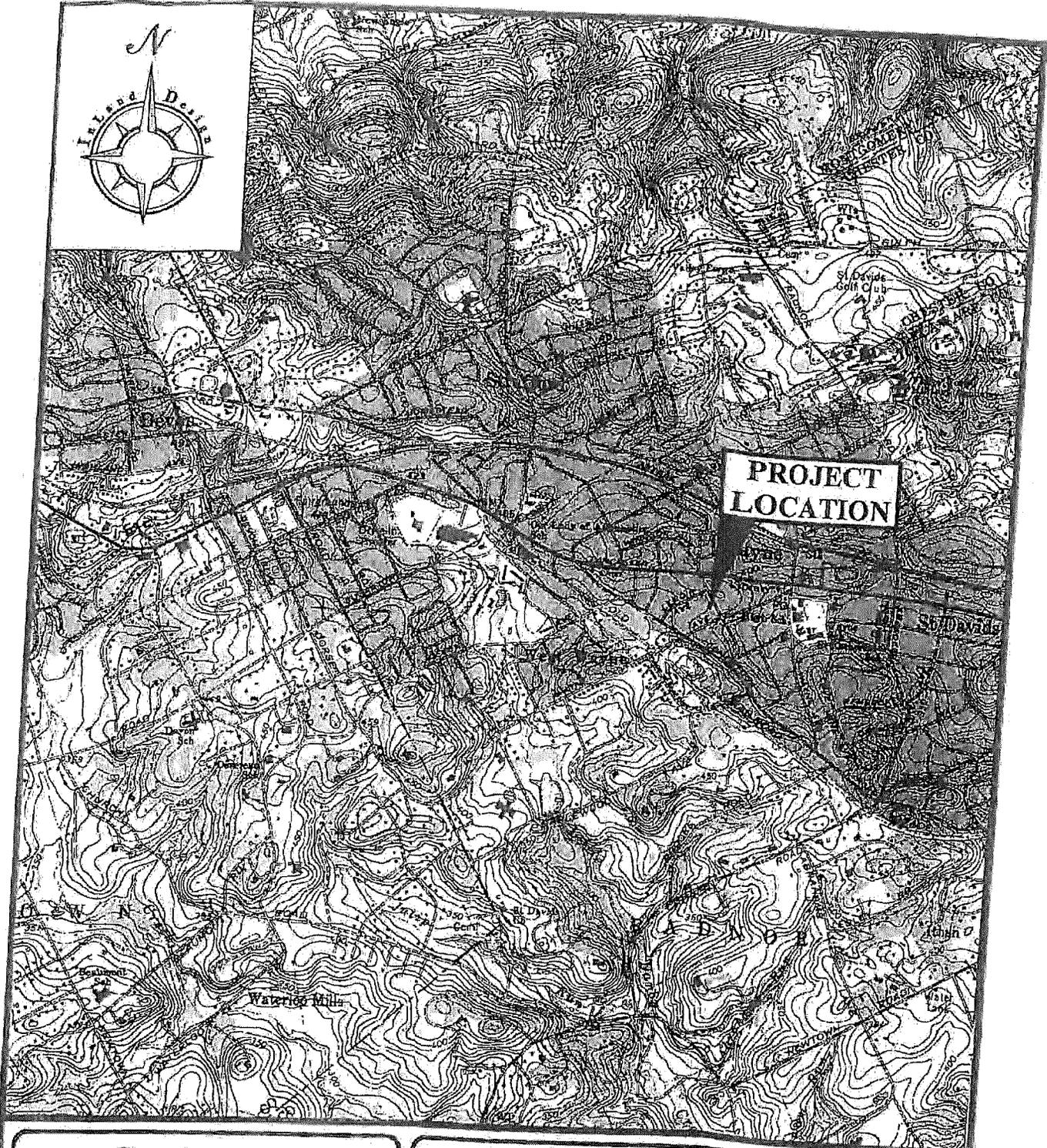
From South



From West



From North



**PROJECT
LOCATION**

InLand Design
Civil Engineers & Land Development Consultants
759 East Lincoln Hwy. Phone: (484) 872-8260
Exton, PA 19341 Fax: (484) 872-8261
www.InLandDesign.net Info@InLandDesign.net

120 & 124 Bloomingdal Ave.
USGS Location Map
UP: 9.4 ACROSS: 3.5
Valley Forge Quad
Radnor Twp • Delaware County • Pa

Date:
10/3/2014
Scale:
1"=2000'
Project No.
10432



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
**INSTRUCTIONS FOR COMPLETING
CULTURAL RESOURCE NOTICE**

GENERAL INFORMATION

This package is designed to assist the applicant in completing the necessary documentation regarding archaeological sites and historic structures encountered while undertaking permitting projects.

This form is to be completed, signed, and dated by applicants for certain DEP permits or plan approvals. Please refer to the List of Exemptions for a list of applications which are exempt from this requirement. It is the responsibility of the applicant to complete this form and mail it to the PHMC at the following address:

Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
400 North Street, Second Floor
Harrisburg, PA 17120-0093

M. A. 1/20

Please be aware that PHMC will keep the Notice and submitted materials for its files. Therefore, keep a copy of the Notice and any materials submitted with it. Applicants should mail all Cultural Resource Notices "Certified Mail Return Receipt Requested" in order to prove submission and the date PHMC received the Notice.

Attach a copy of your completed Cultural Resource Notice and the return receipt to your permit application.

SECTION A. APPLICANT IDENTIFIER

For purposes of identifying and tracking complete permit packages, enter the following requested information.

APPLICANT NAME. Please insert applicant name using the same name as will be used with the Permit Application. Also, please insert applicant address and phone number. (Note: This would not be the consultant or engineering firm preparing the application.)

PROJECT TITLE. Please enter the title of the project as will be used with the Permit Application.

SECTION B. LOCATION OF PROJECT

MUNICIPALITY. Indicate the municipality(ies) in which the site is located. If the site is located in more than two municipalities, attach a separate sheet of paper.

COUNTY. Indicate the county(ies) in which the site is located. Write out the county name and also give the DEP county code. (County codes are provided on page 2 of these instructions.) If the site is located in more than two counties, attach a separate sheet of paper.

SECTION C. PERMITS OR APPROVALS

Give the name(s) of specific DEP permit or approval. Check the appropriate box for any anticipated federal permits that may be required.

SECTION D. GOVERNMENT FUNDING SOURCES

Indicate any authorized or anticipated governmental funding source and give the name of this funding source, i.e., PennVest or Rural Utility Services.

SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING, OR OIL AND GAS MANAGEMENT OFFICE

Check the appropriate box that identifies the DEP Regional, Central, District Mining, or Oil and Gas Management Office that is responsible for the review of this permit application. A list of DEP offices and counties supported is included at the end of these instructions.

SECTION F. COUNTY CONSERVATION DISTRICT

Some permit applications are reviewed by County Conservation Districts. If this is the case, give the name of the district office and the telephone number, if known.

SECTION G. CONSULTANT IDENTIFIER

For purposes of avoiding confusion should the consultant submit the determination notice to PHMC for the applicant, enter the following requested information: Consultant Engineer Name, Address and Telephone Number.

SECTION H. PROJECT BOUNDARIES AND DESCRIPTION

Assure that the following items are attached and submitted with the Notice form:

- 7.5' USGS Map indicating boundaries of the proposed activity. Maps should include all relevant details. (Example: For a sewage facilities plan, the location of proposed sewerage facilities, including collection sewers, interceptor lines, pump stations and sewage treatment plants would be relevant information that PHMC would need.)
- Narrative description of the proposed activity.
- Photographs of any buildings over 50 years old. Indicate what is to be done to all buildings in the project area.
- Indicate the total acres in the property under review. Of this acreage, indicate the total acres of earth disturbance for the proposed activity.
- The return receipt of delivery of this Notice to the Pennsylvania Historical and Museum Commission.

PHMC requests the following items:

- Photographs of any buildings over 40 years old.
- Site maps of the proposed activity, if available.

SECTION I. SIGNATURE BLOCK

A legally responsible agent of the applicant should complete and sign the notice. If this form is prepared by someone else, such as a consultant or contractor, that individual should complete and sign the notice.

**U.S. Postal Service
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage
\$ 1.42

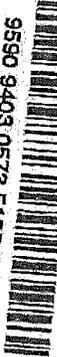
Total Postage and Fees
\$ 7.67

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

DEPH 980T 0000 DEPT 5T02

PS Form 3811, April 2015 PSN 7530-02-000-9033

Article Number (Transfer from service label)
7015 1730 0000 1086 4830



*Pennington Historical & Museum Commission
Bureau of Historic Preservation
400 North Street, Second Floor
Harrisburg, PA 17120-0093*

COMPLETE THIS SECTION

1. Article Addressed to:

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

3. Service Type

Adult Signature Restricted Delivery

Certified Mail Restricted Delivery

Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Priority Mail Express® Registered Mail with Return Receipt

Registered Mail with Return Receipt

Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]

B. Received by (Printed Name)
Agent

C. Date of Delivery
Jul 23 2015

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

EXION POST OFFICE APC 2
430 EXTON SQUARE PARKWAY
EXTON, PA 19341-9998

07/20/2015

03:43:03 PM

Product Description	Sales Qty	Receipt Unit Price	Final Price
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HARRISBURG, PA Zone-1	17120-0093		\$1.42
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First-Class Mail® Large Envelope
%% USPS Certified Mail™
See receipt from form on mailpiece
7015 1730 0000 1086 4830
0 lb. 2.80 oz.
* Expected Delivery Day *Wedne Jay,*
July 22.

Certified Mail™ \$3.45
Return Receipt (U.S. Mail) \$2.80
Return Receipt #:
9590 9403 0573 5183 4595 99

Issue Postage: \$7.67
Total: \$7.67

Paid by: VISA \$7.67
Account #: XXXXXXXXXXXXX3306
Approval #: 150213
Transaction #: 094
23-902370311-99

SSK Transaction #: 30
USPS® #: 412608-9551

** To check on the delivery status of this article, visit our Track & Confirm website at USPS.com, use this self-service kiosk (or any self-service kiosk at other Postal Locations) or call 1-800-222-1811.

Please retain all receipts from affixed forms. For inquiries, both the sales receipt and the customer copy from the affixed form shall be required.

Thanks.
It's a pleasure to serve you.

ALL SALES FINAL ON STAMPS AND POSTAGE.
REFUNDS FOR GUARANTEED SERVICES ONLY.



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

31 July 2015

Joel D. Comanda
InLand Design
16 Hagerty Blvd.
West Chester, PA 19382

RE: ER No. 2015-1560-045-A
DEP: 120 & 124 Bloomingdale Avenue
Radnor Township, Delaware County

Dear Mr. Comanda:

Thank you for submitting information concerning the above referenced project. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Archaeology

In our opinion no archaeological resources will be affected by this project.

Historic Structures

Based on the information provided and contained within our files, the proposed project is occurring within the **South Wayne Historic District (Key No. 096750)**, which is listed in the National Register of Historic Places. The district is significant under Criteria A and C, as an example of planned suburban development along the Main Line of the Pennsylvania Railroad, with a notable collection of buildings that reflect architectural periods and styles dating from 1870 to 1930. The proposed project includes demolition of a non-contributing resource (120 Bloomingdale Avenue) and alterations to a contributing resource (124 Bloomingdale Avenue) as well as introducing new construction within a listed historic district. Therefore, it is our opinion that this project will have an effect on historic properties. Furthermore, it is our opinion that this project will **adversely affect** the National Register-listed South Wayne Historic District. You will need to continue to consult with the Bureau for Historic Preservation to seek ways to avoid or reduce the effects on historic properties.

Please provide information with regards to the following:

- The proposed project is also listed within the locally designated South Wayne Historic District HDA, under purview of the Radnor Township Historical Architectural Review Board (HARB). Please provide our office with a copy of any correspondence to and from the HARB regarding the proposed project.
- Please provide our office with proposed project renderings illustrating the construction to occur at 120 Bloomingdale Avenue and 124 Bloomingdale Avenue.

2015-1560-045-A

J. Comanda

Page 2 of 2

For further information concerning this review, please contact Emma Diehl at emdiehl@pa.gov or (717) 787-9121.

Sincerely,



Douglas C. McLearn, Chief
Division of Archaeology and Protection

DCM/ekd



INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

August 6, 2015

Douglas C. McLearn, Chief
Division of Archeology and Protection
Commonwealth of Pennsylvania
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd floor
400 North Street
Harrisburg, PA 17120-0093

RE: ER No. 2015-1560-045-A
DEF: 120 & 124 Bloomingdale Avenue
Radnor Township, Delaware County

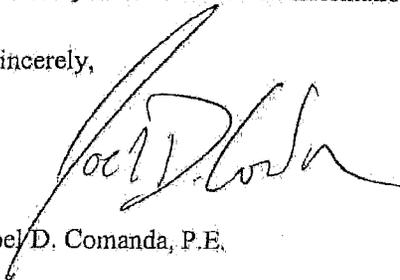
Dear Mr. McLearn,

As per your letter dated July 31, 2015, we are submitting the following information as requested:

- Radnor Township Historic and Architectural Review Board (HARB) approval letter, dated June 9, 2015.
- Radnor Township Board of Commissioners letter, dated June 23, 2015.
- Proposed project construction rendering.

Should you need additional information, please don't hesitate to contact my office.

Sincerely,



Joel D. Comanda, P.E.

JDC/gap

CC: B&B Homes, Inc. – Diane Busz



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

22 September 2015

Mr. Bo Erixson
B&B Homes, Inc.
110 N. Phoenixville Pike, Suite 100
Malvern, PA 19355

RE: ER No. 2015-1560-045-C
DEP: 120 & 124 Bloomingdale Avenue
Radnor Township, Delaware County
Additional Information

Dear Mr. Erixson:

Thank you for submitting information concerning the above referenced project. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Historic Structures

Thank you for providing our office with the information requested in our August 28, 2015 letter. Based on the information received, in our opinion, the proposed project will have No Adverse Effect on the National Register-listed South Wayne Historic District (Key No. 096750).

If you need further information concerning this review, please contact Emma Diehl at emdiehl@pa.gov or (717) 787-9121.

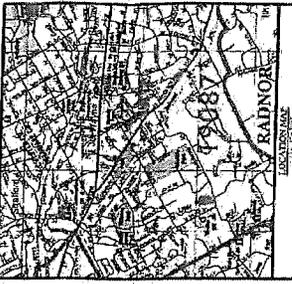
Sincerely,

Douglas C. McLearen, Chief
Division of Archaeology and Protection

DCM/ekd

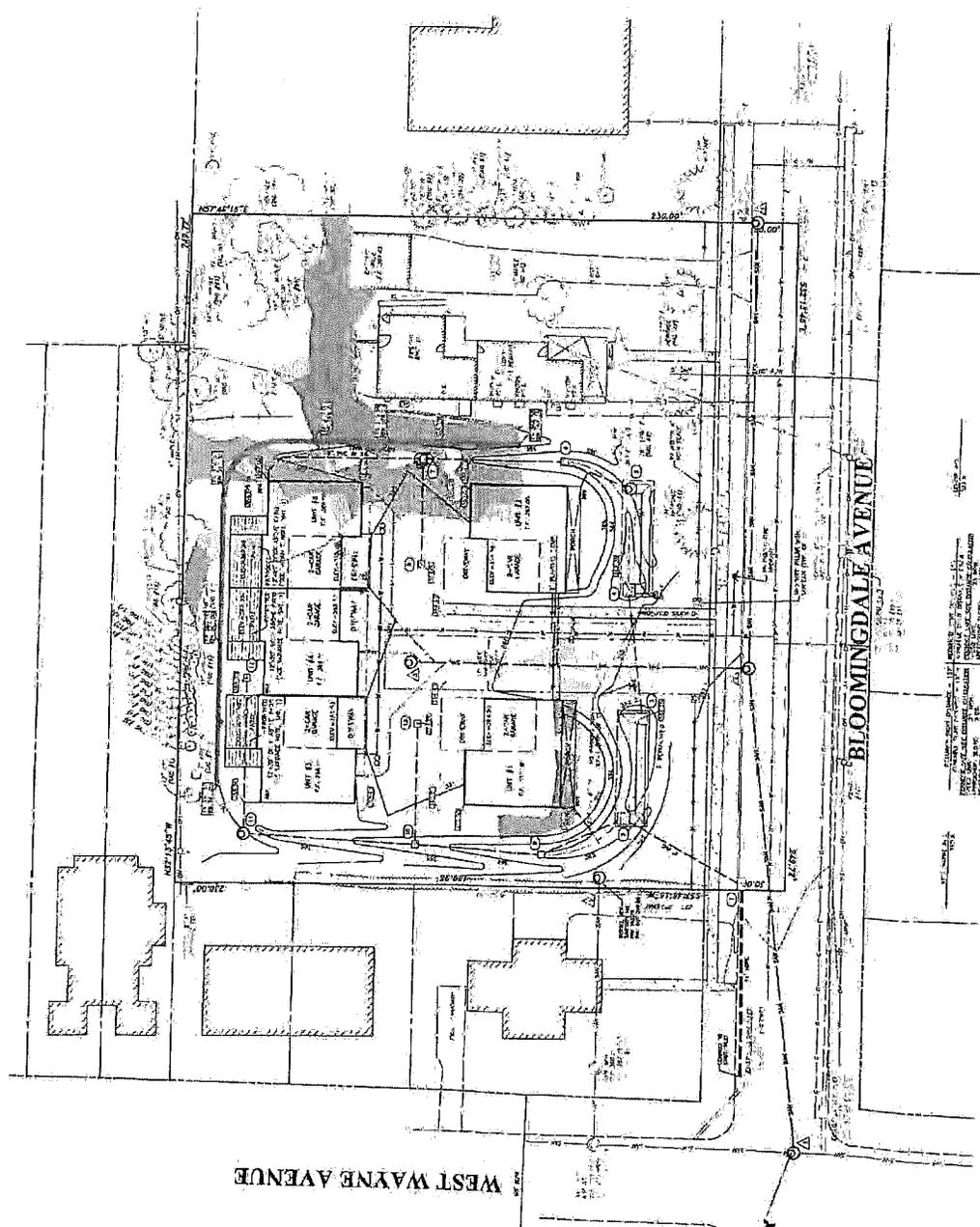
INLAND DESIGN

SECTION 12



LEGEND

PROPOSED SANITARY SEWER	EXISTING SANITARY SEWER
PROPOSED STORM SEWER	EXISTING STORM SEWER
PROPOSED WATER MAIN	EXISTING WATER MAIN
PROPOSED GAS MAIN	EXISTING GAS MAIN
PROPOSED CABLE TV	EXISTING CABLE TV
PROPOSED FIBER OPTIC	EXISTING FIBER OPTIC
PROPOSED TELEPHONE	EXISTING TELEPHONE
PROPOSED POWER	EXISTING POWER
PROPOSED RAILROAD	EXISTING RAILROAD
PROPOSED HIGHWAY	EXISTING HIGHWAY
PROPOSED AIRPORT	EXISTING AIRPORT
PROPOSED CANAL	EXISTING CANAL
PROPOSED DRAINAGE	EXISTING DRAINAGE
PROPOSED EROSION CONTROL	EXISTING EROSION CONTROL
PROPOSED LANDSCAPE	EXISTING LANDSCAPE
PROPOSED UTILITIES	EXISTING UTILITIES
PROPOSED STRUCTURES	EXISTING STRUCTURES
PROPOSED DRIVEWAYS	EXISTING DRIVEWAYS
PROPOSED SIDEWALKS	EXISTING SIDEWALKS
PROPOSED CURBS	EXISTING CURBS
PROPOSED PAVEMENT	EXISTING PAVEMENT
PROPOSED GRADE	EXISTING GRADE
PROPOSED ELEVATION	EXISTING ELEVATION
PROPOSED DISTANCE	EXISTING DISTANCE
PROPOSED AREA	EXISTING AREA
PROPOSED VOLUME	EXISTING VOLUME
PROPOSED WEIGHT	EXISTING WEIGHT
PROPOSED LENGTH	EXISTING LENGTH
PROPOSED WIDTH	EXISTING WIDTH
PROPOSED HEIGHT	EXISTING HEIGHT
PROPOSED DEPTH	EXISTING DEPTH
PROPOSED DIAMETER	EXISTING DIAMETER
PROPOSED THICKNESS	EXISTING THICKNESS
PROPOSED DENSITY	EXISTING DENSITY
PROPOSED MOISTURE	EXISTING MOISTURE
PROPOSED TEMPERATURE	EXISTING TEMPERATURE
PROPOSED PRESSURE	EXISTING PRESSURE
PROPOSED VELOCITY	EXISTING VELOCITY
PROPOSED ACCELERATION	EXISTING ACCELERATION
PROPOSED FREQUENCY	EXISTING FREQUENCY
PROPOSED PERIOD	EXISTING PERIOD
PROPOSED AMPLITUDE	EXISTING AMPLITUDE
PROPOSED PHASE	EXISTING PHASE
PROPOSED WAVELENGTH	EXISTING WAVELENGTH
PROPOSED FREQUENCY	EXISTING FREQUENCY
PROPOSED PERIOD	EXISTING PERIOD
PROPOSED AMPLITUDE	EXISTING AMPLITUDE
PROPOSED PHASE	EXISTING PHASE
PROPOSED WAVELENGTH	EXISTING WAVELENGTH



POINT OF CONNECTION TO EXISTING SANITARY SEWER

SOILS DESCRIPTION (USDA 1984)

NO.	DESCRIPTION	PERCENT	DEPTH (ft)
1	CLAY	100	0-10
2	SAND	100	10-20
3	SILT	100	20-30
4	GRAVEL	100	30-40
5	COARSE SAND	100	40-50
6	MEDIUM SAND	100	50-60
7	FINE SAND	100	60-70
8	SILT	100	70-80
9	CLAY	100	80-90
10	GRAVEL	100	90-100

INLAND DESIGN
 1000 W. 10th Street, Suite 100
 Phoenix, AZ 85001
 (602) 998-1000
 www.inlanddesign.com



REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2010	ISSUE FOR PERMITS
2	02/10/2010	REVISED PER PERMITS
3	03/05/2010	REVISED PER PERMITS
4	04/01/2010	REVISED PER PERMITS
5	05/01/2010	REVISED PER PERMITS
6	06/01/2010	REVISED PER PERMITS
7	07/01/2010	REVISED PER PERMITS
8	08/01/2010	REVISED PER PERMITS
9	09/01/2010	REVISED PER PERMITS
10	10/01/2010	REVISED PER PERMITS
11	11/01/2010	REVISED PER PERMITS
12	12/01/2010	REVISED PER PERMITS

PRELIMINARY LAND DEVELOPMENT & LOT LINE CHANGE PLAN
 GRAPHERS: [Name]
 DATE: [Date]

GENERAL NOTES

1. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
2. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
3. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
4. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
5. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
6. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
7. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
8. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
9. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
10. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
11. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.
12. ALL UTILITIES TO BE DELETED AND REINSTALLED AT THE OWNER'S RISK AND EXPENSE.

GRADING & UTILITY PLAN FOR
BLOOMINGDALE AVE, LLC
120 & 124 BLOOMINGDALE AVE.
WAYNE, PA 19087
 DESIGNER: [Name] - HAZEL WARE COUNTY - PENNSYLVANIA

TOWNSHIP OF RADNOR
Minutes of Public Meeting of September 15, 2015

The Radnor Township Board of Commissioners met at approximately 7:00 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

James C. Higgins, President

Richard F. Booker

Donald Curley

Cheryl Graff Tumola

John Fisher, Vice President

John Nagle

Elaine Schaefer

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

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

Notice of Executive Session on September 15, 2015

All commissioners were in attendance at the September 15, 2015 executive session where matters of personnel, real estate and litigation were discussed.

Commissioner Higgins commented that at the August 17, 2015 Board of Commissioners meeting, Cheryl Tumola was appointed as interim 3rd Ward Commissioner by the Vacancy Board.

1. Public Participation

Jim Geingrich – He commented in regards to N. Wayne Field and the possible land swap with Radnor Township School District.

2. Consent Agenda

a) *Disbursement Review and Approval: 2015-08B, 2015-08C, 2015-08D, 2015-09A*

b) *Acceptance of Department Monthly Reports*

e) *Approval of minutes for Board of Commissioners meeting of August 17, 2015*

d) *Consideration of a Motion to Approve the Certificate of Appropriateness:*

- *HARB-2015-15 – 320 Louella Avenue – Modify and renovate carriage house to include a 3 car garage with second floor art studio*

e) *Staff Traffic Committee Meeting Minutes of Wednesday, August 19, 2015*

f) *Approval and acceptance of Proposal for Completion of the Comcast Franchise Agreement*

g) *Resolution #2015-94 – Authorizing the Sale of A Surplus Police Vehicle*

h) *Motion to authorize John Rice to attend the Zoning Hearing Board meeting and oppose the following: Appeal #2952 - The Applicant, Chris Fischer, property located at 220 Lowrys Lane, Rosemont, PA 19010, appeals the*

enforcement notice issued by the Township Zoning Officer dated February 18, 2014. Applicant seeks a determination that Code Section 280-115.2 (Student Housing Ordinance) is unconstitutional on its face and as applied to the Applicant. Alternatively, the Applicant contends that he is entitled to a Special Exception under the Student Housing Ordinance, Section 280-115.2. Applicant further contends that it is entitled to a variance from Section 115.2E and any other provision of the Student Housing Ordinance with which the Applicant's property does not currently comply. In addition, Applicant contends that the existing use at the property qualifies as a lawful, nonconforming use. Applicant further seeks any applicable variance or other relief required under the Zoning Code, or contends that the present use is permitted of right.

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

Commissioner Curley asked for item c to be removed from the consent agenda.

Commissioner Higgins called the vote, motion passes 6-0 with Commissioner Schaefer was not present for the vote.

c) Approval of minutes for Board of Commissioners meeting of August 17, 2015

Commissioner Curley commented that on page 1 of the minutes in regards to the executive sessions. He commented that there were additional items discussed that were not executive session items and there were not four Commissioners present. He suggested that they be deleted from the minutes or stated that these were not executive sessions.

Commissioner Curley made a motion to strike the word executive session and replace with discussion and remove Higgins name from the statement in regards to August 3, 2015. It should then read: *Commissioners Fisher, Curley and Booker were in attendance at the August 3, 2015 discussion where matters of personnel and real estate were discussed;* motion seconded by Commissioner Booker. Commissioner Higgins called the vote, motion passes 6-0 with Commissioner Schaefer was not present for the vote.

Commissioner Curley also commented in regards to the following motion that was made on page 3 of the August 17, 2015 meeting minutes: *Commissioner Booker made a motion to lower the percentage to 25% of the premium in the opt-out policy, seconded by Commissioner Curley. Motion failed 2-4 with Commissioners Schaefer, Higgins, Fisher and Nagle opposed.* There was a discussion in regards to whether it was 25% of premium or benefit. Solicitor Rice suggested that the motion be clarified in these minutes under old business.

3. Police Personnel Matter

Commissioner Higgins stated that we've just concluded an Executive Session where we had discussions concerning one of our Police Officers. Are there any motions among the six Commissioners present regarding that discussion?

Commissioner Fisher made a motion that pursuant to the First Class Township Code, 53 P.S. § 55644, we vote to terminate the employment of Officer Kevin Myers for neglect and/or violation of his official duties as well as conduct unbecoming an officer. Commissioner Tumola seconded the motion.

Commissioner Higgins called the vote, motion passes 6-0 with Commissioner Schaefer was not present for the vote.

Commissioner Higgins states that Mr. Kevin Myers's employment as a Township Police Officer is terminated, effective immediately. The Township will inform Mr. Myers of the Board's decision and also provide notice to the Township's civil service commission. Because Mr. Myers has a right of appeal from Board's decision, the Township will make no further comment regarding this matter at this time.

4. Recognition of Elsie Holley Fuller

Commissioner Fisher recognized Elsie Holley Fuller who was a longtime resident of Garrett Hill. She recently passed away at the age of 97 and the Commissioners are recognizing her for her extensive services in her lifetime.

5. Letters of Commendation - Radnor Police Department

Superintendent of Police, William Colarulo recognized Officer Raymond Rodden; Lieutenant Hanagan, SEPTA Police; Lieutenant Flanagan; Detective Schreiber and Detective Four for commendable actions in recent incidents.

6. Committee Reports

PUBLIC WORKS & ENGINEERING

E. Caucus (Final) - 212 & 216 Bloomingdale Avenue

A representative from Momenee & Associates was in attendance on behalf of the applicant. He briefly reviewed the proposed project. There was a brief discussion amongst the Commissioners and the representative for the applicant.

Public Comment

Baron Gemmer, S. Wayne Avenue – He commented that the applicant did go back in front of HARB late last year and according to the agreement between the builder and the neighbors there cannot be any building on the site until 2018.

F. Caucus (Preliminary) - 120 & 124 Bloomingdale Avenue

George Broseman representing the applicant briefly reviewed the plan. The applicant is proposing to remove the lot line between the two existing properties, keep the existing single family home and construct two new single family homes and three attached dwellings. He also requested Preliminary/Final approval for the plan as the Planning Commission also recommended this. There was a brief discussion amongst the Commissioners, Township Solicitor and staff in regards to the proposed project.

Commissioner Tumola made a motion to make approval at next meeting to be Preliminary/Final, seconded by Commissioner Nagle.

Commissioner Booker commented that he would like the conditions to be strictly related to the land development and not the personal or other compensatory between the developer and any of the neighbors.

Commissioner Higgins called the vote, motion passes 6-0 with Commissioner Schaefer absent.

Public Comment

Baron Gemmer, S. Wayne Avenue – He commented in regards to the conditions listed in the plan.

Jane Galli, Barcladen Rd. – Inquired if the road would be a dedicated road to the Township. Response was that it would be a private road.

PERSONNEL & ADMINISTRATION

A. Resolution #2015-99 – Establishing an Ending Time Limit for Public Meetings

Commissioner Fisher made a motion to approve, seconded by Commissioner Tumola.

There was an in depth discussion amongst the Commissioners in regards to the proposed resolution. Commissioner Fisher amended his motion to read: *Now, therefore be it resolved the Board of Commissioners shall end their meetings by 11:00 PM unless the majority of the Commissioners present plus one may vote to extend the meeting beyond 11:00 PM*, seconded by Commissioner Nagle.

There was a brief discussion to amend the resolution so it would expire on June 30, 2016. Commissioner Curley made a motion to amend the resolution to expire on June 30, 2016, seconded by Commissioner Booker. Motion fails 2-5 with Commissioners Tumola, Fisher, Nagle, Higgins and Schaefer opposed.

Public Comment

Sara Pilling, Garrett Hill – She commented that the Board of Commissioners need to attend to; one if the meeting is called to begin at 6:30 that it begins at 6:30 and that there needs to be 2 meetings a month through the summer as well and if a special meeting needs to be called then it needs to be held.

Patti Barker, Garrett Hill – She commented that she would like to see the Board needs to be run in a more efficient manner.

Phil Ahr, Meredith Avenue – He commented in regards to procedures that need to be addressed throughout the meetings and what is the actual practice at other Townships.

Commissioner Higgins called the vote on the amended motion, motion passed 7-0. Commissioner Higgins called the vote on the resolution as amended, motion passed 6-1 with Commissioner Booker opposed.

B. 240 Radnor Chester Road Agreement

John Rice, Township Solicitor briefly explained the agreement as well as Nick Caniglia, representing the property owner at 240 Radnor Chester Road. There was a brief discussion amongst the Commissioners, staff and Mr. Caniglia. The project is for access to the property to finalize the installation of a traffic signal at Radnor Chester Road and Raider Drive. There was in depth discussion amongst the Commissioners, the applicant and staff in regards to the agreement as well as an escrow account in question.

Commissioner Fisher made a motion to authorize staff and the solicitor to execute the access and indemnity agreement with Radnor Chester Road LP, seconded by commissioner Schaefer. Motion passed 6-1 with Commissioner Booker opposed.

FINANCE & AUDIT

C. Review of the Capital Budget

Mr. Zienkowski, Township Manager and Bill White, Finance Director gave a presentation to review the proposed Capital Budget which can be found on the Township website at: <http://www.radnor.com/DocumentCenter/Home/View/11052>. There was a discussion in regards various funding options to fund projects such as the renovations at the Library, Parks improvements, trails, etc. as

well as projects listed within. Representatives from the Radnor Memorial Library spoke about their financial needs for the proposed renovation project and their current status with the ongoing capital campaign to help fund the project. Staff is requesting direction from the Board to assist in building the operating budget. The Board requested for staff to begin drafting a parameters ordinance as well as presenting a breakdown of the estimated millage increase that would be needed for each project.

D. Ordinance #2015-12 – (Adoption) - Amending the 2015 Appropriation Budget to include appropriations for the Clem Macrone Park Improvement Project

Commissioner Fisher made a motion to approve, seconded by Commissioner Tumola. There was a discussion amongst the Commissioners and staff in regards to the proposed project and funding options for the project.

Public Comment

Patti Barker – She commented that she would like to see the Board fund the park and is tired of Garrett Hill being at the bottom of the list.

Jane Galli, Barcladen Road – She commented that the park is in need of replacement and is in support of the project. There are items at the park that are in desperate need of replacement for safety reasons.

Commissioner Higgins called the vote, motion passed 5-2 with Commissioners Booker and Curley opposed.

COMMUNITY DEVELOPMENT

G. Ordinance #2015-11 (Introduction) Park and Recreational Land and Fee Requirements – Amending Chapter 255 of the Radnor Township Code, Subdivision and Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication and revising other recreational land requirements in accordance with Act 135 of 2014

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

Mr. Rice briefly reviewed the amendments to the ordinance. There was a brief discussion amongst the Commissioners and staff in regards to the edits proposed in the ordinance.

Public Comment

Nick Caniglia – He commented in regards to article 2e and he would like to see the old language to remain in the ordinance.

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

PUBLIC SAFETY

Superintendent Colarulo commented that ballpark figures for the cost of Papal Visit are \$115,000.00. Commissioner Booker inquired about any other precautions the Township can take in regards to trucks becoming stuck under the bridge on Radnor Chester Road.

PARKS & RECREATION

Tammy Cohen announced upcoming events. The Truck Zoo will be on S. Wayne Ave this upcoming Saturday as well as the Fall Festival on Sunday at N. Wayne Avenue. Also, the fall recreation brochure is available on the website and registration for the youth basketball program is open.

LIBRARY

None

PUBLIC HEALTH

Commissioner Nagle commented that the Board of Health meeting is scheduled for Monday and they will discuss the Yang Ming affair at that time.

Old Business

None

New Business

Commissioner Fisher commented in regards to Parking Tickets and would like to look at signage in the Old Oaks neighborhood. Commissioner Schaefer announced that the Radnor Trails meeting has been rescheduled for September 24, 2015 at 7 PM in the Roll Call Room.

Public Participation

Jane Galli – She commented in regards to an article about tripling the students on South Campus in the dorm rooms and would like to know how this will be handled.

Debbie Laurie, Aldwyn Lane – She commented that as a graduate of the Radnor Citizens Police Academy that they are along with Town Watch will be helping with the upcoming Papal visit and hopefully saving the Township money by using volunteers.

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 September 28, 2015

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

*James C. Higgins, President
Richard F. Booker
Donald Curley
Cheryl Graff Tumola*

*John Fisher, Vice President
John Nagle
Elaine Schaefer*

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

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

Notice of Executive Session on September 28, 2015

All commissioners were in attendance at the September 28, 2015 executive session where matters of real estate were discussed.

1. Consent Agenda

- a) *Disbursement Review and Approval: 2015-09B, 2015-09C*
- b) *Staff Traffic Meeting Minutes of September 16, 2015*
- e) *Resolution #2015-82 – Renewing the pension asset financial advisory contract with PFM*
- d) *Resolution #2015-97 – Acknowledging the receipt and accounting of the 2015 General Municipal Pension System State Aid*
- e) *Resolution #2015-100 – Radnor Activity Center Basketball Equipment Replacement*
- f) *Resolution #2015-92 – Authorizing Gannett Fleming, Inc. to evaluate Five Culverts in the Township*
- g) *Resolution #2015-93 – Authorizing Gannett Fleming, Inc. to Provide Permitting and Design Services for the Mill Road Culvert Replacement*
- h) *Resolution #2015-101 - Establishing the 2016 Minimum Municipal Obligation (“MMO”), subject to further amendment during the 2016 budget process*
- i) *Motion approving the 2016 Budget Calendar*

Commissioner Schaefer requested that item 1c be removed from the consent agenda as well as Mr. White requesting item 1d to be removed.

Commissioner Fisher made a motion to approve, seconded by Commissioner Tumola. Motion passed 7-0.

Resolution #2015-82 - Renewing the pension asset financial advisory contract with PFM

Mr. White briefly explained that due to failing attendance at the quarterly Pension Investment Committee meetings have led to the inability to make necessary investment changes resulting in lost opportunity for making timely investment decisions. As a result, the Pension Investment Committee members have agreed that a discretionary relationship with PFM is in the best interest of the Pension Assets. By entering into an agreement that provides for discretionary control, the advisor can react more quickly to fluctuations in the market and make changes as necessary with notification to the Committee. It's important to note that the advisor's actions are limited to the parameters as defined in the investment policy (§44-1 through §44-4) which defines the investment types and diversification ranges by investment class.

Commissioner Schaefer made a motion to approve, seconded by Commissioner Fisher. There was a brief discussion in regards to the processes that will be taken going forward.

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

2. Proclamation of Country Day School of Sacred Heart 150th Anniversary

Commissioner Nagle presented representatives of The Country Day School of Sacred Heart a proclamation in recognition of their 150th Anniversary.

3. Recognition of Radnor Memorial Library

Tammy Cohen, Director of Recreation and Community Programming, along with Commissioner Higgins presented representatives of the Radnor Memorial Library a recognition for their support and leadership during the Truck Zoo event on September 19, 2015.

Mr. Zienkowski, Township Manager presented Superintendent Colarulo with a certificate of appreciation from the Pennsylvania National Guard for the Police Departments support during the Papal visit. He also commented that he will present to the Board at the next meeting the expenses incurred for that weekend; the coordination of all of the departments and organizations including the volunteers from the Citizens Police Academy was amazing to see and thanked them all.

4. Public Participation

Commissioner Higgins made brief comments in regards to resolution #2015-99 which was approved at the last meeting stating that it was not passed to limit public comment. There was a brief discussion amongst the Commissioners in regards to this resolution.

Commissioner Curley made a motion to authorize staff to revise the resolution #2015-99 regarding the end of the meeting to read instead of a majority plus one to read a majority vote is needed, seconded by Commissioner Booker.

Public Comment

Christina Perrone, Ward 1 – She commented that there is not a need for the resolution as well as commented that she believes it is in violation of the charter. Also, she commented that the preparation that was made for the past Papal Visit was well done by all and thanked the Police Department and everyone involved.

Commissioner Fisher made a motion to amend the original motion to include that no meeting would end without public comment, seconded by Commissioner Tumola.

Commissioner Higgins called the vote on the amended motion, motion passed 7-0. Commissioner Higgins called the vote on the original motion, motion passed 7-0.

Jane Galli, Barcladen Road – She inquired whether Commissioner Tumola was sworn in as Commissioner.

Commissioner Higgins commented that she was sworn in here in the building, but not publicly.

5. Committee Reports

PERSONNEL & ADMINISTRATION

A. Resolution #2015-98 - Authorization to Extend Employment Agreement for Police Superintendent for a Two Year Period

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

The Commissioners commented that they are very pleased that he will be staying for another two years and thanked him for the past 5 years.

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

B. Ordinance #2015-13 (Introduction) – Authorize the sale of 2500 square feet of vacant property to Radnor Chester Investment LP

C. Ordinance #2015-17 (Introduction) – Authorizing the acquisition of a traffic signal easement from Radnor Chester Investment LP by Eminent Domain

Commissioner Fisher made a motion to table the two above ordinances at the recommendation of the Solicitor, seconded by Commissioner Tumola. Motion passed 7-0

FINANCE & AUDIT

D. 2016 Capital Budget Discussion

Bill White, Finance Director briefly discussed the 2016 Capital Budget. Mr. Zienkowski commented that staff is looking for the Board's direction in regards to funding capital projects. There was an in depth discussion amongst Commissioners and Staff in regards to the Capital Budget.

E. Park Capital Funding / Draft Parameters Bond Ordinance discussion and direction

There was an in depth discussion amongst the Commissioners and staff in regards to capital funding requests (i.e. park improvements, trails and library renovation) to be bonded and parameters for drafting of a bond ordinance. Michael Wolfe from Boenning and Scattergood briefly commented in regards to implications and availability for bonds along with the refinancing of 2010 series bonds. Representatives from the Library were in attendance as well and commented in regards to the funding needed for the Library renovations.

PUBLIC WORKS & ENGINEERING

F. Resolution #2015-95 - (Final) - 212 & 216 Bloomingdale Avenue

The applicant was not in attendance at the meeting.

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

G. Resolution #2015-96 - (Preliminary/Final) - 120 & 124 Bloomingdale Avenue

George Broseman, representative for the applicant, briefly discussed the project and two comments that he had in regards to the resolution, one which involved the width of the driveway.

Commissioner Curley made a motion approve with the resolution amended in paragraph 3f the word design to become designated and adding a waiver for Subdivision Code Section 255.29 A12 accepting the minimum driveway width as shown on the plans, seconded by Commissioner Nagle. There was a brief discussion in regards to the agreement with the neighbors.

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

PUBLIC SAFETY

H. Ordinance #2015-14 – (Introduction) - Rescinding Ordinance 2013-16 dated 12 August 12, 2013, Handicapped Parking on Farm Road

Commissioner Schaefer made a motion to introduce, seconded by Commissioner Fisher. The motion passed 7-0.

I. Ordinance #2015-15 – (Introduction) - New Handicapped Parking space on Callanan Avenue

Commissioner Schaefer made a motion to introduce, seconded by Commissioner Fisher. The motion passed 7-0.

J. Ordinance #2015-16 - (Introduction) - No Through Traffic on Petrie Avenue

Commissioner Schaefer made a motion to introduce, seconded by Commissioner Fisher. The motion passed 7-0.

PARKS & RECREATION

Commissioner Nagle commented that he was in attendance at the Truck Zoo event last weekend and it was a huge success. Tammy Cohen, Director of Community Programming announced that this weekend is the Fall Harvest and Great Pumpkin Patch event at the Willows on Sunday. The rain date for the event is October 11th 1:00 PM to 4 PM. Also on Thursday this week is the Active Aging Celebration at the Senior Center beginning at 10 AM and the rain date is the October 6, 2015.

LIBRARY

None

PUBLIC HEALTH

Commissioner Nagle commented that the Board of Health met this week and there was a thorough discussion of the Yang Ming event and hopefully they will reopen shortly.

COMMUNITY DEVELOPMENT

None

Old Business

None

New Business

Commissioner Schaefer announced that on Wednesday, September 30, 2015 at 7 PM there is a Town Hall Meeting for the 4th Ward at the Willows Cottage. All are welcome to attend.

Public Participation

Jane Galli, Barcladen Road – She inquired if there was an update on the overcrowding on S. Campus at Villanova.

Lisa Goldstein, Malin Road – She commented in regards to the group effort that has been undertaken by the trails council to look at all parks and trails in the Township and her support of bonds to fund the projects discussed tonight.

Commissioner Fisher announced that Dan's Down Dog and Dash is a 5K run in his neighborhood on October 4th and encourages everyone to sign up.

Baron Gemmer, S. Wayne Avenue – He announced that the Carol H. Axelrod blood drive is coming up on October 12 and 13, 2015 at Lankanau Hospital and encouraged everyone to donate.

Toni Bailey, Barcladen Road – She commented in regards to section 2.02 of the Township Charter that the Board of Commissioners should address the matter of an appointed commissioner being allowed to also run for the unexpired or new term for which he or she was appointed.

Commissioner Booker thanked Bob Zienkowski, Township Manager, and Bill Colarulo, Superintendent of Police and all involved with the Papal Visit for all of their efforts.

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

Respectfully submitted,

Jennifer DeStefano

RESOLUTION 2015-97

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, ACKNOWLEDGING THE RECEIPT AND ACCOUNTING OF THE 2015 GENERAL MUNICIPAL PENSION SYSTEM STATE AID

WHEREAS, The Commonwealth of Pennsylvania General Assembly, on December 18, 1984, adopted the Municipal Pension Plan Funding Standards and Recovery Act (Act 205 of 1984), which has been amended in part by Act 189 of 1990, Act 82 of 1988, Act 44 of 2009 and Act 51 of 2009; and

WHEREAS, Act 205 of 1984, as amended, requires the governing body of each Municipality throughout the Commonwealth to deposit the allocation of the General Municipal Pension System State Aid into the appropriate pension plans within thirty days to the date such aid is received; and

WHEREAS, In September 2015, Radnor Township received \$627,333.56 in such state pension aid from the Auditor General of the Commonwealth of Pennsylvania.

NOW, THEREFORE, it is hereby **RESOLVED** by the Radnor Township Board of Commissioners that the following is hereby approved:

1. The 2015 state pension aid shall be distributed to Radnor Township's two employee pension plans' and their respective agency fund accounts, as follows:

<i>Civilian Pension Plan (78 units x 1 x \$3,920,83475)</i>	<i>\$305,825.11</i>
<i>Police Pension Plan (41 units x 2 x \$3,920,83475)</i>	<i><u>\$321,508.45</u></i>
<i>Total State Pension Aid</i>	<i>\$627,333.56</i>

2. Other appropriations from the Township's General Fund and Sewer Fund shall be distributed to the respective plans' agency fund accounts in September 2015, in accordance with the Township's 2015 Minimum Municipal Obligation, as certified by Resolution 2014-114, and included in the Township's Fiscal Year 2015 Budget as follows:

<i>Civilian Pension Plan</i>	<i>\$1,714,526.26</i>
<i>Police Pension Plan</i>	<i><u>\$1,869,352.94</u></i>
<i>Total Net Township Pension Expense</i>	<i>\$3,583,879.20</i>

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

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins

Title: President

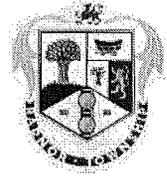
ATTEST: _____

Name: Robert A. Zienkowski

Title: Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: September 28, 2015

TO: Board of Commissioners

FROM: William M. White, Finance Director *[Signature]*

LEGISLATION: Resolution to formally memorialize the deposit of the 2015 General Municipal Pension System State Aid as required by State Law.

LEGISLATIVE HISTORY: On November 24, 2014 the Board of Commissioners adopted the calculations for the 2015 MMO via' Resolution #2014-114. Now, in accordance with State Law, the Board is required to acknowledge the receipt and accounting of their contribution amounts to offset the Township's portion of the 2015 MMO (see Fiscal Impact for more information).

PURPOSE AND EXPLANATION: Act 205 of 1984, as amended, requires the governing body of each municipality to deposit this allocation into the appropriate pension plans within thirty days of receipt and to pass a resolution memorializing said deposit and fund allocations.

FISCAL IMPACT: The 2015 Budget included an estimate of \$622,500 in State Pension Aid and the actual deposit is \$627,333.56. The resulting fiscal impact is a favorable variance of \$4,833.56 in the General Fund. The table below reflects the 2015 pension contribution amounts (both budgeted and now actual):

	Civilian Plan	Uniform Plan
Sources:	Actual	Actual
State Aid	305,825	321,509
Township - General Fund	1,628,084	1,869,352
Township - Sewer Fund	86,442	-
Total Sources	\$ 2,020,351	\$ 2,190,861
Uses:		
2015 MMO Requirement	2,020,351	2,190,861
Total Uses	\$ 2,020,351	\$ 2,190,861

RECOMMENDED ACTION: This resolution is a requirement of the State. Therefore, the Administration recommends that the Board adopt it as written at the October 12, 2015 meeting.

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: HEDERICK J JEFFREY & KATHERINE M
OWNER ADDRESS: 302 ORCHARD WAY, WAYNE, PA 19087
ADDRESS OF PROPERTY: 302 ORCHARD WA , WAYNE PA 19087
APPLICATION NUMBER: HARB-2015-16

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

2 STORY ADDITION ONTO REAR OF EXISTING RESIDENCE

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, October 12, 2015

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

James C. Higgins, President

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: SUBAK MICHAEL & BRIDGET
OWNER ADDRESS: 326 ST DAVIDS RD, WAYNE, PA 19087
ADDRESS OF PROPERTY: 326 ST DAVIDS RD , ST DAVIDS PA 19087
APPLICATION NUMBER: HARB-2015-17

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

GARAGE RENOVATION

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, October 12, 2015

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

James C. Higgins, President

Public Participation

Presentation of the
Township Manager's
Recommended 2016
Preliminary Budget

Park Capital Funding /
Draft Parameters Bond
Ordinance discussion and
direction

ORDINANCE 2015-18
TOWNSHIP OF RADNOR
Delaware County, Pennsylvania

AN ORDINANCE AUTHORIZING THE INCURRENCE BY THE TOWNSHIP OF RADNOR OF NONELECTORAL DEBT BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES A OF 2015 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$_____ FOR THE PURPOSE OF PROVIDING FUNDS TO FINANCE CAPITAL PROJECTS, CURRENTLY REFUND ALL OR A PORTION OF THE TOWNSHIP'S OUTSTANDING GENERAL OBLIGATION BONDS, SERIES OF 2010 AND TO PAY THE COSTS OF ISSUANCE OF THE BONDS; AUTHORIZING THE PREPARATION AND FILING OF A DEBT STATEMENT AND OTHER DOCUMENTATION; PROVIDING FOR THE CURRENT REFUNDING OF THE DEBT BEING REFUNDED; COVENANTING TO CREATE A SINKING FUND AND TO BUDGET, APPROPRIATE AND PAY DEBT SERVICE ON THE BONDS; PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THE TOWNSHIP FOR THE PROMPT AND FULL PAYMENT OF THE BONDS; SETTING FORTH THE SUBSTANTIAL FORM OF THE BONDS; SETTING FORTH THE STATED PRINCIPAL MATURITY OR SINKING FUND REDEMPTION DATES AND MAXIMUM PRINCIPAL AMOUNTS, MAXIMUM INTEREST RATES AND INTEREST PAYMENT DATES, PLACE OF PAYMENT, SINKING FUND PROVISIONS AND OTHER DETAILS OF THE BONDS; APPROVING THE CONTENT AND FORM OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING THE DISTRIBUTION THEREOF AND AUTHORIZING THE PREPARATION, EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT; AUTHORIZING THE EXECUTION OF A PAYING AGENT AGREEMENT AND A CONTINUING DISCLOSURE AGREEMENT OR SUPPLEMENT; FINDING THAT A PRIVATE NEGOTIATED SALE OF THE BONDS IS IN THE BEST FINANCIAL INTEREST OF THE TOWNSHIP; ACCEPTING A PROPOSAL FOR THE PURCHASE OF THE BONDS WITHIN CERTAIN PARAMETERS; APPOINTING A PAYING AGENT AND SINKING FUND DEPOSITORY; AND AUTHORIZING OTHER NECESSARY ACTION.

WHEREAS, pursuant to the Local Government Unit Debt Act, 53 Pa. Cons. Stat. §8001 *et seq.* (the "Act"), the Township of Radnor, Delaware County, Pennsylvania (the "Township") may incur indebtedness for the purposes of financing capital projects and refunding outstanding indebtedness; and

WHEREAS, pursuant to the Act, the Township has determined to undertake capital projects (the "Project"), including [improvements to various Township parks and trails, and renovations and improvements to the Radnor Memorial Library]; and

WHEREAS, on December 15, 2010, the Township issued electoral debt evidenced by its General Obligation Bonds, Series of 2010 (DCED Approval No. GOB-17122, December 8, 2010) (the "2010 Bonds") which were issued to currently refund the Township's (i) General Obligation Bonds, Series A of 2002 (the "2002A Bonds"); and (iii) to pay the costs of issuing the 2010 Bonds; and

WHEREAS, the 2002A Bonds were issued, inter alia, to (i) advance refund the Township's General Obligation Bonds, Series of 1994 (the "1994 Bonds"); (ii) advance refund the Township's General Obligation Bonds, Series of 1997 (the "1997 Bonds"); and (iii) advance refund the Township's General Obligation Bonds, Series of 2000 (the "2000 Bonds"); and

WHEREAS, the 1994 Bonds were issued to finance capital projects, including the construction of a new public works garage, construction of sanitary sewer systems, flood control improvements, fire equipment, traffic signal modernization, improvements to various municipal buildings and grounds, purchase of vehicles and equipment, road and bridge construction and recreational facilities improvements; and

WHEREAS, the 1997 Bonds were issued to finance capital projects, including the completion of a new public works maintenance facility, construction of storm sewers and other storm water management facilities, traffic signal modernization, improvements to various municipal buildings and grounds, road reconstruction, bridge maintenance, replacement of vehicles and equipment, improvements at parks and recreational facilities and construction of sanitary sewers; and

WHEREAS, the 2000 Bonds were issued to finance capital projects, including the purchase of new fire apparatus, construction of storm water management facilities, traffic signal modernization, improvements to various municipal buildings and grounds, road resurfacing, bridge construction, replacement of vehicles and equipment, improvements at parks and recreational facilities and construction of sanitary sewers; and

WHEREAS, the Township has determined to undertake a refinancing program to achieve debt service savings (the "Refunding Program") consisting of the current refunding of all or a portion of the outstanding 2010 Bonds stated to mature on or after June 15, 2016 in the outstanding principal amount of \$5,330,000 (the "Refunded Bonds"); and

WHEREAS, the Township proposes to issue its General Obligation Bonds, Series A of 2015 (the "Bonds") in the maximum aggregate principal amount of \$ _____ to finance: (i) the costs of the Project; (ii) the Refunding Program; and (iii) the payment of the costs and expenses of issuing the Bonds; and

WHEREAS, the Board of Commissioners of the Township (the "Board") has determined that the net savings to be generated by the Refunding Program (the "Required Savings") must be equal to at least [three percent (3%)] of the principal amount of the Refunded Bonds; and

WHEREAS, the Board has considered the possible manners of sale provided for in the Act with respect to the sale of the Bonds, such manners of sale being at public sale or private sale by negotiation or upon invitation; and

WHEREAS, the Township has determined that it is in the best financial interest of the Township to sell the Bonds at private negotiated sale, and the Township has received a proposal for the purchase of the Bonds (the "Proposal") from Boenning & Scattergood, Inc., of West Conshohocken, Pennsylvania (the "Underwriter"), containing the financial parameters for, and conditions to, the underwriting and issuance of the Bonds (the "Parameters"), which will be

supplemented by an addendum to the Proposal (the "Addendum") containing the final terms of the Bonds, consistent with the Parameters and the Required Savings; and

WHEREAS, the Board desires to approve the issuance of the Bonds, approve the Refunding Program, and accept the Proposal of the Underwriter.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Radnor and IT IS HEREBY RESOLVED, as follows:

1. Authorization of the Project and the Refunding Program and Incurrence of Indebtedness; Statement of Useful Life of the Project; and Purpose of the Refunding Program. The Township hereby approves the Project and the Refunding Program as described in the preambles to this Ordinance and shall incur indebtedness pursuant to the Act in an aggregate principal amount not to exceed \$ _____ to finance the costs of the Project, the Refunding Program and the costs and expenses of issuing the Bonds.

It is hereby determined and declared that: (i) the estimated date of completion of the Project is _____, 20__; (ii) the Project has a useful life of not less than ___ years; and (iii) the Township has obtained a realistic estimate of the costs of the Project through bid prices or estimates from persons qualified by experience to provide such estimates.

The Township hereby reserves the right to undertake the individual components of the Project in such order and at such time or times as it shall determine and to allocate a portion of the proceeds of the Bonds and other available moneys to the final costs of the projects in such amounts and order of priority as it shall determine; but the proceeds of the Bonds shall be used solely to pay "costs" as defined in the Act, of the Project or, upon appropriate amendments to this Ordinance, to pay the costs of other capital projects for which the Township is authorized to incur indebtedness.

It is hereby determined and stated that the Bonds are scheduled to mature in accordance with the limitations set forth in Section 8142(a)(2) of the Act taking into account the useful life of the Project.

It is hereby determined and set forth that the purpose of the Refunding Program is to reduce the total debt service that would otherwise be payable on the Refunded Bonds over the life of the issue. Attached hereto as **Exhibit B** and made a part hereof is the schedule of the estimated debt service savings in connection with the refinancing of the Refunded Bonds computed in accordance with Section 8242(b) of the Act.

The estimated useful lives of the projects financed with the 1994 Bonds was determined by the Township under its ordinance enacted on February 14, 1994 to be in excess of thirty (30) years; the estimated useful lives of the projects financed with the 1997 Bonds was determined by the Township under its ordinance enacted on July 21, 1997 to range from nine (9) years to thirty (30) years with a weighted average of twenty-three and six-tenths (23.6) years; and the estimated useful lives of the projects financed with the 2000 Bonds was determined by the Township under its ordinance enacted on March 27, 2000 to range from nine (9) years to one hundred (100) years with a weighted average of thirty-two (32) years.

The realistic estimated useful lives of such projects are hereby ratified and confirmed, and the principal amount of the Bonds related to the Refunding Program equal to the separate cost of the portions of such projects having an unexpired shorter useful life than the period during which the Bonds related to the Refunding Program will be outstanding has been scheduled to mature prior to the end of such useful life and the balance prior to the end of the longest unexpired useful life. The maturities of the Bonds related to the Refunding Program will not extend beyond the final maturity of the 2010 Bonds.

2. **Authorization of Issuance of the Bonds.** The Township shall issue, pursuant to the Act and this Ordinance, its General Obligation Bonds, Series A of 2015, in a maximum aggregate principal amount not to exceed \$ _____, in order to provide funds for and toward the costs of the Project, the Refunding Program and paying the costs of issuing the Bonds as authorized and provided in Section 1 hereof. The Township reserves the right to issue the Bonds in an amount less than the maximum principal amount authorized hereunder and to cancel any unused authorization hereunder in accordance with the terms of the Act. The Bonds may be issued in one or more separate series, at any one time or from time to time, and if issued in more than one series, each series shall be appropriately designated by year and specific series name. In the event the Bonds are issued from time to time, all authorizations and approvals set forth herein shall extend to such additional documents and actions of the type expressly authorized and approved herein with respect to such additional series of Bonds, including, but not limited to, additional Preliminary Official Statements, Official Statements, Addendums, Continuing Disclosure Agreements, and Paying Agent agreements, as necessary in connection with the issuance of such series of Bonds.

3. **Type of Indebtedness.** The indebtedness evidenced by the Bonds is nonelectoral debt.

4. **Execution of Debt Statement; Bonds and Other Documents.** The President or Vice President of the Board and the Secretary of the Township and their successors are hereby authorized and directed to file the Debt Statement required by Section 8110 of the Act, to execute and deliver the Bonds in the name and on behalf of the Township and to take all other action required by the Act or this Ordinance in order to effect the issuance of the Bonds. Said officers or any of them are further authorized to apply to the Department of Community and Economic Development for approval of the debt herein authorized and to file with such application a transcript of the proceedings including a certified copy of this Ordinance, the Debt Statement, a Borrowing Base Certificate signed by the appropriate officials of the Township or by the accountants of the Township responsible for auditing its financial affairs, and to take any and all such further action and to execute and deliver such other documents as may be necessary or proper to comply with all requirements of the Act or to carry out the intent and purpose of this Ordinance. Said officers and their successors are further hereby authorized if, in their opinion, it is advisable to do so, to prepare and file such statements and documents as may be required by Sections 8024 or 8026 of the Act in order to qualify all or any portion of the existing indebtedness of the Township or of the Bonds as subsidized debt or self-liquidating debt.

5. **Type of Bonds.** The Bonds when issued will be general obligation bonds.

6. **Covenant to Pay Debt Service - Pledge of Taxing Power.** The Township hereby covenants with the registered owners of the Bonds: (b) that the Township will include in its budget for each fiscal year for the life of the Bonds, the amount of the debt service on the Bonds issued hereunder which will be payable in each such fiscal year so long as the Bonds shall remain outstanding; (c) that the Township shall appropriate from its general revenues such amounts to the payment of such debt service; (d) that the Township shall duly and punctually pay or cause to be paid from the Sinking Fund (as hereinafter defined) or any of its other revenues or funds the principal of every Bond and the interest thereon at the dates and places and in the manner stated in the Bonds according to the true intent and meaning thereof; and (e) for such budgeting, appropriation and payment the Township hereby pledges its full faith, credit and taxing power. This covenant shall be specifically enforceable. The maximum amounts to be budgeted, appropriated and paid pursuant to the foregoing covenants shall not exceed those set forth in **Exhibit C** attached hereto and made a part hereof which are hereby incorporated in the foregoing covenant with the same effect as if the same were specified in the text of such covenant.

7. **Form of Bonds.** The Bonds shall be substantially in the form set forth in **Exhibit A** hereto, with appropriate omissions, insertions and variations.

8. **Terms of Bonds.** The Bonds shall be issued in fully registered form, in the denomination of \$5,000 or any integral multiple thereof and shall be dated the date of issuance thereof or such other date as the Township and the Underwriter shall agree. The Bonds shall be issued in an aggregate principal amount not to exceed \$ _____. The Bonds shall bear interest from the dated date thereof payable semiannually on _____ and _____ of each year, commencing _____, 20__, in annual principal amounts not to exceed the maximum principal amount for each fiscal year (each, an "Interest Payment Date"). The interest rates on the Bonds shall not exceed ___ percent (___%) per annum. No yield on the Bonds for any stated maturity date in the last two-thirds of the period of the Bonds may be less than that stated for the immediately preceding year. The Bonds shall mature or be subject to sinking fund redemption on _____ of the years in annual principal amounts not to exceed the maximum principal amount for each fiscal year as set forth in **Exhibit C** hereto.

[The Bonds are being amortized so that the debt service on all outstanding debt of the Township following the issuance of the Bonds will be brought more nearly into an overall level annual debt service plan.]

The principal of the Bonds shall be payable in lawful money of the United States of America at the corporate trust office of [U.S. Bank National Association in Philadelphia, Pennsylvania] (the "Paying Agent"), which is hereby appointed paying agent and registrar for the Bonds and the sinking fund depository. Interest on the Bonds shall be payable in the manner provided in the form of Bonds set forth in **Exhibit A** hereto.

9. **Redemption of Bonds.** The Bonds shall be subject to redemption prior to maturity, at the option of the Township, as a whole or in part from time to time, in any order of maturity or portion of a maturity as selected by the Township, on a date not earlier than the fifth (5th) anniversary of the issuance of such Bonds, or any date thereafter upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If

any of the Bonds are to be issued and delivered as term bonds, such term bonds shall be subject to mandatory sinking fund redemption on such date or dates and in such principal amount or amounts as shall be necessary to conform with the principal retirement schedule set forth in **Exhibit C** hereto.

If less than an entire year's maturity of Bonds is to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

In the event that a portion, but not all of the term bonds are redeemed pursuant to optional redemption, then the principal amount of any remaining mandatory sinking fund redemptions and the final maturity applicable to such term bonds shall be proportionately reduced (subject to the Paying Agent making such adjustments as it deems necessary to be able to affect future redemptions of such Bonds in authorized denominations) unless the Township directs an alternate reduction of such mandatory sinking fund redemptions and final maturity.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent in [Philadelphia, Pennsylvania], together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption, and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit of security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than 30 or more than 60 days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the bond register maintained by the Paying Agent. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent in [Philadelphia, Pennsylvania] and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such redemption notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds.

Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

With respect to any optional redemption of the Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such, notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

10. Appointment of Securities Depository. The Depository Trust Company, New York, New York (“DTC”), shall act as securities depository for the Bonds on behalf of the firms which participate in the DTC book-entry system (“DTC Participants”). The ownership of one fully registered Bond for each maturity of the Bonds will be registered in the name of Cede & Co., as nominee for DTC. Each Bond certificate will be in the aggregate principal amount of such maturity. The Township shall cause the Bonds to be delivered to DTC or the Paying Agent, as custodian for DTC, on or before the date of issuance of the Bonds.

Pursuant to the book-entry only system, any person for whom a DTC Participant acquires an interest in the Bonds (the “Beneficial Owner”) will not receive bond certificates and will not be the registered owner thereof. Ownership interest in the Bonds may be purchased by or through DTC Participants. Each DTC Participant will receive a credit balance in the records of DTC in the amount of such DTC Participant’s interest in the Bonds, which will be confirmed in accordance with DTC’s standard procedures. Receipt by the Beneficial Owners (through any DTC Participant) of timely payment of principal, premium, if any, and interest on the Bonds, is subject to DTC making such payment to DTC Participants and such DTC Participants making payment to Beneficial Owners. Neither the Township nor the Paying Agent will have any direct responsibility or obligation to such DTC Participants or the persons for whom they act as nominees for any failure of DTC to act or make any payment with respect to the Bonds.

The Township is authorized to execute such documents as may be necessary or desirable in connection with DTC’s services as securities depository including a blanket letter of representation obligating the Township to give certain notices to DTC and to meet certain requirements relating to Bond payments.

If DTC determines to discontinue providing its services as securities depository with respect to the Bonds at any time, the Township officials then holding the offices set forth in Section 4 of this Ordinance are hereby authorized to designate a successor securities depository or to deliver certificates to or upon the order of the registered owners of the Bonds.

The Township shall give notice or cause the Paying Agent to give notice, to DTC in accordance with the Blanket Letter of Representations for the redemption or other retirement of all of the Bonds. The Township will provide for the form of notice. Upon receipt of such notice, DTC will forward the notice to the DTC Participants for subsequent forwarding of such notice to the Beneficial Owners of the Bonds. The Township will pay the customary charges for such mailing.

11. **Sale of Bonds.** The Bonds shall be sold at private sale by negotiation as hereinafter set forth in Section 14. After due consideration, the Board hereby finds and determines, on the basis of all available information, that a private negotiated sale of the Bonds is in the best financial interest of the Township.

12. **Creation of and Deposits in Sinking Fund.** The Township covenants that there shall be and there is hereby established and that it shall hereafter maintain a sinking fund (the "Sinking Fund") designated "Sinking Fund – General Obligation Bonds, Series A of 2015" for the Bonds to be held by the Paying Agent (or such substitute or successor Paying Agent which shall hereafter be appointed in accordance with the provisions of the Act) in the name of the Township, but subject to withdrawal only by the Paying Agent.

The Township covenants and agrees to deposit in such Sinking Fund no later than each Interest Payment Date, the debt service payable on the Bonds on such dates, which shall not exceed the maximum amounts set forth in **Exhibit C** attached hereto, or such greater or lesser amount as at the time shall be sufficient to pay principal of and interest on the Bonds becoming due on each such date.

Pending application to the purpose for which such Sinking Fund is established, the President or Vice President of the Board is hereby authorized and directed to cause the monies therein to be invested or deposited and insured or secured as permitted and required by Section 8224 of the Act. All income received on such deposits or investments of monies in such Sinking Fund during each applicable period shall be added to such Sinking Fund and shall be credited against the deposit next required to be made in such Sinking Fund.

The Paying Agent is hereby authorized and directed, without further action by the Township, to pay from such Sinking Fund the principal of and interest on the Bonds as the same become due and payable in accordance with the terms thereof and the Township hereby covenants that such monies, to the extent required, will be applied to such purpose.

All monies deposited in the Sinking Fund for the payment of the Bonds which have not been claimed by the registered owners thereof after two years from the date when payment is due, except where such monies are held for the payment of outstanding checks, drafts or other instruments of the Paying Agent, shall be returned to the Township. Nothing contained herein shall relieve the Township of its liability to the registered owners of the unrepresented Bonds.

13. **No Taxes Assumed.** The Township shall not assume the payment of any tax or taxes in consideration of the purchase of the Bonds.

14. **Award and Sale of Bonds.** The Township hereby awards and sells the Bonds to the Underwriter at a price of no less than [ninety percent (90%) and no more than one hundred twenty percent (120%)] of the principal amount of the Bonds (including original issue discount or premium and the underwriter's discount) plus accrued interest from the dated date of the Bonds to the date of delivery and in accordance with the other terms and conditions contained or incorporated in the Proposal of the Underwriter dated _____, 2015 which is hereby approved and accepted. The underwriter's discount for the Bonds shall not exceed _____% of the principal amount of the Bonds. A copy of said Proposal shall be attached to this Ordinance

and lodged with the official minutes of this meeting and is hereby incorporated herein by reference. The proper officers of the Township are hereby authorized and directed to endorse the acceptance of the Township on said Proposal and to deliver executed copies thereof to the Underwriter. The Township Manager or the Director of Finance is authorized to accept the Addendum to the Proposal setting forth the final terms of the Bonds within the Parameters set forth in this Ordinance and at such time as the Required Savings are achieved. The Required Savings must be equal to at least [three percent (3%)] of the principal amount of the Refunded Bonds.

15. Contract with Paying Agent. The proper officers of the Township are authorized to contract with [U.S. Bank National Association, Philadelphia, Pennsylvania,] in connection with the performance of its duties as the Paying Agent and Sinking Fund Depository on usual and customary terms, including an agreement to observe and comply with the provisions of this Ordinance and of the Act

16. Redemption of Refunded Bonds. The Township hereby calls the Refunded Bonds for redemption on or after December 15, 2015. The Township Manager or Director of Finance is authorized to set the exact redemption date, but such date shall be not later than ninety (90) days after the issuance date of the Bonds. The Township shall deposit with the paying agent for the Refunded Bonds (the "Refunded Bonds Paying Agent"), the amounts required to pay the principal of and interest on the Refunded Bonds to the date of redemption. The officers of the Township are hereby authorized and directed to execute all documents and to take such other action as may be necessary or advisable to effect the redemption and payment of the Refunded Bonds. Upon redemption of the Refunded Bonds, any excess moneys shall be transferred by the Refunded Bonds Paying Agent to the Paying Agent, and the Paying Agent shall deposit the same in the Sinking Fund.

17. Federal Tax Covenants. The Township hereby covenants not to take or omit to take any action so as to cause interest on the Bonds to be no longer excluded from gross income for purposes of federal income taxation and to otherwise comply with the requirements of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable regulations promulgated with respect thereto, throughout the term of the Bonds. The Township further covenants that it will make no investments or other use of the proceeds of the Bonds which would cause the Bonds to be "arbitrage bonds" as defined in Section 148 of the Code. The Township further covenants to comply with the rebate requirements (including the prohibited payment provisions) contained in Section 148(f) of the Code and any regulations promulgated thereunder, to the extent applicable, and to pay any interest or penalty imposed by the United States for failure to comply with said rebate requirements, to the extent applicable.

The Township may determine, on the advice of Bond Counsel to the Township, to designate any series of the Bonds as "qualified tax-exempt obligations" within the meaning of Section 26(b)(3)(B) of the Code. The Township hereby delegates the power to make such designation on behalf of the Township, on the advice of Bond Counsel to the Township, to the proper officers of the Township and authorizes each of such officers to execute a certificate at the time of closing of any series of the Bonds, setting forth the amount of such series of the

Bonds, if any, designated and/or deemed designated under the Code and making such representations and warranties as are required in connection therewith.

18. Execution and Authentication of Bonds. As provided in Section 4, the Bonds shall be executed by the President or the Vice President of the Board and the Secretary of the Township and each such execution shall be by manual or facsimile signature. If any officer whose signature appears on the Bonds shall cease to hold such office before the actual delivery date of the Bonds, such signature shall nevertheless be valid and sufficient for all purposes as if such person had remained in such office until the actual delivery date of the Bonds. The Bonds shall be authenticated by the manual signature of an authorized representative of the Paying Agent.

19. Application of Bond Proceeds. The purchase price for the Bonds, and any accrued interest payable by the Underwriter, shall be paid by the Underwriter to the Paying Agent on behalf of the Township. Upon receipt of the purchase price for the Bonds, including interest thereon accrued to the date of delivery, if any, the Paying Agent shall deposit the same in a settlement account. From the settlement account, the Paying Agent shall pay, or establish reserves for payment of, the costs and expenses of the financing and the proper officers of the Township are authorized to direct the Paying Agent to pay the issuance costs on behalf of the Township as set forth in written directions to the Paying Agent. The portion of the proceeds of the Bonds to be used to finance the refinancing of the Refunded Bonds shall be deposited with the Refunded Bonds Paying Agent as provided in Section 16 hereof. The Township hereby approves the establishment of a segregated account for the remaining proceeds of the Bonds and the balance of the proceeds shall be deposited in such account pending disbursement to pay the costs of the Project as set forth in instructions from the Township to the Paying Agent. The moneys in such account will be invested in accordance with Section 8224 of the Act.

20. Approval of Official Statement. The Township hereby approves and “deems final” the Preliminary Official Statement for the Bonds for purposes of United States Securities and Exchange Commission Rule 15c2-12. A final Official Statement containing the final terms of the Bonds, shall be prepared and delivered to the Underwriter within seven (7) business days from the date of establishment of the final terms of the Bonds, and the Township hereby approves the use thereof in connection with the public offering and sale of the Bonds.

21. Continuing Disclosure. The Township hereby authorizes and directs the appropriate officers to execute and deliver a Continuing Disclosure Agreement or a supplement to an existing Continuing Disclosure Agreement of the Township (the “Continuing Disclosure Agreement”) if and to the extent required by law. The Township further covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Ordinance, failure of the Township to comply with the Continuing Disclosure Agreement shall not be considered an event of default hereunder or under the Bonds; however, the Paying Agent, any Participating Underwriter (as defined in the Continuing Disclosure Agreement), or any Bondholder may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Township to comply with its obligations under this Section.

22. **Covenant to Pledge Sufficient Funds.** The Township hereby covenants and agrees that, concurrently with the issuance of and payment for the Bonds, the Township will have irrevocably pledged with the Refunded Bonds Paying Agent, amounts sufficient to pay all principal of and interest on the Refunded Bonds to the date of redemption thereof so that the Refunded Bonds will no longer be outstanding under the Act.

23. **Officers Authorized to Act.** For the purpose of expediting the closing and the issuance and delivery of the Bonds, or in the event that the President of the Board or the Secretary of the Township shall be absent or otherwise unavailable for the purpose of executing documents, or for the purpose of taking any other action which they or either of them may be authorized to take pursuant to this Ordinance, the Vice President of the Board or the Assistant Secretary of the Township, respectively, are hereby authorized and directed to execute documents, or otherwise to act on behalf of the Township in their stead.

24. **Contract with Bond Owners.** This Ordinance constitutes a contract with the registered owners of the Bonds outstanding hereunder and shall be enforceable in accordance with the provisions of the laws of the Commonwealth of Pennsylvania.

25. **Binding Effect of Covenants and Agreements.** All covenants, obligations and agreements of the Township set forth in this Ordinance and in the documents authorized hereby shall be deemed to be the covenants, obligations and agreements of the Township to the full extent authorized or permitted by law, and all such covenants, obligations and agreements shall be binding upon the Township and its successors from time to time and upon any board or body to which any powers or duties affecting the same shall be transferred by or in accordance with law. Except as otherwise provided in this Ordinance, all rights, powers and privileges conferred and duties and liabilities imposed upon the Township or the members thereof by the provisions of this Ordinance or the documents authorized hereby shall be exercised or performed, by such members, officers or other representatives of the Township as may be required or permitted by law to exercise or perform the same. No covenant, obligation or agreement herein contained or contained in any documents authorized hereby shall be deemed to be a covenant, obligation or agreement of any supervisor, officer, agent or employee of the Township in his or her individual capacity and neither the Commissioners of the Township nor any officer executing the other documents authorized by this Ordinance shall be liable personally thereunder or be subject to any personal liability or accountability by reason of the execution and delivery thereof.

26. **Bond Counsel.** The Township hereby appoints Cozen O'Connor to act as Bond Counsel to the Township with respect to the transactions contemplated by this Ordinance.

27. **Further Action.** The proper officers of the Township are hereby authorized and directed to take all such action, execute, deliver, file and/or record all such documents, publish all notices and otherwise comply with the provisions of this Ordinance and the Act in the name and on behalf of the Township.

28. **Act Applicable to Bonds.** This Ordinance is enacted pursuant to, and the Bonds issued hereunder shall be subject to, the provisions of the Act and all of the mandatory provisions thereof shall apply hereunder whether or not explicitly stated herein.

29. Severability. In case any one or more of the provisions contained in this Ordinance or in any Bond shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Ordinance or of said Bonds, and this Ordinance or said Bonds shall be construed and enforced as if such invalid, illegal or unenforceable provisions had never been contained therein.

30. Repealer. All ordinances and parts of ordinances heretofore enacted to the extent that the same are inconsistent herewith are hereby repealed.

31. **Effective Date.** This Ordinance shall take effect on the earliest date permitted by the Act.

ENACTED this ____ day of _____, 2015.

(TOWNSHIP SEAL)

TOWNSHIP OF RADNOR

ATTEST

Secretary

President
Board of Commissioners

[Signature Page to Bond Ordinance]

EXHIBIT A

[FORM OF BOND]

UNITED STATES OF AMERICA

COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF RADNOR

GENERAL OBLIGATION BOND, SERIES A OF 2015

No. R- _____ \$ _____

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
	_____, ____	_____, 201__	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: _____ DOLLARS

Township of Radnor, Delaware County, Pennsylvania (the "Township"), a political subdivision of the Commonwealth of Pennsylvania, for value received, hereby promises to pay to the registered owner hereof on the Maturity Date set forth above the Principal Sum set forth above, unless this Bond shall have been called for redemption and payment of the redemption price shall have been made or duly provided for, and to pay interest thereon from the Original Issuance Date set forth above or the most recent Interest Payment Date to which interest has been paid or duly, provided for, semiannually on _____ and _____ of each year, commencing _____, 20__ (each, an "Interest Payment Date"), at the interest rate specified above, calculated on the basis of a 360-day year of twelve 30-day months until the principal sum is paid or has been provided for.

Interest is payable to the registered owner of this Bond from the Interest Payment Date next preceding the authentication date of the Bond, unless: (a) this Bond is authenticated as of an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date; (b) this Bond is registered and authenticated after a Regular Record Date (hereinafter defined) and before the next succeeding Interest Payment Date, in which event it shall bear interest from such succeeding Interest Payment Date; (c) such Bond is registered and authenticated on or prior to the Regular Record Date preceding _____, 20__, in which event it shall bear interest from _____, 20__; or (d) as shown by the records of the Paying Agent interest on this Bond shall be in default, in which event it shall bear interest from the date on which interest was last paid on this Bond.

The principal of this Bond is payable upon presentation and surrender hereof at the corporate trust office of [U.S. Bank National Association, in Philadelphia, Pennsylvania] (the "Paying Agent"). Interest on this Bond will be paid on each Interest Payment Date by check mailed to the person in whose name this Bond is registered on the registration books of the Township maintained by the Paying Agent, as bond registrar, at the address appearing, thereon at the close of business on the fifteenth (15th) day (whether or not a day on which the Paying Agent is open for business) next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid or duly provided for shall cease to be payable to the person who is the registered owner hereof as of the Regular Record Date, and shall be payable to the person who is the registered owner hereof at the close of business on a Special Record Date for the payment of such defaulted interest. Such Special Record Date shall be fixed by the Paying Agent whenever monies become available for payment of the defaulted interest, and notice of the Special Record Date and payment date for such interest shall be given by first class mail to the registered owners of the Bonds not less than ten (10) days prior to the Special Record Date. Such notice shall be mailed to the persons in whose names the Bonds are registered at the close of business on the fifth (5th) day preceding the date of mailing. The principal of and interest on this Bond are payable in lawful money of the United States of America.

Notwithstanding the foregoing, so long as this Bond is registered in the name of The Depository Trust Company ("DTC") or its nominee, Cede & Co., payment of principal and interest on this Bond shall be payable in the manner and at the respective times of payment provided for in DTC's Operational Arrangements, as they may be amended from time to time.

This Bond is one of a duly authorized issue of General Obligation Bonds, Series A of 2015, of the Township in the aggregate principal amount of \$ _____ (the "Bonds") issued in fully registered form in denominations of \$5,000 and integral multiples of \$5,000 in excess thereof, all issued in accordance with the Local Government Unit Debt Act, 53 Pa. Cons. Stat. §8001 et seq., as amended (the "Act"), and pursuant to an Ordinance of the Board of Commissioners of the Township duly enacted on _____, 20__ (the "Ordinance") and a Paying Agent Agreement between the Township and the Paying Agent dated as of _____, 20__ (the "Paying Agent Agreement"). The Bonds are issued for the purpose of financing various capital projects, a refunding program, and paying the costs of issuing the Bonds, as described in the Ordinance.

Under the laws of the Commonwealth of Pennsylvania, this Bond and the interest thereon shall at all times be free from taxation within the Commonwealth of Pennsylvania, but this exemption shall not extend to gift, estate, succession or inheritance taxes or to any other taxes not levied or assessed directly on this Bond or the interest thereon. Profits, gains or income derived from the sale, exchange, or other disposition of this Bond are subject to state and local taxation.

The Bonds maturing on or after _____, 20__ are subject to redemption prior to maturity at the option of the Township as a whole or from time to time in part, in any order of maturity or portion of a maturity as selected by the Township on _____, 20__ or any date thereafter, upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If less than an entire year's maturity of Bonds are to be

redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds stated to mature on _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to their stated maturity by lot by the Township from monies to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of the principal amount thereof plus accrued interest to the date fixed for redemption. The Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from monies deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds shall not have been previously purchased from said monies by the Township as permitted under the Ordinance) on _____ of the years, from the maturities and in the annual principal amounts set forth in the following schedule (or such lesser principal amount as shall at the time represent all Term Bonds which shall then be outstanding):

Mandatory Redemption Schedule

Redemption Date (_____)	Maturity From <u>Which Selected</u>	Principal Amount to be <u>Redeemed or Purchased</u>
----------------------------	--	--

In the event that a portion, but not all of the Term Bonds are redeemed pursuant to optional redemption, then the principal amount of any remaining mandatory sinking fund redemptions and the final maturity applicable to the Term Bonds shall be proportionately reduced (subject to the Paying Agent making such adjustments as it deems necessary to be able to affect future redemptions of such Bonds in authorized denominations) unless the Township directs an alternate reduction of such mandatory sinking fund redemptions and final maturity.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent in [Philadelphia, Pennsylvania], together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption, and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit of security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption,

except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than 30 or more than 60 days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption, of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent in [Philadelphia, Pennsylvania] and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such redemption notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and the reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

With respect to any optional redemption of the Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such, notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

The Township and the Paying Agent may treat the person in whose name this Bond is registered on the Bond register maintained by the Paying Agent as the absolute owner of this Bond for all purposes and neither the Township nor the Paying Agent shall be affected by any notice to the contrary. The Bonds are being issued by means of a book-entry system, with actual bond certificates evidencing ownership of the Bonds immobilized at either DTC, New York, New York (the "Securities Depository"), or its successor as Securities Depository or with the Paying Agent, as custodian for DTC. Transfers of beneficial ownership of the Bonds shall be effected on the records of the Securities Depository and its participants pursuant to the rules and procedures established by the Securities Depository.

So long as the Bonds are issued in book-entry form, actual bond certificates are not available for distribution to the beneficial owners and the principal and interest on the Bonds are payable to Cede & Co., as nominee of the Securities Depository. Transfer of principal and interest payments to participants of the Securities Depository is the responsibility of the Securities Depository; transfers of principal and interest to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of beneficial owners. The Township and the Paying Agent are not responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants. If the Bonds are no longer registered to a Securities Depository or its nominee, the Bonds are transferable by the

registered owners thereof, subject to payment of any required tax, fee or other governmental charge, upon presentation and surrender at the corporate trust office of the Paying Agent in, [Philadelphia, Pennsylvania], together with a duly executed instrument of transfer in form satisfactory to the Paying Agent. The Paying Agent shall not be required: (i) to issue, transfer or exchange any of the Bonds during a period beginning at the close of business on the fifth (5th) day next preceding the day of selection of Bonds to be redeemed and ending at the close of business on the day on which such notice is given, or (ii) to transfer or exchange any Bond selected for redemption in whole or in part.

No recourse shall be had for the payment of the principal of or interest on this Bond, or for any claim based hereon, against any supervisor, officer or employee, past, present or future, of the Township or of any successor body, as such, either directly or through the Township or through any such successor body under any constitutional provision, statute or rule of law, or by the enforcement of any assessment or by any legal or equitable proceeding or otherwise, and all such liability of such Commissioners, officers or employees is released as a condition of and as consideration for the execution and issuance of this Bond.

Whenever the due date for payment of interest on or principal of this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the Commonwealth of Pennsylvania or in the jurisdiction in which the corporate trust or payment office of the paying agent is located are authorized or required by law or executive order to close (a "Holiday"), then the payment of such interest or principal need not be made on such date, but may be made on the succeeding day which is not a Holiday, with the same force and effect as if made on the due date for payment of principal or interest.

It is hereby certified that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Township to issue and deliver this Bond has been duly given pursuant to the Act; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Bond or in the creation of the debt of which this Bond is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Bond, together with all other indebtedness of the Township, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; that the Township has established a sinking fund for the Bonds and shall deposit therein amounts sufficient to pay the principal of and interest on the Bonds as the same shall become due and payable; and that for the prompt and full payment of all obligations of this Bond, the full faith, credit and taxing power of the Township are hereby irrevocably pledged.

This Bond shall not be entitled to any benefit under the Ordinance or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the Paying Agent by execution of the certificate endorsed hereon.

IN WITNESS WHEREOF, the Township of Radnor, Delaware County, Pennsylvania has caused this Bond to be signed in its name and on its behalf by the signature of the President of its Board of Commissioners and an impression of its corporate seal to be hereunto affixed, duly attested by the signature of the Secretary of the Township.

TOWNSHIP OF RADNOR

By: _____
President, Board of Commissioners

Attest: _____
Secretary

(SEAL)

AUTHENTICATION CERTIFICATE

This Bond is one of the Township of Radnor General Obligation Bonds, Series A of 2015, described in the within mentioned Ordinance.

DATE OF AUTHENTICATION:

[U.S. BANK NATIONAL ASSOCIATION,]
Paying Agent

By: _____
Authorized Representative

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
EMPLOYER IDENTIFICATION NUMBER OF
ASSIGNEE

/ _____ /

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____ attorney to transfer said Bond on the
books of the within named Paying Agent, with full power of substitution in the premises.

Dated:

Signature Guaranteed by:

NOTICE: Signature(s) must be guaranteed
by an eligible guarantor institution, an
institution which is a participant in a
Securities Transfer Association recognized
signature guaranteed program.

NOTICE: The signature to this Assignment
must correspond with the name as it appears
upon the face of the within Bond in every
particular, without alteration or enlargement or
any change whatever.

(Authorized Signature)

[END OF BOND FORM]

TOWNSHIP OF RADNOR

General Obligation Bonds, Series A of 2015

EXHIBIT B

**SCCHEDULE OF ESTIMATED DEBT SERVICE SAVINGS RELATED TO THE
REFUNDING OF THE REFUNDED BONDS
IN ACCORDANCE WITH SECTION 8242(b) OF THE ACT**

TOWNSHIP OF RADNOR
General Obligation Bonds, Series A of 2015

EXHIBIT C

MAXIMUM BOND AMORTIZATION SCHEDULE

CERTIFICATE OF SECRETARY

The undersigned, Secretary of the Township of Radnor HEREBY CERTIFIES that:

The foregoing Ordinance authorizing the issuance of General Obligation Bonds, Series A of 2015 of the Township was duly moved and seconded and enacted by a majority vote of all the Board of Commissioners of said Township at a duly called and convened meeting of said Board held on _____, 2015; that public notice of said meeting was given as required by law; and that the roll of the Board of Commissioners was called and such members voted or were absent as follows:

<u>Name</u>	<u>Vote</u>
James C. Higgins, Esq., President	_____
John Fisher, Vice President	_____
Richard F. Booker, Esq.	_____
Donald Curley	_____
John C. Nagle, P.E.	_____
Elaine P. Schaefer	_____
Cheryl Graff Tumola	_____

and that such Ordinance and the votes thereon have been duly recorded in the minutes.

WITNESS my hand and seal of the Township this ___ day of _____, 2015.

Robert A. Zienkowski, Secretary

(TOWNSHIP SEAL)

ORDINANCE NO. 2015-11

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 255, RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ARTICLE V, DESIGN STANDARDS, SECTION 255-43.1, PARK AND RECREATIONAL LAND AND FEE REQUIREMENTS BY REDEFINING THE BASIS FOR CALCULATING THE FEES-IN-LIEU-OF DEDICATION AND REVISING OTHER RECREATION LAND REQUIREMENTS IN ACCORDANCE WITH ACT 135 OF 2014

PREAMBLE

Upon recommendation of the Radnor Township Park and Recreation Board, the Radnor Township Planning Commission and the Delaware County Planning Commission, the Radnor Township Board of Commissioners hereby ENACT and ORDAIN the following:

ARTICLE I Park and Recreational Land and Fee Requirements

Section 225-43.1.B, Park and Recreational Land and Fee Requirements, is hereby amended as follows:

B. Park and recreational land dedication requirements.

- (1) For all residential subdivisions or land developments involving a total of four (4) or more lots and/or dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee-in-lieu-of \$3,307.00 per dwelling unit (existing or proposed).
- (2) For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee-in-lieu-of \$3,307.00 per 6,400 square feet of floor area (existing or proposed).
- (3) For the purpose of this Section, floor area is defined as the sum of all 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.
- (4) This recreation land dedication requirement shall in no way diminish, supersede, or be satisfied by any other requirement for recreation lands, open space, or buffers set forth in

this Chapter or any other Chapter of the Township Code, including, but not limited to, Chapter 280, the Township Zoning Ordinance.

ARTICLE II Park and Recreational Land and Fee Requirements

Section 225-43.1.E, Park and Recreational Land and Fee Requirements, is hereby amended as follows:

- E. Fee-in-lieu-of dedication. Where the Township determines that the dedication of the land required for recreation purposes is not feasible under the criteria set forth in this Section, and upon agreement with the applicant or developer, the applicant or developer shall pay a fee-in-lieu of dedication of any such land to the Township in compliance with the following:
- (1) The fee for residential subdivisions or land developments shall be \$3,307 per dwelling unit (existing or proposed), which is based upon the estimated value of the land that would have to be dedicated for each dwelling unit.
 - (2) The fee for nonresidential subdivisions or land developments shall be \$3,307 per 6,400 square feet of floor area (existing or proposed), or portion thereof, which is based upon the estimated value of the land that would have to be dedicated for that amount of floor area.
 - (3) Limitations on Use of Fees.
 - (a) Any recreation fees collected under this Section shall be placed within an interest bearing "Recreation Fee Account" which shall function as a capital reserve fund and shall be accounted for separately from other Township funds. The funds may be used for the purpose of providing, acquiring, operating, or maintaining park or recreational facilities reasonably accessible to the contributing development.
 - (b) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants of the residential, non-residential or institutional development or subdivision.
 - (c) Fees required under this Section shall be paid prior to the recording of the applicable final plan or as determined by the Commissioners.
 - (4) Upon request by the party who paid the fee, the Township shall refund such fee, plus interest accumulated thereon from the date of payment if the Township has utilized the fee paid for purposes other than as set forth in this Section.
 - (5) The above-listed fees-in-lieu-of dedication may be revised from time-to-time by separate Resolution of the Board of Commissioners.

ARTICLE III Repealer.

All ordinance or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE IV Severability.

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

ARTICLE V 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:

ATTEST: _____
Robert A. Zienkowski, Secretary

ORDINANCE NO. 2015-11

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 255, RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ARTICLE V, DESIGN STANDARDS, SECTION 255-43.1, PARK AND RECREATIONAL LAND AND FEE REQUIREMENTS BY REDEFINING THE BASIS FOR CALCULATING THE FEES-IN-LIEU-OF DEDICATION AND REVISING OTHER RECREATION LAND REQUIREMENTS IN ACCORDANCE WITH ACT 135 OF 2014

PREAMBLE

Upon recommendation of the Radnor Township Park and Recreation Board, the Radnor Township Planning Commission and the Delaware County Planning Commission, the Radnor Township Board of Commissioners hereby ENACT and ORDAIN the following:

ARTICLE I Park and Recreational Land and Fee Requirements

Section 225-43.1.B, Park and Recreational Land and Fee Requirements, is hereby amended

B. Park and recreational land dedication requirements.

- (1) For all residential subdivisions or land developments involving a total of four (4) or more lots/ and/or 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 such subdivision/land developments/development, unless the developer agrees to a fee-in-lieu-of \$3,307.00 per dwelling unit- (existing or proposed).
- (2) For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee-in-lieu-of \$3,307.00 per 6,400 square feet of floor area (existing or proposed).
- (3) 4,000 square feet of building area (herein For the purpose of this Section, floor area is defined as the area occupied by sum of all horizontal floor area(s) of a building or group of buildings to the extremities of all roof lines), on a lot, measured from the exterior faces of the building or from the center line of party walls separating two buildings.
- (4) This recreation land dedication requirement shall in no way diminish, supersede, or be satisfied by any other requirement for recreation lands, open space, or buffers set forth in this

Chapter or any other Chapter of the Township Code, including, but not limited to, Chapter 280, the Township Zoning Ordinance.

ARTICLE II Park and Recreational Land and Fee Requirements

Section 225-43.1.E, Park and Recreational Land and Fee Requirements, is hereby amended as follows:

- E. Fec-in-lieu-of dedication. Where the Township determines that, upon agreement with the applicant or developer, it is determined that the dedication of all or any portion of the land area required for park and the dedication of the land required for recreation purposes is not feasible under the criteria set forth in Subsection C., this Section, and upon agreement with the applicant or developer, the applicant or developer shall pay a fee-in-lieu of dedication of any such land to the Township as follows: in compliance with the following:
- (1) The fee for residential subdivisions or land developments shall be \$3,307 per dwelling unit (existing or proposed), which is based upon the estimated value of the land that would have to be dedicated for each dwelling unit.
 - (2) The fee for nonresidential subdivisions or land developments shall be \$3,307 per 6,400 square feet of floor area (existing or proposed), or portion thereof, which is based upon the estimated value of the land that would have to be dedicated under subsection C. for each dwelling unit. The fee may be updated from time to time by separate Resolution of the Board of Commissioners for that amount of floor area.
 - ~~(2) The fee for nonresidential subdivisions or land developments shall be \$3,307 per 4,000 square feet of building area.~~
 - (3) Limitations on Use of Fees.
 - (a) Any recreation fees collected under this Section shall be placed within an interest bearing "Recreation Fee Account" which shall function as a capital reserve fund and shall be accounted for separately from other Township funds. The funds may be used for the purpose of providing, acquiring, operating, or maintaining park or recreational facilities reasonably accessible to the contributing development.
 - ~~(b) To ensure that the lands and facilities are accessible to the residents of the developments that paid fees towards their cost, any such fees shall only be expended within the applicable park planning district as set forth on Map 3 of the Radnor Township Parks, Recreation and Open Space Plan of 1991, or as may be amended except that fees from any district may be used for township-wide community parks and recreation areas.~~
 - (b) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future

inhabitants of the residential, non-residential or institutional development or subdivision.

(c) Fees required under this Section shall be paid prior to the recording of the applicable final plan or as determined by the Commissioners.

(4) — ~~If such fees are paid in installments or prior to the issuance of each building permit, then for the purposes of determining limits for the time within such funds are required to be expended under 53 P.S. 10503(11) of the MPC, such time limit shall begin when the total fees related to the final approval are paid in full, and not from the date of payment of any portion of such fees. Upon request by the party who paid the fee, the Township shall refund such fee, plus interest accumulated thereon from the date of payment as aforesaid, if the Township has failed to utilize~~ utilized the fee paid for the purposes other than as set forth in this Section ~~within three years unless the applicant has waived this requirement.~~

(5) The above-listed fees-in-lieu-of dedication may be revised from time-to-time by separate Resolution of the Board of Commissioners.

ARTICLE III Repealer.

All ordinance or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE IV Severability.

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

ARTICLE V 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:

ATTEST: _____
Robert A. Zienkowski, Secretary

Radnor Township
PROPOSED LEGISLATION
ADOPTION



TO: Board of Commissioners

FROM: Kevin W. Kochanski, RLA, CZO, Community Development Director

SUBJECT: PARK AND RECREATION LAND DEDICATION ORDINANCE

DATE: October 1, 2015

LEGISLATION: Ordinance 2015-11 amends Chapter 255 of the Radnor Township Code, Subdivision and Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication and revising other recreational land requirements in accordance with Act 135 of 2014.

LEGISLATIVE HISTORY: The Pennsylvania Municipalities Planning Code enables Municipalities to enact provisions regarding recreational facilities and land as part of the subdivision and land development process. On February 25, 2013, the Board adopted Ordinance 2013-01 which established regulations for the mandatory dedication of park and recreation lands, construction of recreational facilities, or for a fee in-lieu-of dedication of such land/facilities. This proposed legislation amends that approved ordinance.

At their meeting on August 3, 2015, the Radnor Township Planning Commission unanimously recommended approval of this Ordinance.

The proposed ordinance was sent to the Delaware County Planning Commission on September 8, 2015. They have not yet provided comments. The proposed Ordinance is tentatively scheduled for their October meeting.

PURPOSE AND EXPLANATION: The proposed regulations revise the calculations for non-residential uses based on gross floor area and not building area. The amendment also addresses changes to the MPC that went into effect in the Fall of 2014.

FISCAL IMPACT: It is anticipated that there will be an overall positive fiscal impact to the Township budget.

RECOMMENDED ACTION: The Staff would respectfully recommend that this Ordinance be adopted. Thank you for your consideration.

**Recreation Land Fee in-lieu-of Developer Provided Recreation Land
Existing Ordinance vs Proposed Ordinance**

Project	Type	Units	Fee in-lieu-of Collected	Fee under Proposed Ordinance	Delta
Villanova - Butler Annex	Non-Residential	Square Footage	\$13,287.00	\$26,894.18	\$13,607.18
613 W. Lancaster Avenue	Non-Residential	Square Footage	\$3,307.00	\$0.00	-\$3,307.00
Villanova Train Station	Non-Residential	Square Footage	Not Required	Not Required	
Wayne Elementary School	Non-Residential	Square Footage	Fee Waived	Fee Waived	
Ithan Elementary School	Non-Residential	Square Footage	Fee Waived	Fee Waived	
Overbrook Golf Club	Non-Residential	Square Footage	Not Required	Not Required	
Cabrini College	Non-Residential	Square Footage	Not Required	Not Required	
Villanova Dorms	Non-Residential	Square Footage	\$174,408.00	\$264,456.13	\$90,048.13

Totals

\$191,002.00	\$291,350.31	\$100,348.31
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Radnor Township Planning Commission
Minutes of the Meeting of August 3, 2015
301 Iven Ave., Wayne, Pa

Chairperson Steve Cooper called the meeting to order with the following Commission members present: Kathy Bogosian, Charles Falcone, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Stephen Kramer, Esq.; Kevin Kochanski, Director of Community Development; Stephen Norcini, PE, Director of Public Works; and Planner Stephen Gabriel. Skip Kunda was absent.

Minutes of the July 6, 2015 meeting

Doug McCone moved to approve the minutes. Seconded by Kathy Bogosian, the motion carried.

115 Strafford Avenue, LLC

2014-D-11

Preliminary

120-124 Bloomingdale Avenue

Consolidate two (2) lots and convert existing nonconforming commercial building to a single family detached dwelling, construct two (2) new single family detached dwellings and three (3) new townhouse dwelling units.

George Broseman, Chuck Dobson, PE, and Bo Erixson appeared. The plan is the same as exhibited last month and that was presented at the Zoning Hearing Board. The applicant stated that the ZHB has granted approval of their waiver requests; however, the written approval has not yet been received by the Township.

Public Comment –

Barron Gemmer stated the neighbors and the applicant have an agreement regarding the buffering and landscaping. Leslie Morgan commented that the neighbor's covenant agreement with the applicant on the property located at 115 Strafford Ave. had been compromised with regards to the protection of the Pine Trees which were slated to remain. The applicant did not comply with the agreement and removed said trees without neighbor notification. John Sheehan has issues with this plan as well as the previous plan at 115 Strafford Ave. He also feels that the agreement has been violated and advised the board members to be very careful with anything that this applicant says.

Regina Majercak asked about the driveway width. George Broseman responded they are applying for the waiver of the driveway width due to previous SALDO approved plans permitting a narrower driveway. She feels the plan should be compared to the Ordinance, not other projects. This development is being shoe-horned in and is pushing the impervious to the limit

Susan Stern questioned the tightness of the site and asked how close the applicant was to the total impervious allowed and if that's why the applicant is asking for a narrower driveway. The plan should be seen as Preliminary and then Final and not pushed right through due to the amount of times the plans have changed.

Kathy Bogosian wants to ensure that any agreement with the neighbors is followed up on and wanted to know how to get the Township involved in the status of the agreement. She has no problem with the plans, but if any agreement is made with the neighbors, she would like to see the agreement included in the conditions especially after hearing of the issues with the other property.

Charles Falcone wants all boards and departments to have all reports and discussions so everyone knows how the project is moving forward. He feels this project has gone on too long to bring up some of these issues now.

John Lord feels this project is too large for the site, even though there is an agreement with the neighbors for landscape buffering. He agrees the impervious is too high.

Doug McCone is concerned if the developer will follow through with his agreement with the neighbors based on the issue of the previous agreements with neighbors by this applicant.

Elizabeth Springer believes they have addressed the concerns, and each member of the board will interpret the ordinance sections differently and the ordinance has some grey areas.

Doug McCone moved to table the project until the issues brought up tonight regarding the neighbors' agreement for 115 Strafford Ave. is investigated. This was seconded by John Lord, and the motion was defeated 2-5.

John Lord moved to recommend denial of the plan until it is in compliance with the Code. Seconded by Susan Stern, the vote ended in a 4-4 tie. John Lord, Susan Stern, Regina Majercak and Doug McCone voted in favor of the motion. Steve Cooper, Kathy Bogosian, Elizabeth Springer and Charles Falcone opposed. The motion was defeated.

Kathy Bogosian moved to recommend Preliminary/Final approval with the following conditions; that the applicant complies with all engineers review letters and grant the waivers for the 22' wide driveway and the Preliminary Review. Charles Falcone seconded the motion. There was discussion. Susan Stern asked if the wording of the neighbor's agreement could be added. Stephen Kramer advised the board that neighbor agreements cannot be included. Baron Gemmer requested that the conditions, between the applicant and himself, become part of the official approval. Again, Stephen Kramer and Kevin Kochanski, responded by stating that these agreements cannot be included in the Township's approval process as they are not part of an ordinance requirement. George Broseman stated they will present the list to the BoC and ask that these conditions be added to the final resolution paper work. The decision will be up to the BoC. Roger Phillips responded that he has not seen any conditions and doesn't know if they comply with township issues or not. George Broseman stated that they will not comply with the recommendation on Steve Gabrielle's memo regarding the second internal sidewalk. Susan Stern and Doug McCone opposed. The motion carried 6-2.

PLO Mixed Use Overlay Zoning Amendment Discussion and proposed ordinance

Steve Gabriel presented a memo briefing on all of the items raised during last month's presentation. The trip generation table gave a synopsis on 'trips', however, the AM vs PM was

not listed. The current ordinance and proposed ordinance were compared and discussed accordingly.

Kathy Bogosian wants to see the new parking requirements initiated as quickly as possible.

Lloyd Goodman's counsel addressed the board with comments on four items. The current proposed building envelopes and restrictions are not user friendly for possible incoming clients. Initiating a car-share program could be very difficult to enforce. They questioned why there is a large buffer between two properties of the same zoning and/or same use.

Matt Marshall of Walnut Ave. would like to see a residential buffer soften the area between the PLO and the neighboring residences. With the anticipation of high density development being submitted soon decisions should be made swiftly to avoid developments coming in under the wire do not let this site be a developer led zoning ordinance

Richard Booker of Belrose Lane gave a power point presentation. He said that the PLO district was originated for compatibility with the surrounding residential areas. Ultra high density shouldn't be considered in this area. The area should be a buffer to the nearby residential areas. He feels all office will massively increase the traffic. He asked the board to make no change to the PLO Ordinance. Increased density here will greatly impact the 2nd Ward.

Dave Falcone, representing the University of Pennsylvania, stated UPENN is planning on submitting a sketch plan for the next PC meeting. UPENN and the Township should work together so that the recent conflicts between BioMed and Radnor don't happen again. The two entities can work together and achieve the right outcome that will benefit everyone.

George Broseman on behalf of Brandywine Realty Trust agrees with Mr. Falcone and would value with seeing sketches going forward.

Elizabeth Springer's concerns are traffic density, compatibility with surrounding areas and zoning changes. She wants to see traffic neutrality and would like to see something that will work for everyone.

Kathy Bogosian thought the mixed-use zoning would reduce the traffic. Taller buildings may produce more green space.

Susan Stern feels that more intense trip generation uses should be eliminated from consideration and only lower trip generation uses should be included. Her main issue still rests on the parking structure vs allowable surface parking and she would really like to see the verbiage changed as quickly as possible so the zoning change could be used by current property owners in this zoning district. Some setbacks should be changed when relating to some of the uses.

Doug McCone is concerned with a 13 year old comprehensive plan and questioned if changes need to be made to the comprehensive plan to accommodate future development especially in this area. He would like to know what the Township envisions for the future if this should be considered in going forward.

Some of the items referenced for changes include: increase of riparian buffers by 50', partial relief from setbacks for PLO Zoning properties adjacent to PLO Zoning properties, eliminating uses that generate high trip generations, and keep light pollution low.

Park and Recreation Fee Amendment Discussion and proposed Ordinance

The proposed changes, according to Kevin Kochanski, are two-part. The first part deals with calculations and the second deals with consistency with the MPC which was revised in September 2014 as to what municipalities can do with Park and Rec Fees. Particularly what they can be used for and how the monies will be returned if all the fees are not utilized.

The fee originally was based off of the building foot print and not the total floor area. The existing wording raises some questions during the recent Villanova development which initiated these proposed changes.

Susan Stern moved to approve the amendment as presented. Seconded by John Lord, the motion carried.

Public Comment

Old Business

New Business

Charles Falcone moved to increase the riparian buffers to 50' across the board. Seconded by Susan Stern, the motion carried.

Steve Cooper raised the issue of fining the applicant of 115 Strafford Ave. for removing trees which were slated to remain. Steve Norcini responded that the applicant did appear before the Shade Tree Commission and the Commission chose not to fine the applicant as he was planting replacement trees.

Susan Stern moved to amend 280-63 C (5) (in the PLO) to say that a parking structure when constructed as an accessory structure for the purpose of eliminating required surface parking, shall be on a one-space for one-space basis. She believe this is the protection that was needed to lower the number of parking spaces when BioMed appeared before the board. Seconded by John Lord, and was followed by a discussion. Kevin Kochanski advised the board that this verbiage will not create the incentive for a developer to construct an underground structure. The motion was withdrawn. Susan Stern moved that the Planning Commission requests that Grim Biehn & Thatcher visit the issue of revising 280-63 C (5) to better protect the PLO District. John Lord reworded the motion that staff will continue to work with John Rice to develop new language to close the apparent loophole. The motion was seconded by Susan Stern and the motion carried.

There being no further business before the board, the meeting adjourned.

Respectfully submitted,

LEGAL NOTICE

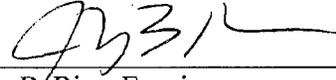
Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending Chapter 270 of the Radnor Township Code, Vehicles and Traffic, Section 270-31, Special Purpose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

The Board of Commissioners will hold a public hearing on October 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

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on October 12, 2015.

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

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

ORDINANCE NO. 2015-15

**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
Callanan Avenue	East	In Front of 217 Callanan Avenue

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: James C. Higgins
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

[] = Delete _ = Add

LEGAL NOTICE

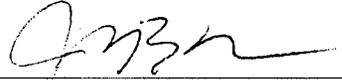
Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending Chapter 270 of the Radnor Township Code, Vehicles and Traffic, Section 270-31, Special Purpose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

The Board of Commissioners will hold a public hearing on October 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

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on October 12, 2015.



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

ORDINANCE NO. 2015-16

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, CHAPTER 270, SECTION 270-20 NO THROUGH TRAFFIC.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Section 270-20 as follows:

Section 1. Section 270-20 A. No through traffic. Local travel only is permitted on any of these streets or part of these streets described below.

Name of Street	Location
Petrie Avenue	Entire Length

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: James C. Higgins
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

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

* ALSO ADMITTED IN NEW JERSEY
* ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
‡ ALSO A CERTIFIED PUBLIC ACCOUNTANT

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www.grimlaw.com

PLEASE REPLY TO:
PERKASIE

John B. Rice
e-mail: jrice@grimlaw.com

JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

P.O. BOX 380
QUAKERTOWN, PA. 18951-0380
(215) 536-1200
FAX (215) 538-9588

P.O. BOX 1369
DOVLESTOWN, PA, 18901
(215) 348-2199
FAX (215) 348-2520

September 30, 2015

Delaware County Law Library
Delaware County Courthouse
201 W. Front Street
Media, PA 19063

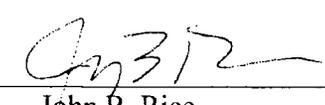
Re: Radnor Township- Traffic Ordinance- Petrie Avenue

Dear Sir/Madam:

Enclosed for filing with the Delaware County Law Library, please find a true and correct copy of a proposed Ordinance which the Radnor Township Board of Commissioners will consider for possible adoption after a public hearing on October 12, 2015. Please keep the enclosed Ordinance available for public inspection and/or photocopying through the hearing date.

Sincerely,

GRIM, BIEHN & THATCHER

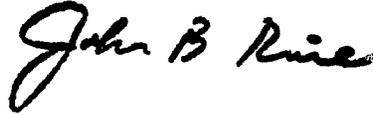
By: 
John B. Rice

JBR/hlp
Enclosure

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

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on October 12, 2015.

A handwritten signature in black ink that reads "John B. Rice". The signature is written in a cursive style with a large, looping initial "J".

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



Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: October 5, 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: 227 and 229 Plant Avenue – Preliminary/Final Plan
Eric Janson DTL Holdings – Applicant

Date Accepted: April 6, 2015

90 Day Review: July 5, 2015 – extended to October 27, 2015

Gannett Fleming, Inc. has completed a review of the 227-299 Plant Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This 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 construct 4 townhomes in accordance with a Zoning Hearing Decisions dated October 31, 2014 (copy attached). This project is located in the C-3 district of the Township.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.C(1), §255-27.C(2), and §255-27.C(4) – To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow Avenue and Plant Avenue.
- §255-27.I(3) – To provide a driveway less than the required 40 feet from an intersection.
- §255-37.K – To not provide sidewalks in developments where lots areas are 20,000 sf or less.
- §255-51.A – To not construct sidewalks as required by §255.27.C.

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



- §255-47.C– To not provide improvements to the adjoining streets to the width of the required cartway.
- §255-36. – Curbs shall be provided along streets when required by the Township. A waiver has been requested from §255-27.C(1). A waiver must also be requested from this section.
- §255-52.A. – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. A waiver has been requested from §255-27.C(1). A waiver must also be requested from this section.

The applicant appeared before the Planning Commission on May 4, 2015. The Planning Commission recommended approval with the following comments to the applicant's waiver request:

- To not grant the waiver for sidewalks.
- To not the waiver for curbing.
- Agree to the waiver for the distance between the nearest driveway to the right of way of Plant Avenue at 39.81 vs. the required 40'.
- Agree to granting the waiver for the 20' cartway width, of as proposed,
- Grant the waiver that the 2nd vehicle in the driveway is permitted to extend into the right-of-way.
- The garages may not be converted to residential us at any time in the future.
- If the applicant requests a waiver to eliminate the 9th parking spot, the commission is in agreement in granting that waiver.

Plans Prepared By: Momence & Associates, Inc.
Dated: 03/23/2015, last revised 08/03/2015

I. Zoning

1. §280-56.D For every building there shall be two side yards, neither of which shall be less than 20 feet in width. The applicant received a variance to allow a 15 foot side yard setback. The plans indicate that there will be steps located for units 1 and 4 in the 15 foot side yard setback.
2. §280-56.E – There shall be a rear yard on each lot which shall not be less than 25 feet in depth or not less than 25% of the lot depth, whichever is greater. The applicant received a variance to allow a 15 foot rear yard setback. The plans indicate that there will be steps location for each unit in the 15 foot rear yard setback. Also, the HVAC units are located in the 15 foot rear yard setback.

3. §280-56.C – There shall be a setback on each street on which a lot abuts, which shall not be less than 65 feet in depth. The applicant received a variance to allow for a 8 foot front yard setback. The plans indicate that there are steps located in the front yard setback.

II. Subdivision and Land Development

1. §255-22.B(2) – A formal contract for the maintenance of open space and /or private streets and method of management or maintenance. The applicant has indicated that this will be provided for the stormwater detention system.
2. §255-27.C(1) – Willow Avenue and Plant Avenue are classified as local streets. The right-of-way width must be 60 feet with 28 feet wide cartway. Curbing and sidewalks are required to be provided along local streets. The applicant has requested a waiver from this requirement.
3. §255-27.C(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and promote general welfare. The applicant has requested a waiver from this requirement.
4. §255-27.C(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The applicant has requested a waiver from this requirement.
5. §255-27.I(3) – Private driveways, where provided, shall be located not less than 40 feet from the intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. The driveway provided for Lot 4 appears to be less than 40 feet from the intersection. This must be revised or a waiver requested from this section. The applicant has requested a waiver from this requirement.
6. §255-29.A(2) – It appears that the one required overflow parking space has been removed from the public right of way and is not located on lot 1. Clarification must be provided as to the ownership of this overflow parking space and the availability for public parking and access.
7. §255-36 – Curbs shall be provided along streets when required by the Township. A waiver has been requested from §255-27.C(1). A waiver must be requested from this section.



8. §255-37.K. – Sidewalks shall be required in developments where lot areas are 20,000 square feet or less. The applicant has requested a waiver from this requirement.
9. §255-38.A. – Within any land development or major subdivision, street trees shall be planted along all streets where suitable street trees do not exist. This plan was before the Shade Tree Commission on March 25, 2015 and received conditional approval.
10. §255-42.A. – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. The applicant was granted zoning relief from §280-57.A - special regulations buffer planting strip.
11. §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 \$13,228.
12. §255-47.C. – Along the existing street on which a subdivision or land developments 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. The applicant has requested a waiver from this requirement.
13. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
14. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.
15. §255-52.A. – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. A waiver has been requested from §255-27.C(1). A waiver must be requested from this section.
16. §255-54 – The water system shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. The applicant has indicated that the closest fire hydrant is approximately 124 feet from the project.

III. Stormwater

1. §245-22 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes due to site specific soil limitations. We note that the applicant is proposing to utilize rain gardens. A waiver must be requested due to the poor infiltration due to site specific limitations.
2. §245-22.A.1.(a) – There is a required minimum depth of 24 inches between the bottom of the BMP and the top of the limiting zone. The infiltration testing results submitted indicate that only one test was shown to have an infiltration rate greater than 0 in./hr. Test Pit B near the location of SWM #1 indicated an infiltration rate of 0.25 in./hr and it was noted that a limiting zone of water was encountered at a depth of 5 feet. The details shown for SWM #1 indicate the depth of the system to be 4.92 feet from grade. Therefore, the applicant is not providing the required minimum depth of 24 inches between the bottom of the BMP and the top of the limiting zone. To keep the facility at its current location a waiver must be requested.
3. §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). Currently, no calculation has been provided indicating that the infiltration facility is capable of draining in the required time. From the infiltration rate provided (0.25 in./hr.) it appears that SWM #1 will not be able to meet this requirement. Please submit calculations or request a waiver.
4. §245-22.A.2. – In areas that involve the addition of 1,500 square feet of new or replacement impervious cover the retention (infiltration) volume (Re_v) to be captured and infiltrated shall be the net two-year volume. The design calculations and supporting documentation currently submitted appears to indicate that the applicant is utilizing the soil void volumes of the rain gardens in the volume provided calculations. This is not permitted and without the soil void volume, the applicant does not currently meet the net two-year volume requirement. The applicant must revise the design or request a waiver.
5. §245-23 – The applicant must demonstrate with calculations that the Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs. The design calculations and supporting documentation currently submitted appears to indicate that the applicant is utilizing the soil void volumes of the rain gardens in the volume provided calculations. This is not permitted and without the soil void volume, the applicant does not currently meet the water quality volume requirement. The applicant must revise the design or request a waiver. Additionally, we request that the applicant provide specific calculations showing how the “percent impervious coverage” was calculated.

6. §245-27-J – Applicant appears to be using the soil storage in the proposed rain gardens in the volume calculations. This is not permitted. A waiver must be requested.
7. There appears to be a sanitary sewer crossing at SWM #3. Please provide profiles showing the storm sewer system and any utility crossing. See Sanitary Sewer Section IV comment #6 for further information.
8. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV Sanitary Sewer

1. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines. There is profile provided for the lateral servicing lot 1. Additional profiles must be provided for the connections to lots 2, 3, and 4.
2. The sanitary sewer as proposed has been revised to a grinder pump system with an individual grinder pump and discharge pump servicing each individual unit. The location of the individual grinder units is not clearly show on the plans and the discharge line servicing unit 4 must be clarified.
3. There is a detail labeled sanitary sewer lateral trap and force main connection lot 1-14, 1-15, and 1-16. The lots are not designated as such on the plans and the detail must be revised to indicate the correct lot numbers.
4. A clear plan must be provided showing the connection into the sanitary sewer in Plant Avenue.
5. The profile of the sanitary sewer provided indicates that the forcemain for lot 1 will be tying into the existing sanitary sewer in Plant Avenue. The plan view of the connection provided does not show that. The plan and profile must be revised to be consistent.
6. The existing sewer line that traverses the property shall be removed, and a manhole installed at the southern property line, thereby terminating the existing sanitary sewer at the property line

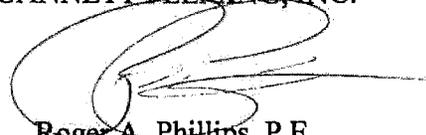
Gannett Fleming

Radnor Township Board of Commissioners
227 and 229 Plant Avenue
October 5, 2015

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 the company name.

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



PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. Box 312

WAYNE, PENNSYLVANIA 19087

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

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

October 5, 2015

Sue Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

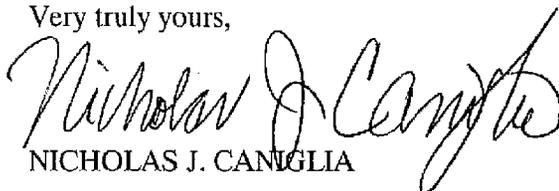
RE: DTL Holdings
227-229 Plant Avenue, Wayne, PA
Preliminary/Final Plan

Dear Sue:

I represent the above applicant. This letter grants the Board of Commissioners an extension of time until October 27, 2015 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,


NICHOLAS J. CANIGLIA

c. Roger Phillips, P.E.
Steve Norcini, P.E.
John Rice, Esquire

MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

September 17, 2015

Mr. Roger Phillips
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Final/Preliminary Land Development Plan
227 & 229 Plant Avenue
Radnor Township, Delaware County**

MAI Job No. 14-158

Dear Mr. Phillips:

For your consideration, we are submitting ten (10) copies of revised Final/Preliminary Land Development Plans for the proposed work at 227 and 229 Plant Avenue. The plans have been revised to address comments contained in your letter dated April 27, 2015 as follows:

The applicant has requested the wavier the following waivers from the Subdivision and Land Development Code:

- 255-27.C(1), 255-27.C(2), and 255-27.C(4)- To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow Avenue and Plant Avenue.
- 255-27.I(3)- to provide a driveway less than the required 40 feet from an intersection.
- 255-37.K- To not provide sidewalks in developments where lot areas are 20,000 SF or less.
- 288-51.A- To not construct sidewalks as required by 255.27.C.
- 255-47.C – To not rovide improvements to the adjoining streets to the width of the required cartway.

Additional waivers being requested:

- 255-36. - Curbs shall be provided along streets when required by the Township.
- 255-52.A. – Curbs shall be provided as required in 255-27C, unless in the opinion of the Board of Commissioners they are unnecessary.

I. ZONING

- 1) 280-56.E. - The building has been adjusted to be inside and to meet the 15 foot rear yard setback requirements.

- 2) 280-103.B(1) - The plans indicate that there is one parking space in the garage and one parking space in the driveway. Dimensions have been added to the plan to show that there is no parking within the right-of-way of Willow Avenue.

II. SUBDIVISION AND LAND DEVELOPMENT

- 1) 255-22.B(1)(k) - The Vicinity Plan on Sheet 4 has been revised to show the surrounding 500' around the site.
- 2) 255-22.B(1)(1) - The plan has been revised to clearly identify the property setback lines.
- 3) 255-22.B(2) - A formal contract for the maintenance of open space and / or private streets and method of management or maintenance will be provided for the stormwater detention system.
- 4) 255-27.C(1) - A waiver has been requested from the requirement.
- 5) 255-27.C(2) - A waiver has been requested from the requirement.
- 6) 255-27.C(4) - A waiver has been requested from the requirement.
- 7) 255-27.I(3) - A waiver has been requested from the requirement.
- 8) 255-36 - A waiver has been requested from the requirement.
- 9) 255-37.K - A waiver has been requested from the requirement.
- 10) 255-38.A - Conditional approval was given by the Shade Tree Commission to the plan March 25, 2015-no comment necessary
- 11) 255-42.A - Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. Zoning relief was granted from 280-57.A - special regulations buffer planting strip. - No action required.
- 12) 255-43.1.B(1) - The developer has paid the fee of \$13,228 in lieu of the \$3,307 per dwelling unit.
- 13) 255-47.C - A waiver has been requested from the requirement.
- 14) 255-49 - The installation of street lighting is not necessary for this development. There are two existing street lights that surround the site, one near the Northeast property corner on Willow Avenue, and one near the intersection of Willow Avenue and Plant Avenue.
- 15) 255-51.A - A waiver has been requested from the requirement.
- 16) 255-52.A - A waiver has been requested from the requirement.
- 17) 255-54 - The plans have been revised to show the closest existing fire hydrant to the proposed subdivision and land development.
- 18) 255-56 - As discussed at a meeting with Radnor Public Works the best option for the sanitary sewer was coordinated. The sanitary sewer is to connect to the existing main to the South of the site located in Plant Avenue. Each dwelling will have its own separate pump and force main lateral that will connect to the aforementioned sanitary sewer main.

III. STORMWATER

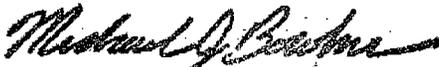
- 1) 245-25 - The calculations have been revised to meet the rate control reduction requirements for the Post 50-Year Storm Event to the Pre-25 year Storm Event. The inconsistency in the Pre-developed condition regarding the calculated weighted runoff coefficient and drainage area and the subsequent weighted runoff coefficient and drainage area used in Hydraflow has been corrected to be consistent and to show that the Post 50-Year Storm Event peak rate is less than or at least equal to the Pre 25-Year Storm Event peak rate.
- 2) 245-23 - The Water Quality Volume formula has been revised to only apply to the area of the project contributing to the water quality BMP. Calculations have been provided to show that the Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs.
- 3) 245-22 A.1 - Infiltration tests have been completed and are being submitted as part of this package.
- 4) The "Stormwater-Riser Detail" has been revised to accurately match the stormwater facilities shown in plan view. The detail now show the stormwater system outletting to the inlet located in Willow Avenue.
- 5) A section view has been shown in addition to the plan view for each stormwater management system. The inconsistencies between the outlet pipe slopes has been revised.
- 6) Final approval of the stormwater management plan will be required as part of the Grading Permit Process. - No comment necessary.

IV. GENERAL

- 1) In order to service the site a 10-foot horizontal separation could not be maintained between the sanitary sewer lines and the storm sewer lines. As shown on the plan profile there is more than adequate vertical separation between the sanitary sewer lines and the storm sewer lines.

I trust that these changes will be sufficient for you to review the plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE AND ASSOCIATES, INC.



Michael J. Bowker, P.E.

MJB:cth - Enclosures
Cc: Eric Janson
14158L02 RT.doc

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. Box 312

WAYNE, PENNSYLVANIA 19087

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

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

September 11, 2015

Sue Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

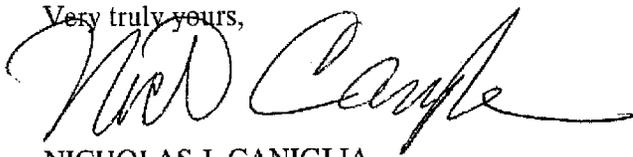
**RE: DTL Holdings
227-229 Plant Avenue, Wayne, PA
Preliminary/Final Plan**

Dear Sue:

I represent the above applicant. This letter grants the Board of Commissioners an extension of time until October 13, 2015 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Roger Phillips, P.E.
Steve Norcini, P.E.
John Rice, Esquire

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. BOX 313

WAYNE, PENNSYLVANIA 19087

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

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

March 26, 2015

Susan Jones
Engineering Department
Township of Radnor
301 Iven Avenue
Wayne, Pa. 19087

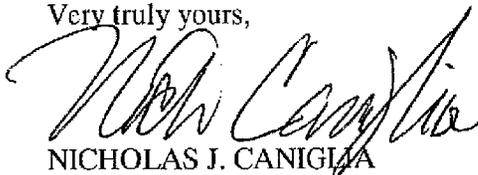
**RE: DTL HOLDINGS
227-229 Plant Avenue, Wayne
Preliminary/Final Plan**

Dear Sue:

As you know I represent the above applicant. This letter grants the Board of Commissioners an extension of time until September 30, 2015 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Peter Nelson, Esquire
John Rice, Esquire
Roger Phillips, P.E.
Kevin Kochanski
Steve Norcini, P.E.

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. BOX 312

WAYNE, PENNSYLVANIA 19087

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

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

June 12, 2015

Sue Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

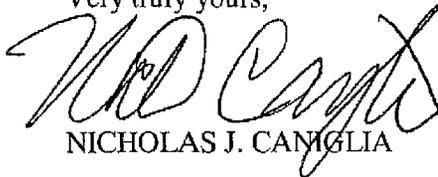
RE: DTL Holdings
227-229 Plant Avenue, Wayne, PA
Preliminary/Final Plan

Dear Sue:

I represent the above applicant. This letter grants the Board of Commissioners an extension of time until August 17, 2015 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Roger Phillips, P.E.
Steve Norcini, P.E.
John Rice, Esquire



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
SECRETARY

LINDA F. HILL
DIRECTOR

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

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

May 21, 2015

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

RE: Name of Dev't: The Maples
DCPD File No.: 34-8096-15
Developer: Eric Janson/DTL Holdings, L.P.
Location: North of Plant Avenue between Cowans
Alley and Aberdeen Avenue
Recv'd in DCPD: April 8, 2015

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 May 21, 2015, 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: Eric Janson
Momenee and Associates, Inc.



DELAWARE COUNTY PLANNING DEPARTMENT

DCPD

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

Date: May 21, 2015
File No.: 34-8096-15

PLAN TITLE: The Maples
DATE OF PLAN: March 23, 2015
OWNER OR AGENT: Eric Janson/DTL Holdings, L.P.
LOCATION: North of Plant Avenue between
Cowans Alley and Aberdeen Avenue
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Final Land Development/
Final Subdivision
ZONING DISTRICT: C-3
SUBDIVISION ORDINANCE: Local
PROPOSAL: Subdivide 2 lots totaling .37 acre
into 4 new lots
UTILITIES: All Public
RECOMMENDATIONS: Approval, contingent upon
obtaining the required waivers;
however, the applicant should
install sidewalks as recommended
STAFF REVIEW BY: Jessica Dunford

REMARKS:

CURRENT PROPOSAL

The applicant proposes to subdivide 2 lots totaling .37 acre into 4 new lots. The applicant proposes to then construct 4 townhouses.



Date: May 21, 2015
File No.: 34-8096-15

REMARKS (continued):

APPLICABLE ZONING

The site is located in the C-3 district, with guidelines for use outlined in Article XIII, Section 280-54 of the Radnor Township zoning ordinance.

The site is existing nonconforming with regard to use (multi-family dwellings are not permitted in C-3), and minimum lot area (30,000 sq. ft. is required where 16,117 sq. ft. exists).

Special exceptions under Section 280-101 (A)(1) (replacing a nonconforming use with another nonconforming use) and under Section 280-105(F) (parking within the front setback) have been granted by the Radnor Township Zoning Hearing Board. Variances under Sections 280-56 (A), (B), (C), (D), and (E), and under Section 280-57(A) have been granted by the Radnor Township Zoning Hearing Board. The Radnor Township Zoning Hearing Board has granted the applicant a permit for the nonconforming use of the proposed townhomes in the C-3 district.

WAIVERS

The applicant has requested the following waivers:

From Section 255-27.C.(1), 255-27.C.(2), and 255-27.C.(4) - to not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway, or to provide curbing and sidewalk for Willow Avenue and Plant.

From Section 255-27.I.(3) - to provide a driveway less than required 40' from an intersection.

From Section 255-36, and 255.52(A) - to not provide curbing along streets.

Date: May 21, 2015
File No.: 34-8096-15

REMARKS (continued):

From Section 255-37.K and 255.51.A. - to not provide sidewalks in developments where lot areas are 20,000 sq. ft. or less.

From Section 255-47.C. - to not provide improvements to the adjoining streets to the width of the required cartway.

PEDESTRIAN ACCESS

The applicant should construct sidewalks along the Willow Avenue and Plant Avenue property frontages. This would help to close the gap between existing sidewalks on Willow Avenue to the north, Plant Avenue to the west, and Aberdeen Avenue, and improve safety for residents walking to nearby stores, businesses, and SEPTA bus stops and train stations.

STORMWATER MANAGEMENT

The municipal engineer must verify the adequacy of all proposed stormwater management facilities.

SEWAGE FACILITIES

The municipal engineer and/or Sewage Enforcement Officer should confirm any necessary Pennsylvania Department of Environmental Protection Planning Module approval prior to the issuance of any building permits.

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.



DELAWARE COUNTY PLANNING DEPARTMENT

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

COUNCIL

THOMAS J. McGARRIGLE
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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

LINDA F. HILL
DIRECTOR

April 13, 2015

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

RE: Title: The Maples
Applicant(s): Eric Janson
File Number: 34-8096-15
Meeting Date: 05/21/2015
Municipality: Radnor Township
Location: North of Plant Avenue between Cowans Alley and
Aberdeen Avenue
Received: 04/08/2015

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 Jessica Dunford at (610) 891-5223.

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
Linda F. Hill
Director

LFH/JGD

cc: Eric Janson

Momenee and Associates, Inc.





Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: April 27, 2015

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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 227 and 229 Plant Avenue – Preliminary/Final Plan
Eric Janson DTL Holdings – Applicant

Date Accepted: April 6, 2015

90 Day Review: July 5, 2015

Gannett Fleming, Inc. has completed a review of the 227-299 Plant Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This 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 construct 4 townhomes in accordance with a Zoning Hearing Decisions dated October 31, 2014 (copy attached). This project is located in the C-3 district of the Township.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.C(1), §255-27.C(2), and §255-27.C(4) – To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow Avenue and Plant Avenue.
- §255-27.I(3) – To provide a driveway less than the required 40 feet from an intersection.
- §255-37.K – To not provide sidewalks in developments where lots areas are 20,000 sf or less.

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com

Gannett Fleming

- §255-51.A– To not construct sidewalks as required by §255.27.C.
- §255-47.C– To not provide improvements to the adjoining streets to the width of the required cartway.

We believe the applicant must also request waivers from the following sections:

- §255-36. – Curbs shall be provided along streets when required by the Township. A waiver has been requested from §255-27.C(1). A waiver must also be requested from this section.
- §255-52.A. – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. A waiver has been requested from §255-27.C(1). A waiver must also be requested from this section.

Plans Prepared By: Momenee & Associates, Inc.
Dated: 03/23/2015

I. Zoning

1. §280-56.E – There shall be a rear yard on each lot which shall not be less than 25 feet in depth or not less than 25% of the lot depth, whichever is greater. The applicant received a variance to allow a 15 foot rear yard setback. The plans indicate that there is approximately 1 foot of each building extending into the rear yard setback. An explanation must be provided as to what is encroaching into the rear yard setback.
2. §280-103.B(1) – Dwellings shall require two parking spaces per dwelling unit. The plans indicate that there will be parking in the garage and driveway for each unit and one overflow parking space. The dimensions of all the parking spaces must be shown on the plans to ensure that no parking is within the right-of-way of Willow Avenue.

II. Subdivision and Land Development

1. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man made features within 500 feet of and within the site. The vicinity plan on sheet 4 does not show the required 500 feet of the site.
2. §255-22.B(1)(l) – A lot layout, with exact dimensions, areas and uses of lots, building setback lines and rear and side yard lines must be provided. The plan provided does not clearly identify the setback lines.

3. §255-22.B(2) – A formal contract for the maintenance of open space and /or private streets and method of management or maintenance. This must be provided for the stormwater management detention and collection system.
4. §255-27.C.(1) – Willow Avenue and Plant Avenue are classified as local streets. The right-of-way width must be 60 feet with 28 feet wide cartway. Curbing and sidewalks are required to be provided along local streets. The applicant has requested a waiver from this requirement.
5. §255-27.C.(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and promote general welfare. The applicant has requested a waiver from this requirement.
6. §255-27.C.(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The applicant has requested a waiver from this requirement.
7. §255-27.I.(3) – Private driveways, where provided, shall be located not less than 40 feet from the intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. The driveway provided for Lot 4 appears to be less than 40 feet from the intersection. This must be revised or a waiver requested from this section. The applicant has requested a waiver from this requirement.
8. §255-36. – Curbs shall be provided along streets when required by the Township. A waiver has been requested from §255-27.C(1). A waiver must be requested from this section.
9. §255-37.K. – Sidewalks shall be required in developments where lot areas are 20,000 square feet or less. The applicant has requested a waiver from this requirement.
10. §255-38.A. – Within any land development or major subdivision, street trees shall be planted along all streets where suitable street trees do not exist. This plan was before the Shade Tree Commission on March 25, 2015 and received conditional approval.
11. §255-42.A. – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. The applicant was granted zoning relief from §280-57.A - special regulations buffer planting strip.
12. §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 \$13,228.

13. §255-47.C. – Along the existing street on which a subdivision or land developments 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. The applicant has requested a waiver from this requirement.
14. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
15. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.
16. §255-52.A. – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. A waiver has been requested from §255-27.C(1). A waiver must be requested from this section.
17. §255-54 – The water system shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. Therefore, any and all subdivision and land development plans submitted to this Township shall indicate, according to scale, the closest existing fire hydrants to the proposed subdivision and land development.
18. §255-56 – Wherever practical, sanitary sewer shall be installed and connected to an appropriate public sewer system. The existing sewer line that traverses the property shall be removed, and a manhole installed at the southern property line, thereby terminating the existing sanitary sewer at the property line. The public sewer located in Willow Avenue shall be extended to service the proposed development. The proposed sanitary sewer shown on the plan is unacceptable.

III. Stormwater

1. §245-25 - The applicant does not appear to meet the rate control reduction requirements for the Post 50-Year Storm Event to the Pre 25-Year Storm Event. This appears to be a result of an inconsistency in the Pre-developed condition regarding the calculated weighted runoff coefficient and drainage area (0.51 and 0.249 AC) and the subsequent weighted runoff coefficient and drainage area (0.66 and 0.243 AC) used in the Hydraflow

Gannett Fleming

Calculations. The applicant must explain the inconsistency and update the Stormwater Report accordingly.

2. §245-23 – The applicant appears to have incorrectly applied the Water Quality Volume formula to the entire project site instead of only applying the formula to “the area of the project contributing to the water quality BMP”. The applicant must demonstrate with calculations that the revised Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs.
3. §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 should be based on the results of the percolation tests.
4. The “Stormwater Riser Detail” needs to be revised to accurately match the stormwater management facilities shown in the plan view. The detail appears to indicate the presence of a level spreader.
5. Please show a section view in addition to the plan view for each Stormwater Management System. Additionally, please address the inconsistencies between the outlet pipe slopes shown in the chart and the plan view.
6. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV General

1. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines.

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

Very truly yours,

GANNETT FLEMING, INC.



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

RADNOR TOWNSHIP ZONING HEARING BOARD

APPEAL NO. 2923

APPEAL OF DTL HOLDINGS, LP, premises located at 227-229 Plant Avenue and zoned C-3. Appellant seeks a special exception under Zoning Code Section 280-101(A)(1) in order to change the existing nonconforming use of a multiple-family dwelling to four townhomes, and a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback. In the alternative, Appellant seeks variances from the following Zoning Code provisions: Section 280-55 – Use; Section 280-56(A) – lot area and width; Section 280-56(B) – building area; Sections 280-56 (C), (D), and (E) - front, side and rear yard setbacks; Section 280-57(A) – required buffer; Section 280-103(B)(1) – required number of parking spaces; and Section 280-105(F) – parking within the front yard setback. In addition, Appellant seeks any other zoning or alternative relief required pursuant to the Plans submitted with this Appeal.

DECISION OF THE ZONING HEARING BOARD

ORDER

Appellant has withdrawn its requests for parking relief except for the special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback, so except for the aforesaid special exception, relief from parking requirements no longer is included within the scope of this Appeal.

Special exceptions under Zoning Code Section 280-101(A)(1) and under Zoning Code Section 280-105(F) are granted; variances under Zoning Code Sections 280-56 (A), (B), (C), (D), and (E), and under Zoning Code Section 280-57(A), are granted, the order of the Zoning Officer is reversed, and an appropriate permit is ordered to be issued for the construction of Appellant's proposed four townhomes, in the precise location and manner shown on those certain plans (the "Plans") which have been entered into the record as Appellant's Exhibits "A-4" and "A-5" (the "A-4" Plan having been annotated by Appellant at the hearing), and otherwise in accordance with the other exhibits and testimony made part of the record, to the extent consistent with the Plans. Relief is granted only from the Zoning Code Sections specifically enumerated in the preceding sentence, and no relief is granted with respect to any other provision of the Zoning Code, or with respect to any other Township ordinances, including without limitation the Township's Subdivision and Land Development Ordinance. Without limiting the generality of the preceding sentence, no relief is granted with respect to any applicable parking requirements except only for a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback.

BY ORDER OF THE ZONING HEARING BOARD

/s/ NOAH D. CUTLER, CHAIRMAN

/s/ BRADLEY DELIZIA, VICE CHAIRMAN

/s/ WILLIAM MARTIN

/s/ JOHN REILLY

**OCTOBER 31, 2014: THIS DECISION SHALL EXPIRE IF THE APPLICANT FAILS TO
OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS FROM THIS DATE:
OCTOBER 31, 2014**



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: April 24, 2015

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

From: Amy B. Kaminski, P.E., PTOE
Transportation Services Manager, G&A

Cc: Kevin Kochanski, ASLA, R.L.A.,
Radnor Township Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, G&A

Reference: 227/229 Plant Avenue
Plant Avenue and Willow Avenue
Radnor Township, Delaware County, PA
Preliminary/Final Land Development Plan Review- Transportation

Project No. G& A 14-09010

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a review of the referenced submission and offers the following for your consideration:

I. SUBMISSION

1. 227 and 229 Plant Avenue Preliminary/Final Land Development Plan Review for DTL Holdings, LP prepared by Momenee & Associates, Inc., consisting of thirteen (13) sheets, dated March 23, 2015; received April 6, 2015.
2. Subdivision and Land Development Application for 227 and 229 Plant Avenue.

II. PROJECT DESCRIPTION

The Applicant proposes to consolidate and subdivide two existing parcels totaling 0.37 acres located at 227 and 229 Plant Avenue, 0.12 acres and 0.25 acres respectively; into four lots. The existing dwellings will be removed and four lots will be improved with new single-family attached dwellings. The four lots proposed will be served by individual driveways leading from each dwelling to Willow Avenue.

III. ZONING VARIANCES GRANTED

1. §280-101(A)(I) – A nonconforming use may be changed to another nonconforming use by grant of special exception.
2. §280-105(F) – No parking shall be located within front yard setbacks.
3. §280-56(A) – Lot area and width. Every lot shall have a lot area of not less than 30,000 square feet, and such lot shall be not less than 150 feet in width at the building line.
4. §280-56(B) – Building area. Not more than 35% of the area of each lot may be occupied by buildings.
5. §280-56(C); (D); (E) – Front yards. There shall be a setback on each street on which a lot abuts, which shall be not less than 65 feet in depth.; Side yards. For every building there shall be two side yards, neither of which shall be less than 20 feet in width; Rear yards. There shall be a rear yard on each lot which shall be not less than 25 feet in depth or not less than 25% of the lot depth, whichever is the greater.
6. §280-57(A) – Along each side or rear property line which directly abuts a residence district in the Township or a similar district in an adjoining municipality, a buffer planting strip, as defined in § 280-4B, not less than 40 feet in depth shall be provided.

IV. SALDO WAIVERS REQUESTED

1. §255-27.C(1) (2) and (4) – To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow and Plant Avenue.

Improvement ¹	Plant Avenue (Local Street)	Willow Avenue/ Maple Avenue (Local Street)
Right-of-way (half)	30'/20'	30'/30'
Cartway Width	28'/20'	28'/20'
Sidewalks	Yes/No	Yes/No
Curbing	Yes/No	Yes/No

¹Improvement: Required/Proposed

COMMENTS: Although no sidewalks or curbing is proposed for this project, the adjacent streets, Willow Avenue to the north and N. Aberdeen Avenue to the east and south, include sidewalks and curbing. We recommend minimally, the applicant provide sidewalks along both Willow Avenue and Plant Avenue.

Willow Avenue: The existing 20' cartway is situated entirely within the existing 30' right-of-way on the applicant's property limits on Willow Avenue, as measured from

the title line; an additional 8' of widening could be provided with 4' on the applicant's parcel and 4' on the parcel east of Willow Avenue.

Plant Avenue: The existing 20' cartway is situated entirely within the existing 20' right-of-way on the applicant's property limits on Plant Avenue, as measured from the title line. An additional 10' of right-of-way could be provided along the street frontage.

2. §255-27.1(3) – To provide a driveway less than the required 40 feet from an intersection.
3. §255- 36 & 52.A – To not provide curbing along streets.
4. §255- 37.K. & 51A - To not provide sidewalks in developments where lot areas are 20,000 SF or less.

COMMENT: Willow Avenue, immediately north of Plant Avenue includes a sign indicating NO THRU TRAFFIC EXCEPT SAT & SUN 4PM-6PM and two WATCH CHILDREN warning signs posted along Willow Avenue. In keeping with the characteristics of neighboring roadways (N. Aberdeen Avenue, Willow Avenue, and Plant Avenue to the west) we recommend construction of sidewalks along the property frontage on both Willow and Plant Avenues.

5. §255-47.C To not provide improvements to the adjoining streets to the width of the required cartway.

V. ADDITIONAL SALDO WAIVERS REQUIRED

1. §255- 20.B(1)(n) and 21.B(1)(n) – Existing man-made features within 500 feet of and within the site (this includes properties across streets). The graphics provided on sheet 4 of 13 are illegible and do not provide adequate information.

VI. REVIEW COMMENTS

1. We recommend the Fire Marshall review the plans and verify adequate emergency services can be provided from both Willow and Plant Avenues, particularly to the rear of the lots.
2. We recommend eliminating the two on-street parallel parking spaces along Willow Avenue in favor of either widening the street to allow on-street parking or to continue to prohibit parking on both sides of Willow Avenue.
3. The applicant included the single car garage in the provided parking calculations; we recommend requiring a legal document and/or record plan note prohibiting the conversion of garage space to living space.



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

April 8, 2015

Mr. Michael Bowker
Momenee and Associates, Inc.
924 County Line Road
Bryn Mawr, PA 19010

Re: Application for Planning Modules
Checklist Letter – Component 3
227 and 229 Plant Avenue Development
DEP Code No. 1-23013-247-3J
Radnor Township
Delaware County

Dear Mr. Bowker:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Your development proposes the demolition of an existing dwelling and the construction of 4 townhouses that will be served by a connection to public sewer.

Sewage Facilities Planning Module forms are available from our eLibrary as MS Word Form Fields files directly from the Department's website at <http://www.dep.state.pa.us>. 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 1 copy of the completed planning module. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable." If you feel a question does not apply, explain all reasons to support that answer. For this project, optional Section J must be completed.

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

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

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

Mr. Michael Bowker

- 3 -

April 8, 2015

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

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Delaware County Planning Department
Mr. Zienkowski - Radnor Township
Dovetail Associates, LLC
RHM
Mr. Fulton - Springfield Township
Mr. Maloney - Upper Darby Township
DCJA
DELCORA
Mr. Ponert - City of Philadelphia Water Department
Planning Section
Re 30 (GJE15CLW)098-7

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

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

<i>Section G: Proposed Wastewater Disposal Facilities</i>		
	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	
	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	

<i>Section J: Chapter 94 Consistency Determination</i>		
	Section J.3.b. The Collection System information is completed, signed and dated	
	Section J.3.b. The Conveyance System information is completed, signed and dated	
	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
	Section J.4.b. The Treatment Facility information is completed, signed and dated	
	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
	The Preliminary Hydrogeologic Study is attached	
	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
	The Detailed Hydrogeologic Study is attached	
	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
	Section O.1. The box is checked indicating municipal or private facilities	
	If municipal, the remainder of Section O is not applicable	
	If private, the required analysis and evaluation of sewage management options is attached	
	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	

<i>Section O: Sewage Management</i>		
	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: _____



WILLIAM A. SPINGLER
President
JAMES C. HIGGINS
Vice-President
ELAINE P. SCHAEFER
DONALD E. CURLEY
JOHN FISHER
JOHN NAGLE
RICHARD F. BOOKER



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

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

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary
JOHN B. RICE, ESQ.
Solicitor
JOHN E. OSBORNE
Treasurer

April 9, 2015

DTL Holdings, LLS
Eric Janson
112 Woodland Avenue
Wayne, PA 19087

**RE: Land Development Application #2015-SD-01- Preliminary/Final
227 and 229 Plant Avenue**

Dear Mr. Janson:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary/final plan application to application to construct four townhouses at the abovementioned location, and have found it complete. Therefore, I have accepted the application for final plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Monday, May 4, 2015**. 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

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 227 AND 229 PLANT AVENUE

Zoning District C-3 Application No. _____
(Twp. Use)

Fee \$1,550.00 Ward No. 1-2 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner _____

Name DTL HOLDINGS, LLC c/o ERIC JANSON

Address 112 WOODLAND AVENUE, WAYNE, PA 19087

Telephone 610-291-2254 Fax _____ Cell _____

Email ejanson@ParallelEdge.com

Designer: (Choose one) Engineer X Surveyor _____

Name MOMENCEE AND ASSOCIATES, INC., MICHAEL J. BOWKER, P.E.

Address 924 COUNTY LINE ROAD

Telephone 610-527-3030 Fax 610-527-9008

Email mbowker@momencee.com

Area of property 0.37 acres Area of disturbance 0.23 acres

Number of proposed buildings 4 UNITS Proposed use of property SINGLE FAMILY

Number of proposed lots 4 ATTACHED

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.

NOT TO PROVIDE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY OR
SIDEWALK AND CURBING/IMPROVED CAROLWAY. GIVEN THE CHARACTER
AND LACK OF THESE IMPROVEMENTS THOSE IMPROVEMENTS WOULD
SEEM OUT OF PLACE WITH THIS DEVELOPMENT. A PRACTICAL WAIVER
TO PERMIT ONE DRIVEWAY CLOSER THAN 40' FROM THE INTERSECTION
DUE TO SITE GEOMETRY RESTRAINTS.

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

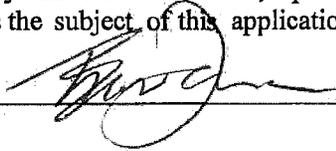
USE. THE APPLICANT HAS APPLIED FOR AND BEEN GRANTED
A USE VARIANCE TO PERMIT THE PROPOSED RESIDENTIAL USE
WITHIN A COMMERCIAL DISTRICT. THE APPLICANT WAS ALSO
GRANTED RELIEF VIA A SPECIAL EXCEPTION TO ALLOW
PARKING IN THE FRONT YARD

Individual/Corporation/Partnership Name

DTL HOLDINGS, 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

ERIC W. JANSON

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

NOTE:

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

ORIGINAL

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 Eric Janson E-mail ejanson@ParallelEdge.com

Address 112 Woodland Avenue, Wayne, PA 19087 Phone 610-291-2254

Name of Development The Maples, 227 & 229 Plant Avenue

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

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

Address 924 County Line Road, Bryn Mawr, PA 19010

Contact Michael J. Bowker, P.E. E-mail mbowker@momenee.com

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input 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 C-3

Tax Map # 36 / 13 / 107

Tax Folio # 36 / 01 / 00473 / 00

36 01 00474 00

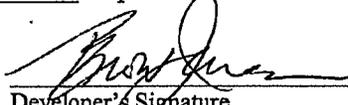
STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The existing sites are occupied by 2-attached single-family dwelling units. All existing site improvements shall be demolished to facilitate the construction of the 4 proposed attached single-family dwelling units (townhouses). The project will also provide stormwater management for the proposed improvements.

Total Site Area 0.37 Acres
Size of All Existing Buildings 3,072 Square Feet
Size of All Proposed Buildings 4,421 Square Feet
Size of Buildings to be Demolished 3,072 Square Feet

Eric Janson
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 _____

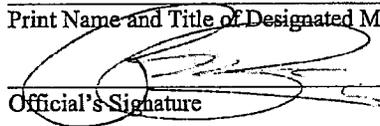
Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

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

Print Name and Title of Designated Municipal Official _____

Phone Number _____

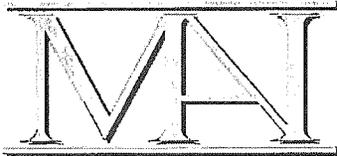

Official's Signature

Date _____

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.



MOMENEE & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 924 COUNTY LINE ROAD • BRYN MAWR, PA 19010
 PHONE: (610) 527-3030 • FAX: (610) 527-9008

From: Michael J. Bowker, P.E. mbowker@momenee.com	Date: 4/01/2015	Job No: 14-158
To: Radnor Township	Attention: Sue Jones	
	Phone:	
	Re: 227 & 229 Plant Avenue	

2015-SD 01

We are sending you the attached:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Computer Disk | <input type="checkbox"/> Specifications | <input checked="" type="checkbox"/> Calculations |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Other |

Copies	Date	No.	Description
20	03/23/15	13 of 13	FINAL/PRELIMINARY LAND DEVELOPMENT PLANS
8	-	2	Radnor Subdivision Land Development Application & Fees
8	-	2	County ACT 247 Review Application & Fee
2	3/23/15	-	Hydrologic Study for 227 & 229 Plant Avenue
8	3/23/15	1 of 1	Record Plan
1			Flash Drive

These are transmitted as checked below:

- | | | |
|---|---|---|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit _____ Copies for Approval |
| <input type="checkbox"/> For Your Use | <input type="checkbox"/> Approved as Noted | <input type="checkbox"/> Submit _____ Copies for Distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return _____ Corrected Prints |
| <input checked="" type="checkbox"/> For Review and Comment: | _____ | |
| <input type="checkbox"/> For Bids Due: | <input type="checkbox"/> Prints Returned After Loan to Us | |

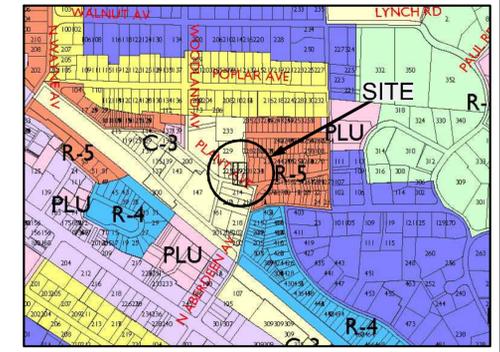
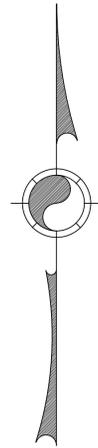
Remarks: On behalf of the applicant please accept this submission for Preliminary/Final Subdivision and Land Development review. Please note that Title Reports and Deeds were submitted as part of the Sketch Plan Review. If you need any additional information please contact my office.

Thank you

Copy To:	Signed: Michael J. Bowker, P.E.
-----------------	--

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR 227 & 229 PLANT AVENUE

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

PLAN SHEET INDEX:

- SHEET-01: ILLUSTRATIVE SITE PLAN
- SHEET-02: RECORD PLAN
- SHEET-03: SOILS, VEGETATION AND WATER RESOURCES PLAN
- SHEET-04: VICINITY PLAN
- SHEET-05: DEMOLITION PLAN
- SHEET-06: IMPROVEMENT CONSTRUCTION PLAN
- SHEET-07: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
- SHEET-08: EROSION AND SEDIMENT CONTROL PLAN
- SHEET-09: CONSTRUCTION DETAILS
- SHEET-10: CONSTRUCTION DETAILS
- SHEET-11: CONSTRUCTION DETAILS
- SHEET-12: CONSTRUCTION DETAILS
- SHEET-13: CONSTRUCTION DETAILS
- SHEET-14: STORM & SANITARY SEWER PROFILES
- SHEET-15: LANDSCAPE PLAN

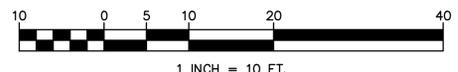
Serial Number: 20141360518

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

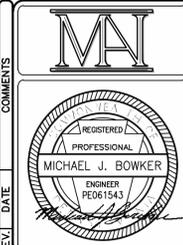


COPYRIGHT:
MOMENEE & ASSOCIATES, INC. CONSULTING ENGINEERS, EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY
RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND
COMMENTS HEREON ARE AND SHALL REMAIN THE PROPERTY OF MOMENEE
AND ASSOCIATES, INC. THEY ARE TO BE USED ONLY IN RESPECT TO
THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER
PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY
WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND
CONSENT OF MOMENEE AND ASSOCIATES, INC. ANY RE-USE WITHOUT
WRITTEN PERMISSION, VERIFICATION, CONSENT OR ADAPTATION BY
MOMENEE AND ASSOCIATES, INC. FOR THE SPECIFIC PURPOSE INTENDED,
SHALL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY
OR LEGAL EXPOSURE TO MOMENEE AND ASSOCIATES, INC. THE THIRD
PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS MOMENEE AND
ASSOCIATES, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES
RESULTING THEREFROM OR RESULTING THEREFROM.

PLANT AVENUE
(20' WIDE R.O.W.)



REV.	DATE	COMMENTS
1	08-03-15	REVISED PARKING LAYOUT
2	07-07-15	REVISED PARKING LAYOUT
3	05-12-15	PER TOWNSHIP PC MITG



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS	
MOMENEE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008	
ILLUSTRATIVE SITE PLAN 227 & 229 PLANT AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA	
ONE-CALL: 20141360518	OWNER/APPLICANT DTL HOLDINGS, LP 126 E. BEECH TREE LANE WAYNE, PA 19087
DRAWN BY: CTH	CHECKED BY: MJB
DATE: MARCH 23, 2015	SHEET NO. 1
OF 15	SCALE: 1" = 10'
FILE NO.: 14-158	

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

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

AS PER ACT 187 HOUSE BILL 2027, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. REQUESTED WAIVERS:

§255-27.C.(1), §255-27.C.(2) AND §255-27.C.(4) TO NOT REQUIRE THE RESERVATION OR DEDICATION OF ADDITIONAL RIGHT-OF-WAY, INCREASE THE WIDTH OF THE EXISTING DRIVEWAY OR TO PROVIDE CURBING AND SIDEWALK FOR WILLOW AVENUE AND PLANT.

§255-27.(3) TO PROVIDE A DRIVEWAY LESS THAN REQUIRED 40- FEET FROM AN INTERSECTION.

§255-36. & §255-52.A. TO NOT PROVIDE CURBING ALONG STREETS.

§255-37.K. & §255-51.A. TO NOT PROVIDE SIDEWALKS IN DEVELOPMENTS WHERE LOT AREAS ARE 20,000-SF OR LESS.

§255-51.A. TO NOT CONSTRUCT SIDEWALKS AS REQUIRED BY §255.27.C.

§255-47.C. TO NOT PROVIDE IMPROVEMENTS TO THE ADJOINING STREETS TO THE WIDTH OF THE REQUIRED DRIVEWAY.

§255-36. CURBS SHALL BE PROVIDED ALONG STREETS WHEN REQUIRED BY THE TOWNSHIP. A WAIVER HAS BEEN REQUESTED FROM §255-27.C.(1). A WAIVER MUST ALSO BE REQUESTED FROM THIS SECTION.

§255-52.A. CURBS SHALL BE PROVIDED AS REQUESTED IN §255-27C, UNLESS IN THE OPINION OF THE BOARD OF COMMISSIONERS THEY ARE UNNECESSARY. A WAIVER HAS BEEN REQUESTED FROM §255-27.C.(1). A WAIVER MUST ALSO BE REQUESTED FROM THIS SECTION.

N/F CABRINI COLLEGE
DEED BOOK 1370 PAGE 1686
TMP 36-13-109
PARCEL ID 36-01-00708-00

PLAN NOTES:

REFERENCE PLAN: BOUNDARY AND TOPOGRAPHIC SURVEY OF 227 & 229 PLANT AVENUE, PREPARED BY MOMENEE SURVEY GROUP, INC., DATED JUNE 19, 2014, LAST REVISED JUNE 24, 2014, FILE NO. 14-158.

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JUNE 9, 2014 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS/VRS NETWORK.
4. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
5. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0017F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

LOT DATA TMP 36-13-107:
227 PLANT AVENUE
PARCEL I.D. 36-01-00473-00
LOT AREA = 5,363 S.F. OR 0.123 ACRES (GROSS)
MINUS R.O.W. = (700 S.F.) 4,663 S.F. OR 0.107 ACRES (NET)

LOT DATA TMP 36-13-108:
229 PLANT AVENUE
PARCEL I.D. 36-01-00474-00
LOT AREA = 10,749 S.F. OR 0.246 ACRES (GROSS)
MINUS R.O.W. = (5,105 S.F.) 5,644 S.F. OR 0.129 ACRES (NET)

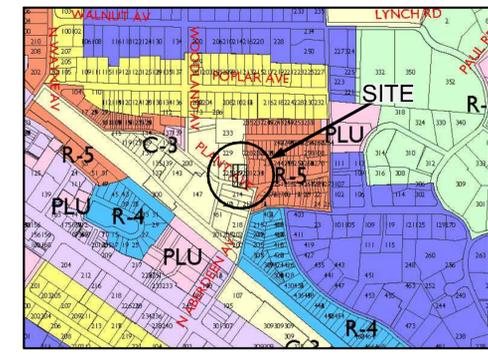
RADNOR TOWNSHIP ZONING HEARING BOARD APPEAL NO. 2923

APPEAL OF DTL HOLDINGS, LP, premises located at 227 - 229 Plant Avenue and zoned C-3. Appellant seeks a special exception under Zoning Code Section 280-101(A)(1) in order to change the existing nonconforming use of a multiple-family dwelling to four townhomes, and a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback. In the alternative, Appellant seeks variances from the following Zoning Code provisions: Section 280-55-Use; Section 280-56(A) - lot area and width; Section 280-56(B) - building area; Sections 280-56 (C), (D), and (E) - front, side and rear yard setbacks; Section 280-57(A) - required buffer; Section 280-103(B)(1) - required number of parking spaces; and Section 280-105(F) - parking within the front yard setback. In addition, Appellant seeks any other zoning or alternative relief required pursuant to the Plans submitted with this Appeal.

DECISION OF THE ZONING HEARING BOARD ORDER

Appellant has withdrawn its requests for parking relief except for the special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback, so except for the aforesaid special exception, relief from parking requirements no longer is included within the scope of this Appeal.

Special exceptions under Zoning Code Section 280-101(A)(1) and under Zoning Code Section 280-105(F) are granted; under Zoning Code Sections 280-56 (A), (B), (C), (D), and (E), and under Zoning Code Section 280-57(A), are granted, the order of the Zoning Officer is reversed, and an appropriate permit is ordered to be issued for the construction of Appellant's proposed four townhomes, in the precise location and manner shown on those certain plans (the "Plans") which have been entered into the record as Appellant's Exhibits "A-4" and "A-5" (the "A-4" Plan having been annotated by Appellant at the hearing), and otherwise in accordance with the other exhibits and testimony made part of the record, to the extent consistent with the Plans. Relief is granted only from the Zoning Code Sections specifically enumerated in the preceding sentence, and no relief is granted with respect to any other provision of the Zoning Code, or with respect to any other Township ordinances, including without limitation the Township's Subdivision and Land Development Ordinance. Without limiting the generality of the preceding sentence, no relief is granted with respect to any applicable parking requirements except only for a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback.



LOCATION MAP
SCALE: 1" = 600'

ZONING DISTRICT C-3 (SERVICE COMMERCIAL DISTRICT)

LOT AREA	30,000 S.F. MIN.
LOT WIDTH	150 FEET AT BLDG. LINE
BLDG. AREA	35% MAX.
FRONT YARD	25 FEET MIN.(IF ABUTTING RESIDENTIAL DISTRICT).
SIDE YARD	20 FEET MIN.
REAR YARD	25 FEET OR 25% OF LOT DEPTH (WHICHEVER IS GREATER)
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	65% MAX.
RIPARIAN BUFFER	35' MIN.

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

GENERAL NOTES

1. OWNER/APPLICANT: DTL HOLDINGS, LP
126 E. BEECH TREE LANE
WAYNE, PA 19087
PHONE: 610-293-0101, ext. 101
2. LOT DATA:
PARCEL 36-01-00473-00 5,363 SF GROSS (4,663 SF NET)
PARCEL 36-01-00474-00 10,749 SF GROSS (5,644 SF NET)
3. TOTAL GROSS AREA 16,112 SF (0.3699 AC)
4. TOTAL AREA NET OF ROW 10,307 SF (0.2366 AC)
5. 10. SOIL INFORMATION TAKEN FROM THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
6. THE PROPOSED DEVELOPMENT WILL CONTAIN FOUR (4) TOWNHOUSE UNITS.
7. THE EXISTING LOT LINE BISECTING THE TWO PARCELS IS TO BE ELIMINATED AND FOUR (4) NEW PARCELS CREATED.
8. THIS SITE IS CURRENTLY SERVED BY PUBLIC DOMESTIC WATER SERVICE PROVIDED BY AQUA PENNSYLVANIA. PUBLIC WATER SERVICE IS TO BE EXTENDED TO THE NEW TOWNHOUSE UNITS.
9. THIS SITE IS CURRENTLY SERVED BY PUBLIC SEWER SERVICE. A NEW SEWER EXTENSION IS PROPOSED TO SERVE THE NEW TOWNHOUSE UNITS.
10. THE PROPOSED DEVELOPMENT WILL BE SET UP AS A PLANNED COMMUNITY WITH MAINTENANCE RESPONSIBILITIES FOR THE SITE TO BE THE RESPONSIBILITY OF THE COMMUNITY MEMBERS.
11. THE STORMWATER MANAGEMENT DETENTION AND COLLECTION SYSTEM AND INLETS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ROOF DRAINS ARE TO BE TIED INTO THE STORMWATER MANAGEMENT DETENTION SYSTEMS.
12. THE STORMWATER MANAGEMENT FACILITIES ARE DESIGNED FOR THE ADDED IMPERVIOUS COVERAGE SHOWN ON THE PLANS (19,546 SF) AS WELL AS AN ADDITIONAL 100 SF ON EACH LOT FOR FUTURE DEVELOPMENT, WHICH MUST BE CONTROLLED BY THE STORMWATER MANAGEMENT SYSTEM.
13. A PLANNING MODULE OR EXEMPTION IS REQUIRED FROM PADEP.

STATE OF PENNSYLVANIA
COUNTY OF DELAWARE SS

ON THIS _____ DAY OF _____, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____ A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT HE AS SUCH OFFICER OF SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED PARTNERSHIP BY HIM AS SUCH OFFICER.

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

(SIGNATURE)

NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES: _____



LINE/TYPE LEGEND

---	PROPERTY LINE
- - - -	ROW LINE
- . - . -	FENCE LINE
- x - x -	PROPOSED RIGHT OF WAY
- - - - -	PROPOSED BUILDING SETBACK
- - - - -	PROPOSED EASEMENT
- - - - -	PROPOSED FENCE
- - - - -	PROPOSED PROPERTY LINE

Serial Number: 20141360518
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

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N/F DOMINIC DEMITIS, JR.
DEED BOOK 1269 PAGE 1433
TMP 36-13-106
PARCEL ID 36-01-00472-00

N/F JOHN N. NASH JR
DEED BOOK 5548 PAGE 13
TMP 36-13-111
PARCEL ID 36-01-00475-

PARKING TABULATION:

RESIDENTIAL:	
RESIDENTIAL PARKING REQUIRED	9
2 SPACES PER DWELLING UNIT (4)	8
1 VISITOR SPACE/4 UNITS	1
RESIDENTIAL PARKING PROVIDED	9
1 SPACE/GARAGE X 4 UNITS	4
1 SPACE/DRIVEWAY X 4 UNITS	4
VISITOR SPACE	1

LOT 1:
GROSS AREA = 4,200 SF (0.096 ACRES)
NET AREA = 2,886 SF (0.066 ACRES)

HSE. & PORCHES 1,044 S.F. (24.9%)
DRIVEWAY 98 S.F.
WALKS & MISC. 120 S.F.
TOTAL IMPERVIOUS COVERAGE 1,460 S.F. (34.8%)

FRONT YARD 8-FT
SIDE YARD 15-FT
REAR YARD 15-FT
BUILDING HEIGHT <35-FT

LOT 2:
GROSS AREA = 2,587 SF (0.059 ACRES)
NET AREA = 1,789 SF (0.041 ACRES)

HSE. & PORCHES 999 S.F. (38.6%)
DRIVEWAY 99 S.F.
WALKS & MISC. 46 S.F.
TOTAL IMPERVIOUS COVERAGE 1,144 S.F. (44.2%)

FRONT YARD 8-FT
SIDE YARD N/A
REAR YARD 15-FT
BUILDING HEIGHT <35-FT

LOT 3:
GROSS AREA = 2,587 SF (0.059 ACRES)
NET AREA = 1,797 SF (0.041 ACRES)

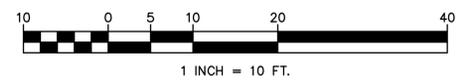
HSE. & PORCHES 999 S.F. (38.6%)
DRIVEWAY 102 S.F.
WALKS & MISC. 47 S.F.
TOTAL IMPERVIOUS COVERAGE 1,148 S.F. (44.4%)

FRONT YARD 8-FT
SIDE YARD N/A
REAR YARD 15-FT
BUILDING HEIGHT <35-FT

LOT 4:
GROSS AREA = 6,739 SF (0.155 ACRES)
NET AREA = 3,109 SF (0.071 ACRES)

HSE. & PORCHES 1,043 S.F. (15.8%)
DRIVEWAY 102 S.F.
WALKS & MISC. 134 S.F.
TOTAL IMPERVIOUS COVERAGE 1,279 S.F. (19.0%)

FRONT YARD 8-FT
SIDE YARD 15-FT
REAR YARD 15-FT
BUILDING HEIGHT <35-FT



PLANT AVENUE
(20' WIDE R.O.W.)
N/F GENOEFFA & TOBIOLA L. TROSINI
DEED BOOK 4701 PAGE 2081
TMP 36-13-285
PARCEL ID 36-01-00013-00

REVISIONS

NO.	DATE	REVISION
1	03-15-15	REVISED PARKING LAYOUT
2	03-18-15	PER ARCHITECTURALS
3	03-22-15	PER TOWNSHIP PC MITG
4	03-22-15	COMMENTS

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

RECORD PLAN
227 & 229 PLANT AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

DATE: MARCH 23, 2015
SHEET NO. 2
OF 15
SCALE: 1" = 10'
FILE NO.: 14-158

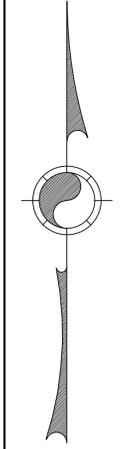
ONE-CALL: 20141360518
DRAWN BY: CTH
CHECKED BY: MJB

OWNER/APPLICANT
DTL HOLDINGS, LP
126 E. BEECH TREE LANE
WAYNE, PA 19087

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N/F CABRINI COLLEGE
DEED BOOK 1370 PAGE 1686
TMP 36-13-109
PARCEL ID 36-01-00708-00

IRON PIN SET
S35°22'21"E 150.20'
FROM IRON PIN FND.
& HELD

TWIN 12"-7" CHERRY (DEAD)
TWIN 14"-12" ASH
9" ASH (DEAD)
TWIN 14"-14" ASH
19" WALNUT
TWIN 8"-7" MAPLE
IRON PIN SET

N57° 58' 00" E
34.47'
S32° 02' 00" E
152.50'

WOOD DECK
6" DOGWOOD
R.R. TIES
ASPHALT
TRIPLE OF WAY LINE PER DEED

STEPPING STONE
SAN INV 358.75
WOOD RAMP
GARAGE
6" MULBERRY
TWIN 10"-9" MAPLE

EXISTING MULTY UNIT DWELLING
SAN INV 362.75
WOOD DECK
OIL FILL
14.76'

COVERED PORCH
WOOD RAMP
23" SPRUCE
PK NAIL SET

ASPHALT
CONC.
N32° 02' 00" W
76.36' TOTAL
PK NAIL SET

IRON PIN SET
S32° 02' 00" E
101.37' TOTAL
101.39' TOTAL
IRON PIN SET

IRON PIN SET
S32° 02' 00" E
101.37' TOTAL
101.39' TOTAL
IRON PIN SET

IRON PIN SET
S32° 02' 00" E
101.37' TOTAL
101.39' TOTAL
IRON PIN SET

IRON PIN SET
S32° 02' 00" E
101.37' TOTAL
101.39' TOTAL
IRON PIN SET

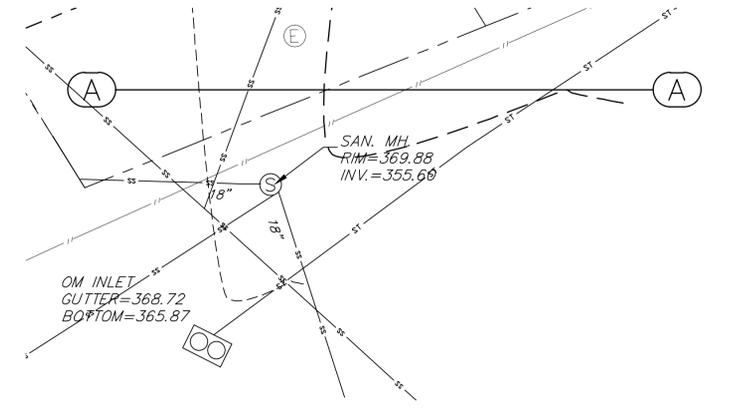
IRON PIN SET
S32° 02' 00" E
101.37' TOTAL
101.39' TOTAL
IRON PIN SET

IRON PIN SET
S32° 02' 00" E
101.37' TOTAL
101.39' TOTAL
IRON PIN SET

SOILS INFORMATION				
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO WATER
Me	MADE LAND SCHIST AND GNEISS MATERIALS	NOT RATED	B	4.98
				5.41

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

FLOODPLAIN DATA:
IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0017F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



N/F JOHN N. NASH JR
DEED BOOK 5548 PAGE 1380
TMP 36-13-111
PARCEL ID 36-01-00475-00

- GENERAL NOTES:**
- REFERENCE PLAN: BOUNDARY AND TOPOGRAPHIC SURVEY OF 227 & 229 PLANT AVENUE, PREPARED BY MOMENEE SURVEY GROUP, INC., DATED JUNE 19, 2014, LAST REVISED JUNE 24, 2014, FILE NO. 14-158.
 - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JUNE 9, 2014 AND DEPICTS CONDITIONS ON THAT DATE.
 - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS/VRS NETWORK.
 - THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.

LOT DATA TMP 36-13-107:
227 PLANT AVENUE
PARCEL I.D. 36-01-00473-00
LOT AREA = 5,363 S.F. OR 0.123 ACRES (GROSS)
MINUS R.O.W. = (700 S.F.) 4,663 S.F. OR 0.107 ACRES (NET)

LOT DATA TMP 36-13-108:
229 PLANT AVENUE
PARCEL I.D. 36-01-00474-00
LOT AREA = 10,749 S.F. OR 0.246 ACRES (GROSS)
MINUS R.O.W. = (5,105 S.F.) 5,644 S.F. OR 0.129 ACRES (NET)

ZONING DISTRICT C-3 (SERVICE COMMERCIAL DISTRICT)

LOT AREA	30,000 S.F. MIN.
LOT WIDTH	150 FEET AT BLDG. LINE.
BLDG. AREA	35% MAX.
FRONT YARD	25 FEET MIN. (IF ABUTTING RESIDENTIAL DISTRICT).
SIDE YARD	20 FEET MIN.
REAR YARD	25 FEET OR 25% OF LOT DEPTH (WHICHEVER IS GREATER)
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	65% MAX.
RIPARIAN BUFFER	35' MIN.

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

EXISTING IMPERVIOUS COVERAGE TMP 36-13-107:

HSE. & PORCHES	1,128 S.F.
GARAGE	553 S.F.
DRIVEWAY	320 S.F.
WALLS & MISC.	371 S.F.
TOTAL IMPERVIOUS COVERAGE	2,372 S.F. (50.9%)

EXISTING IMPERVIOUS COVERAGE TMP 36-13-108:

HSE. & PORCHES	1,391 S.F.
DRIVEWAY	394 S.F.
GRAVEL	350 S.F.
WALLS & MISC.	453 S.F.
TOTAL IMPERVIOUS COVERAGE	2,588 S.F. (52.6%)



SYMBOL LEGEND

MB	EXISTING MAILBOX
WV	EXISTING WATER VALVE
GM	EXISTING GAS METER
EM	EXISTING ELECTRIC METER
CCO	EXISTING CLEANOUT
U	EXISTING UTILITY POLE
DT	EXISTING DECIDUOUS TREE
ET	EXISTING EVERGREEN TREE

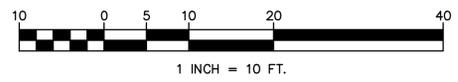
LINE TYPE LEGEND

---	PROPERTY LINE
- - -	ROW LINE
- . - .	FENCE LINE
- - - X - - -	OVERHEAD ELECTRIC
- - - E - - -	ELECTRIC LINE
- - - G - - -	GAS LINE
- - - T/C - - -	TELECOM LINE
- - - W - - -	WATER LINE
- - - S - - -	SANITARY LINE
- - - ST - - -	EXISTING STORM PIPES
- - - 37.2 - - -	EXISTING 2' CONTOUR
- - - 38.0 - - -	EXISTING 10' CONTOUR

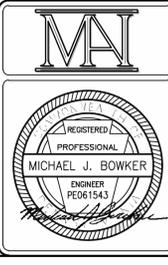
Serial Number: 20141360518
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

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PLANT AVENUE
(20' WIDE R.O.W.)
N/F GENOEFFA & TOBIOLA L. TROSINI
DEED BOOK 4701 PAGE 2081
TMP 36-13-285
PARCEL ID 36-01-00013-00



REV. DATE COMMENTS



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

SOILS, VEGETATION AND WATER RESOURCES PLAN
227 & 229 PLANT AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

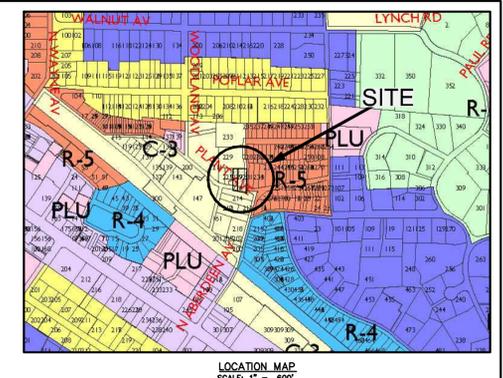
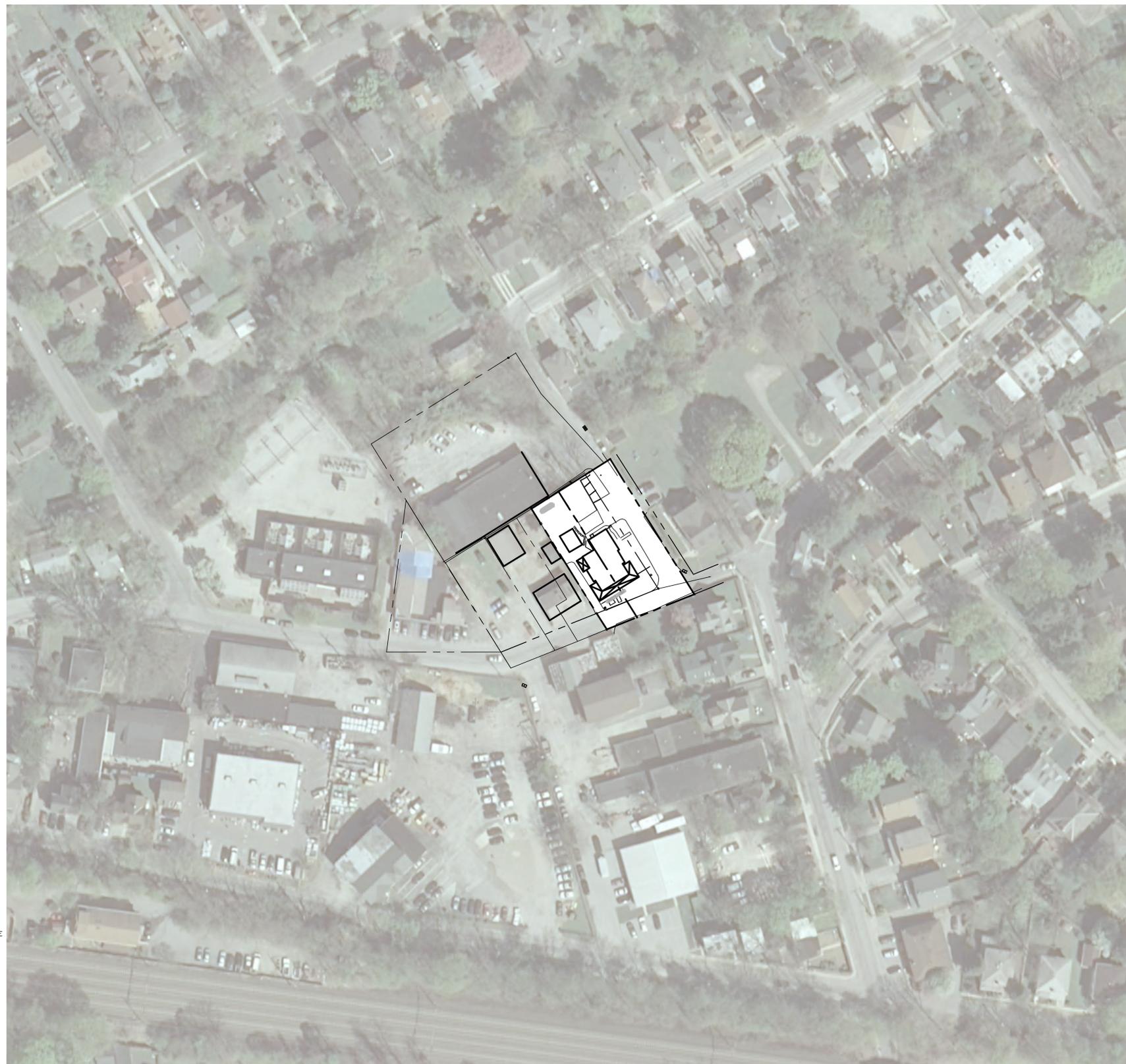
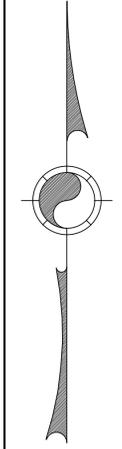
DATE: MARCH 23, 2015
SHEET NO. 3
OF 15
SCALE: 1" = 10'
FILE NO.: 14-158

ONE-CALL:	20141360518	OWNER/APPLICANT:	DTL HOLDINGS, LP
DRAWN BY:	CTH	126 E. BEECH TREE LANE	WAYNE, PA 19087
CHECKED BY:	MJB		

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

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

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



- GENERAL NOTES:**
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 PARCEL I.D. 36-01-00474-00
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RIPIARIAN BUFFER	35' MIN.

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

SYMBOL LEGEND

	EXISTING MAILBOX
	EXISTING WATER VALVE
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING CLEANOUT
	EXISTING UTILITY POLE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE

LINETYPE LEGEND

	PROPERTY LINE
	ROW LINE
	ADJOINING PROPERTY LINE
	BUILDING SETBACK
	FENCE LINE
	OVERHEAD ELECTRIC
	ELECTRIC LINE
	GAS LINE
	TELECOM LINE
	WATER LINE
	SANITARY LINE
	EXISTING STORM PIPES
	EXISTING FLOOD PLAIN

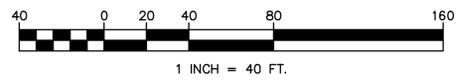
Serial Number: 20141360518

CALL BEFORE YOU DIG!

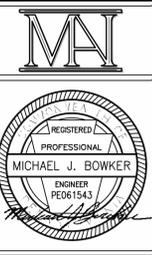
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776

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11-08-05-15
 REVISED PARKING LAYOUT
 COMMENTS
 DATE

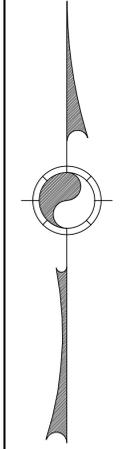


PRELIMINARY/FINAL LAND DEVELOPMENT PLANS	
MOMENEE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008	
EXISTING CONDITIONS/VICINITY PIA 227 & 229 PLANT AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA	DATE: MARCH 23, 2015 SHEET NO. 4 OF 15 SCALE: 1" = 40' FILE NO.: 14-158
ONE-CALL: 20141360518 DRAWN BY: CTH CHECKED BY: MJB	OWNER/APPLICANT DTL HOLDINGS, LP 126 E. BEECH TREE LANE WAYNE, PA 19087

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SYMBOL LEGEND	
	EXISTING MAILBOX
	EXISTING WATER VALVE
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING CLEANOUT
	EXISTING UTILITY POLE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	TREE TO BE REMOVED
	PROPOSED UTILITY POLE

LINETYPE LEGEND	
	PROPERTY LINE
	ROW LINE
	BUILDING SETBACK
	FENCE LINE
	OVERHEAD ELECTRIC
	ELECTRIC LINE
	GAS LINE
	TELECOM LINE
	WATER LINE
	SANITARY LINE
	EXISTING STORM PIPES
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR

PROPOSED LINETYPE LEGEND	
	PROPOSED GRADING
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TELECOM LINE
	PROPOSED WATER LINE
	PROPOSED STORM PIPES

N/F DOMINIC DEMITIS, JR.
DEED BOOK 1269 PAGE 1433
TMP 36-13-106
PARCEL ID 36-01-00472-00

N/F CABRINI COLLEGE
DEED BOOK 1370 PAGE 1686
TMP 36-13-109
PARCEL ID 36-01-00708-00

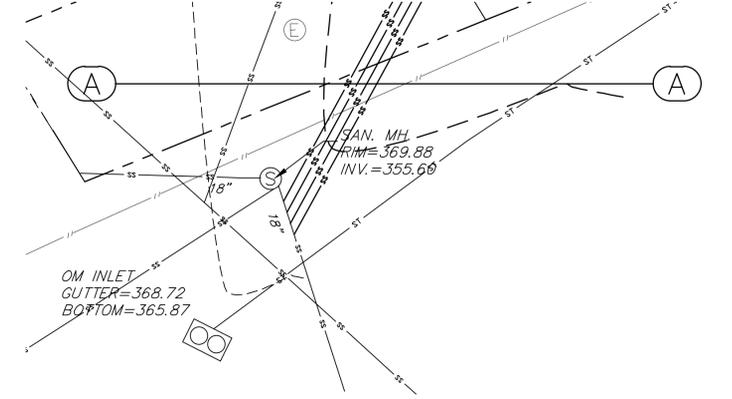
N/F JOHN N. NASH JR
DEED BOOK 5548 PAGE 1380
TMP 36-13-111
PARCEL ID 36-01-00475-00

PLANT AVENUE
(20' WIDE R.O.W.)
N/F GENOEFFA & TOBIOLA L. TROSINI
DEED BOOK 4701 PAGE 2081
TMP 36-13-285
PARCEL ID 36-01-00013-00

Serial Number: 20141360518

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

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 - PA ONE CALL NUMBER FOR THIS SITE IS 20141360518.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS/VRS NETWORK.
 - THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 - IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0017F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED PARTIALLY IN ZONE X AND ZONE A.
- ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN.
- ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
- ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED.

- CONSTRUCTION NOTES**
- THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- ALL WOODY VEGETATION TO BE RETAINED WITHIN 25' OF DISTURBANCE SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIP LINES TO THE EXTENT FEASIBLE. THE LOCATION OF THE FENCING SHALL BE FIELD ADJUSTED IN ORDER TO MINIMIZE IMPACT TO EXISTING TREES.
- GRADE CHANGES AROUND THE DRIP LINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED.
- ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
- ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE CROWN AND DEEP ROOTING FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING.
- SOIL WITHIN THE DRIP LINE OF TREES DISTURBED BY CONSTRUCTION SHALL BE AERATED AT THE END OF CONSTRUCTION ACTIVITIES.
- THE STORMWATER MANAGEMENT DETENTION AND COLLECTION SYSTEM AND INLETS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ROOF DRAINS ARE TO BE TIED INTO THE STORMWATER MANAGEMENT DETENTION SYSTEMS.
- THE STORMWATER MANAGEMENT FACILITIES ARE DESIGNED FOR THE ADDED IMPERVIOUS COVERAGE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND PROPOSED STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF CONSTRUCTION.
- NEWLY GRADED SLOPES OF OVER 25% MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.
- THE GROUND IMMEDIATELY ADJACENT TO THE PROPOSED FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF TEN (10') FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN TEN (10') FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT AWAY FROM THE BUILDING.
- THE PROPOSED STAIRS SHALL COMPLY WITH ALL TOWNSHIP BUILDING CODE REQUIREMENTS AS TO NEED FOR RAILINGS, THE SIZE OF RISER AND TREADS, AND LOCATION OF LANDINGS.
- THE PROPOSED SANITARY LATERALS SHALL BE LOCATED WITH SUFFICIENT SEPARATION DISTANCE TO FACILITATE MAINTENANCE AND INDIVIDUAL CONNECTION AT THE SANITARY MAIN.
- THE PROPOSED WATER LATERALS SHALL BE A MINIMUM OF 1" K COPPER AND SHALL BE LOCATED WITH SUFFICIENT SEPARATION DISTANCE TO FACILITATE MAINTENANCE AND INDIVIDUAL CONNECTION AT THE WATER MAIN.
- CLEANOUTS SHALL BE PLACED AT ALL GRADE CHANGES OR CHANGES IN ALIGNMENT OF THE RAIN WATER CONDUCTORS. RAIN WATER CONDUCTORS ARE TO COLLECT ALL ROOF RUNOFF AND CONVEY IT TO THE STORMWATER MANAGEMENT SYSTEMS.
- PRIOR TO THE INSTALLATION OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM AND PRIOR TO SYSTEM BEING RENDERED OPERATIONAL, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER FOR FIELD REVIEW OF THE SITE GRADING, STORMWATER FACILITIES AND GENERAL PCSM PLAN COMPLIANCE IN ORDER TO FACILITATE FINAL CERTIFICATION THAT THE SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN.
- ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
- THE BALD CYPRESS TREE TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE CROWN AND DEEP ROOTING FERTILIZATION USING 16-32-16 SLOW RELEASE, WATER DISPERSABLE @ 15 LBS. PER 100 GALLON OR EQUAL.

REVISIONS

NO.	DATE	REVISION
1	03-05-15	REVISED PARKING LAYOUT

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

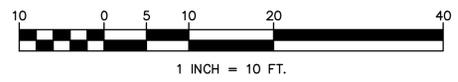
MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

IMPROVEMENT CONSTRUCTION PLAN
227 & 229 PLANT AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

DATE: MARCH 23, 2015
SHEET NO. 6
OF 15
SCALE: 1" = 10'
FILE NO.: 14-158

ONE-CALL: 20141360518
DRAWN BY: CTH
CHECKED BY: MJB

OWNER/APPLICANT
DTL HOLDINGS, LP
126 E. BEECH TREE LANE
WAYNE, PA 19087



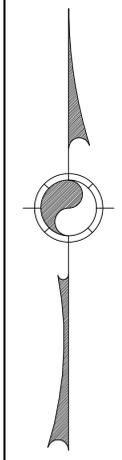
4 - 1.25" HDPE
SANITARY FORCE
MAINS

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

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

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

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SYMBOL LEGEND

	EXISTING MAILBOX
	EXISTING WATER VALVE
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING CLEANOUT
	EXISTING UTILITY POLE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	TREE TO BE REMOVED
	PROPOSED UTILITY POLE

LINETYPE LEGEND

	PROPERTY LINE
	ROW LINE
	BUILDING SETBACK
	FENCE LINE
	OVERHEAD ELECTRIC
	ELECTRIC LINE
	TELECOM LINE
	WATER LINE
	SANITARY LINE
	EXISTING STORM PIPES
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR

PROPOSED LINETYPE LEGEND

	PROPOSED GRADING
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TELECOM LINE
	PROPOSED WATER LINE
	PROPOSED STORM PIPES

Serial Number: 20141360518

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc. 1-800-242-1776

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N/F CABRINI COLLEGE
DEED BOOK 1370 PAGE 1686
TMP 36-13-109
PARCEL ID 36-01-00708-00

IRON PIN SET
S35°22'21"E 150.20'
FROM IRON PIN FND.
& HELD
TWIN 12"-7" CHERRY (DEAD)
TWIN 14"-12" ASH
9" ASH (DEAD)

TYPE M INLET #3
TG 364.00
INV 18" CMP 357.61
INV EXIST 18" CMP 357.32

SIGHT DISTANCE (2-LANE)
20 MPH LEFT RIGHT
DESIRABLE 137' 108'
PROVIDED 240' 108'

SIGHT DISTANCE (2-LANE)
20 MPH LEFT RIGHT
DESIRABLE 137' 108'
PROVIDED 292' 56'

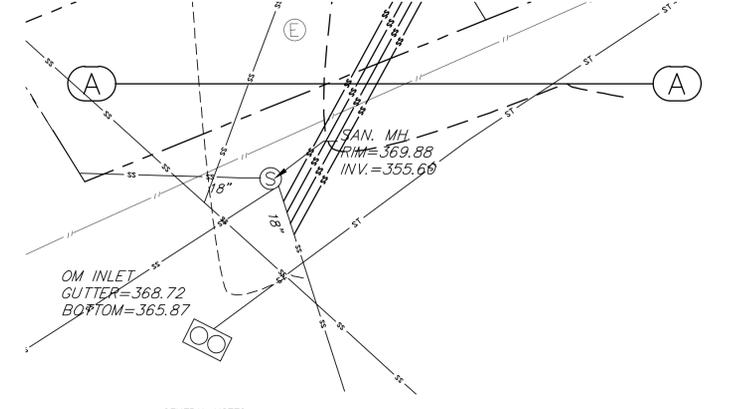
SIGHT DISTANCE (2-LANE)
20 MPH LEFT RIGHT
DESIRABLE 137' 108'
PROVIDED 304' 44'

N/F JOHN N. NASH JR
DEED BOOK 5548 PAGE 1380
TMP 36-13-111
PARCEL ID 36-01-00475-00

N/F DOMINIC DEMITIS, JR.
DEED BOOK 1269 PAGE 1433
TMP 36-13-106
PARCEL ID 36-01-00472-00

PLANT AVENUE
(20' WIDE R.O.W.)
N/F GENOEFFA & TOBIOLA L. TROSINI
DEED BOOK 4701 PAGE 2081
TMP 36-13-285
PARCEL ID 36-01-00013-00

4 - 1.25" HDPE
SANITARY FORCE
MAINS



GENERAL NOTES:

REFERENCE PLAN: BOUNDARY AND TOPOGRAPHIC SURVEY OF 227 & 229 PLANT AVENUE, PREPARED BY MOMENEE SURVEY GROUP, INC., DATED JUNE 19, 2014, LAST REVISED JUNE 24, 2014, FILE NO. 14-158.

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JUNE 9, 2014 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. PA ONE CALL NUMBER FOR THIS SITE IS 20141360518.
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS/VRS NETWORK.
5. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
6. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0017 EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED PARTIALLY IN ZONE X AND ZONE A.

ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE EXISTING CONDITIONS ARE AS SHOWN AND THAT THIS DRAINAGE PLAN COMPLIES WITH ALL THE DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

MICHAEL J. BOWKER, P.E. DATE

I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE TOWNSHIP DISTRICT FOR A DETERMINATION OF ADEQUACY.

OWNER DATE

I HEREBY ACKNOWLEDGE THAT THE STORMWATER CONTROLS AND BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE MUNICIPALITY.

OWNER DATE

BMP NOTES:

A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEMS THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.

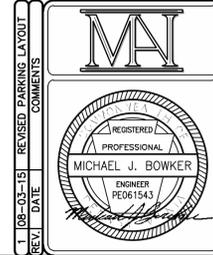
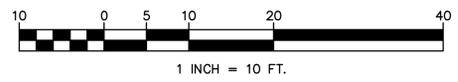
AN AS-BUILT PLAN SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR SHOWING ALL PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED AT THE SITE INCLUDING ALL BMPs SHALL BE SUBMITTED TO THE TOWNSHIP FOLLOWING THE COMPLETION OF THE CONSTRUCTED IMPROVEMENTS.

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER CONTROL OR BMP, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER CONTROL OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER CONTROL OR BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
Me	MADE LAND SCHIST AND GNEISS MATERIALS	NOT RATED	B	4.98	5.41

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



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
227 & 229 PLANT AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

DATE: MARCH 23, 2015
SHEET NO. 7
OF 15
SCALE: 1" = 10'
FILE NO.: 14-158

ONE-CALL: 20141360518
DRAWN BY: CTH
CHECKED BY: MJB

OWNER/APPLICANT
DTL HOLDINGS, LP
126 E. BEECH TREE LANE
WAYNE, PA 19087

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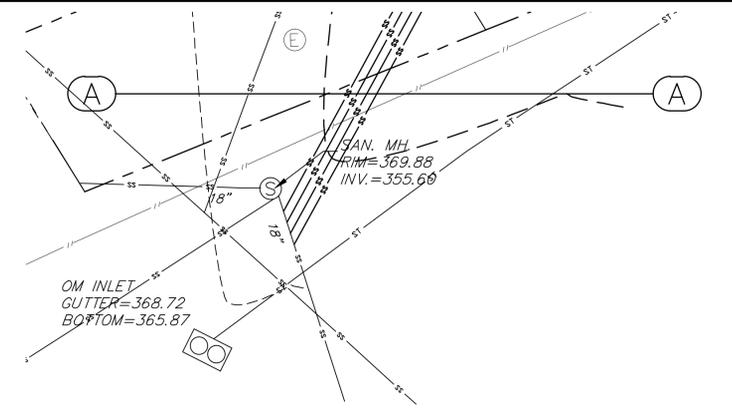
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N/F CABRINI COLLEGE
DEED BOOK 1370 PAGE 1686
TMP 36-13-109
PARCEL ID 36-01-00708-00

IRON PIN SET
S35°22'21"E 150.20'
FROM IRON PIN FND.
& HELD

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SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
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ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED.

N/F JOHN N. NASH JR
DEED BOOK 5548 PAGE 1380
TMP 36-13-111
PARCEL ID 36-01-00475-00

OM INLET
TOP=373.12
GUTTER=372.41
18" TER. INV. IN=368.12
12" TER. INV. IN=363.42
18" CMP INV. OUT=362.27

N/F DOMINIC DEMITIS, JR.
DEED BOOK 1269 PAGE 1433
TMP 36-13-106
PARCEL ID 36-01-00472-00

PLANT AVENUE
(20' WIDE R.O.W.)

N/F GENOEFFA & TOBIOLA L. TROSINI
DEED BOOK 4701 PAGE 2081
TMP 36-13-285
PARCEL ID 36-01-00013-00

- SYMBOL LEGEND**
- MB EXISTING MAILBOX
 - WV EXISTING WATER VALVE
 - GM EXISTING GAS METER
 - EM EXISTING ELECTRIC METER
 - CC EXISTING CLEANOUT
 - UP EXISTING UTILITY POLE
 - DT EXISTING DECIDUOUS TREE
 - ET EXISTING EVERGREEN TREE
 - TR TREE TO BE REMOVED
 - PU PROPOSED UTILITY POLE

- LINETYPE LEGEND**
- PROPERTY LINE
 - - - ROW LINE
 - - - BUILDING SETBACK
 - - - FENCE LINE
 - - - OVERHEAD ELECTRIC
 - - - ELECTRIC LINE
 - - - GAS LINE
 - - - TELECOM LINE
 - - - WATER LINE
 - - - SANITARY LINE
 - - - EXISTING STORM PIPES
 - - - EXISTING 2' CONTOUR
 - - - EXISTING 10' CONTOUR

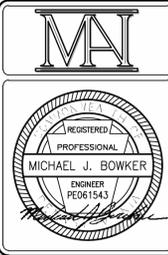
- EROSION CONTROL LEGEND**
- PROPOSED DISTURBANCE AREA
 - PROPOSED COMPOST FILTER SOCK
 - PROPOSED TREE PROTECTION FENCE
 - PROPOSED CONSTRUCTION ENTRANCE

- PROPOSED LINETYPE LEGEND**
- - - PROPOSED GRADING
 - - - PROPOSED ELECTRIC LINE
 - - - PROPOSED GAS LINE
 - - - PROPOSED TELECOM LINE
 - - - PROPOSED WATER LINE
 - - - PROPOSED STORM PIPES

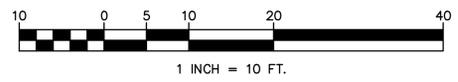
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REVISIONS
REV. DATE COMMENTS



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS		DATE: MARCH 23, 2015	
MOMENEE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008		SHEET NO. 8	
EROSION AND SEDIMENT CONTROL PLAN 227 & 229 PLANT AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		OF 15	
ONE-CALL: 20141360518	OWNER/APPLICANT: DTL HOLDINGS, LP 126 E. BEECH TREE LANE WAYNE, PA 19087	SCALE: 1" = 10'	
DRAWN BY: CTH	CHECKED BY: MJB	FILE NO.: 14-158	



MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES

1. THE RESPONSIBILITY FOR THE INSTALLATION AND MAINTENANCE AND OPERATION DURING CONSTRUCTION OF THE PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER FACILITIES SHALL BE THE OBLIGATION OF THE CONTRACTOR.
2. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER FACILITIES SHALL BE THE OBLIGATION OF THE HOME OWNERS ASSOCIATION.
3. EFFECTIVE STORMWATER MANAGEMENT SHALL REQUIRE MAINTENANCE AND OPERATION OF DRAINAGE INFRASTRUCTURE FOR PURPOSES OF MAINTAINING FLOW TO PREVENT FLOODING OR EROSION CONDITIONS. ALL STORMWATER FACILITY REPAIRS SHALL BE PERFORMED IN A MANNER THAT DOES NOT EXAGGERATE EXISTING STORMWATER PROBLEMS. THE MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. STORMWATER MANAGEMENT FACILITIES SHALL BE INSPECTED TWICE A YEAR AND MAINTAINED REGULARLY.
 - A. RAIN WATER CONDUCTORS: ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING BY THE OWNER.
 - B. INLETS: CLEANING IS REQUIRED WHEN SEDIMENT HAS FILLED HALF THE DISTANCE FROM THE BOTTOM OF THE INLET TO THE BOTTOM OF THE OUTLET PIPE. REMOVE TRASH, DEBRIS AND SEDIMENT FROM GRATE WHEN MORE THAN 20% OF THE SURFACE IS BLOCKED. IF DEAD ANIMALS ARE PRESENT CONTACT THE HEALTH DEPARTMENT REGARDING REMOVAL AND DISPOSAL. UNSOUND STRUCTURES OR STRUCTURES SHOWING SIGNS OF SOIL ENTERING THE INLET THROUGH CRACKS SHOULD BE REPAIRED OR REPLACED ACCORDING TO DESIGN STANDARDS.
 - C. CONVEYANCE SYSTEM: CLEANING REQUIRED WHEN ACCUMULATED SEDIMENT AND/OR DEBRIS IS BLOCKING MORE THAN 20% OF THE PIPE'S DIAMETER. REMOVE VEGETATION WHERE IT REDUCES FREE MOVEMENT OF WATER THROUGH PIPES. ANY DENT THAT DECREASES CROSS-SECTIONAL AREA BY MORE THAN 25% SHALL BE REPAIRED OR REPLACE PIPE.
 - D. SUBSURFACE FACILITIES: ONCE SURFACE SWM SYSTEMS ARE INSTALLED THEY REQUIRE LITTLE MAINTENANCE. VISUAL INSPECTIONS SHOULD BE PERFORMED TWICE A YEAR FOR THE FIRST 5 YEARS AND AT LEAST ONCE A YEAR THERE AFTER TO VERIFY STRUCTURAL INTEGRITY. STRUCTURES SHOULD BE CLEANED ONCE A YEAR TO REMOVE ACCUMULATED TRASH, GRIT, SEDIMENTS, AND OTHER DEBRIS.
 - E. OUTFALLS AND DISCHARGES: CLEANING IS REQUIRED WHEN THE WATER FLOW OUT OF THE CONVEYANCE SYSTEM IS IMPEDED BY DEBRIS OR BY DAMAGE TO PARTS OF THE SYSTEM.

CONSTRUCTION NOTES:

1. GEOTEXTILE FABRIC SHALL BE CLEAN NON-WOVEN GEOTEXTILE (PERMEABLE FILTER FABRIC) CLASS 1 AND SHALL BE IN ACCORDANCE WITH PADOT SPECIFICATION FROM 40B. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
2. ALL STONE USED FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHALL BE UNIFORMLY GRADED, CLEAN, AND WASHED CRUSHED STONE AGGREGATE MEETING PENNDOT/ASHOTO #1 SPECIFICATIONS.
3. ALL PERSONS ENTERING ACTIVE TANKS, MANHOLES, INLETS, ETC. MUST COMPLY WITH OSHA REQUIREMENTS FOR ENTRY INTO CONFINED SPACES.
4. RAIN WATER CONDUCTORS ARE TO COLLECT ALL ROOF RUNOFF AND CONVEY IT TO THE APPROPRIATE STORMWATER MANAGEMENT FACILITY.
5. CLEANOUTS ARE REQUIRED AT ALL CHANGES IN DIRECTION OF THE ROOF DRAINS.
6. ALL SEEPAGE BEDS SHALL BE INSTALLED WITH A MINIMUM SEPARATION DISTANCE OF 10 FEET FROM ALL BASEMENT WALLS.
7. ALL CMP AND HCPM SHALL BE ALUMINUM OR ALUMINIZED STEEL.
8. ALL HDPE PIPE SHALL BE SMOOTH INTERIOR FLOW.
9. ALL INLETS SHALL BE INSTALLED WITH A SIX (6") INCH SUMP CONDITION IN ORDER TO IMPROVE THE EFFICIENCY OF THE RUNOFF COLLECTION.
10. THE RISER CONNECTIONS IN THE STORMWATER MANAGEMENT SYSTEM SHALL BE WATERTIGHT. REFER TO DETAILS.
11. PERFORATIONS FOR 36" CMP SHALL SATISFY AASHTO DESIGNATION M36/M 36M-90 FOR CLASS 2 PERFORATIONS. THE PERFORATIONS SHALL BE CIRCULAR HOLES WITH NOMINAL DIAMETERS OF 5/16 TO 3/8 INCH. THE PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE. THE PERFORATIONS SHALL PROVIDE AN OPENING AREA OF NOT LESS THAN 3.3 SQ. IN. PER SQ. FT. OF PIPE SURFACE BASED ON NOMINAL DIAMETER AND LENGTH OF PIPE. 30 PERFORATIONS, 3/8 INCH DIAMETER, PER SQUARE FOOT OR 377 PERFORATIONS PER LINEAR FOOT SATISFIES THIS REQUIREMENT.
12. WHERE DRAINAGE SWALES ARE WITHIN 20' OF A BASEMENT, WATERPROOFING SHALL BE APPLIED TO THE BASEMENT.

CONSTRUCTION SPECIFICATIONS FOR STORMWATER MANAGEMENT SYSTEMS

1. ALTER AND REFINE THE GRADES AS NECESSARY TO BRING SUBGRADE TO REQUIRED GRADES AND SECTIONS AS SHOWN IN THE DRAWINGS.
2. THE TYPE OF EQUIPMENT USED IN SUBGRADE PREPARATION CONSTRUCTION SHALL NOT CAUSE UNDUE SUBGRADE COMPACTION. TRAFFIC OVER SUBGRADE SHALL BE KEPT AT A MINIMUM.
3. INSTALL POLYPROPYLENE NONWOVEN GEOTEXTILE FABRIC WHICH MEETS PADOT CLASS 1 SPECIFICATIONS (I.E., DUPONT TYPAR #3401, AMOCO PROPEX #4545, OR APPROVED EQUAL) ON BOTTOM OF BED AREAS AND TACK UP SIDES OF EXCAVATION. WHERE EDGES OF ROLLS OVERLAP, THEY SHALL DO SO BY AT LEAST EIGHTEEN INCHES. ADEQUATE FABRIC SHALL BE LEFT ON THE ROLLS (NOT CUT FROM SIDE INSTALLATION) TO FACILITATE OVERTOPPING THE SYSTEM AT COMPLETION OF INSTALLATION.
4. ALL STONE FOR THE CONSTRUCTION OF THE OF THE INFILTRATION BMP SHALL BE UNIFORMLY GRADED AND CLEAN, WASHED, AGGREGATE. THE STONE SHALL MEET PENNDOT/ASHOTO #3 SPECIFICATIONS. STONE TO BE CHECKED BY THE DESIGN OR SITE ENGINEER PRIOR TO INSTALLATION.
5. STONE BASE COURSE SHALL BE LAID OVER A DRY SUBGRADE TO A DEPTH SHOWN IN DRAWINGS. DO NOT ROLL OR COMPACT THE STONE BASE COURSE. KEEP THE BASE COURSE CLEAN FROM DEBRIS, CLAY AND ERODING SOIL. INSTALL TANKS AND PIPE AS SHOWN AND BACKFILL WITH STONE.
6. COVER SYSTEM WITH REMAINING FABRIC, ALLOWING OPENINGS FOR ACCESS COVERS.
7. SYSTEM TO BE TOTALLY ENCLOSED IN THE NON-WOVEN GEOTEXTILE FABRIC.
8. INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS.
9. THE BOTTOM OF ALL INFILTRATION BMP'S SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
10. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.
11. SEEPAGE BEDS SHALL NOT RECEIVE RUNOFF UNTIL THE ENTIRE DRAINAGE AREA CONTRIBUTING TO THE INFILTRATION BMP HAS ACHIEVED FINAL STABILIZATION.

BIORETENTION SPECIFICATIONS

Gross Mix:

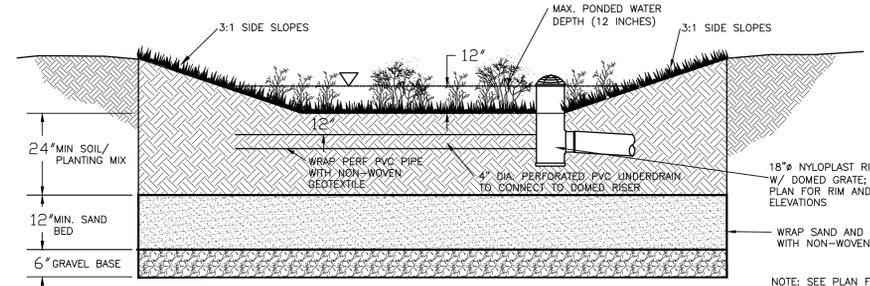
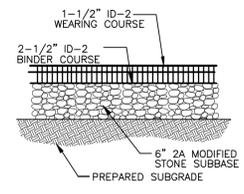
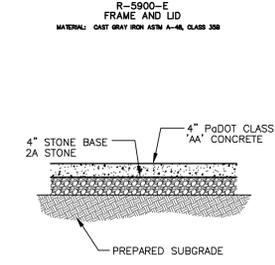
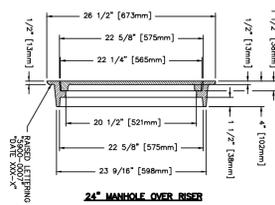
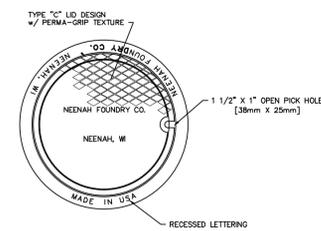
Chewings Fescue	Festuca rubra	20 lb./ac.
Autumn Bentgrass	Agrostis perennans	10 lb./ac.
Sand Lovegrass	Eragrostis trichodes	2 lb./ac.

1) Bioretention media shall conform to the following specifications:

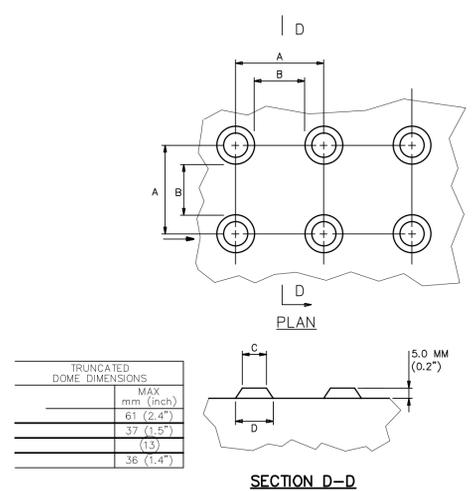
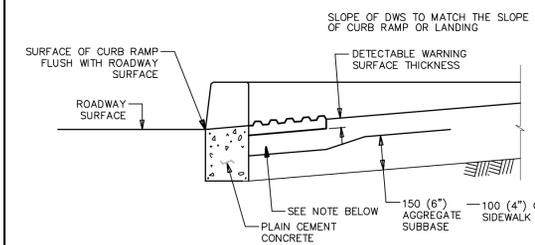
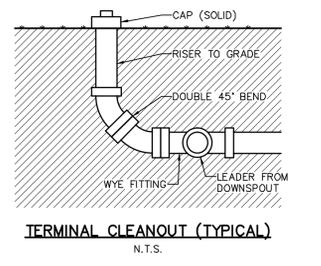
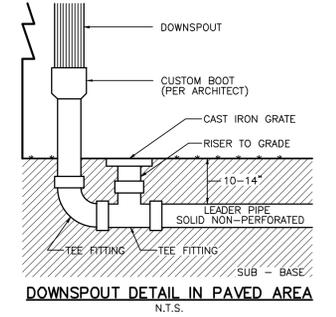
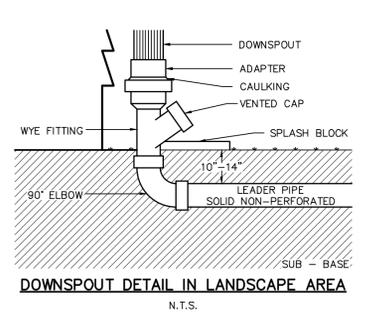
PROPERTY	REQUIREMENT	REMARKS
pH	6.5-7.0	
Mg	35lb/ac.	
K	85lb/ac.	
Solts	<500ppm	
CEC10-25	cmol/kg	
Organic Matter	2-4%	
Sand	82-90%	*
Silt	5-10%	*
Clay	5-8%	*

* All percentages by weight
Note: Organic content is 20-30% by volume - see below

- 2) The sand component shall at the minimum conform to the sieve analysis for concrete aggregate sand (ASTM C-33), and have a phosphorus composition no greater than 10 mg/kg. The USDA (top/green sieve gradation mix is preferable where available).
- 3) Native topsoil can be used to provide the silt and clay to meet these specifications when used in the proper mixture with sand, provided that the resulting soil phosphorus sorption index is less than 25, or the total phosphorus content is less than 75 mg/kg.
- 4) A minimum of 15% (by volume) aged sphagnum peat moss shall be added to this mixture to meet the required Organic Matter content. Compost shall compose no more than 0.5% by weight (5% by volume) of the organic total, and shall be restricted to the planting surface.
- 5) The media shall be placed in two layers, with the top of the lower layer scarified to encourage vertical rather than horizontal flow at the interface between layers. The layer combination consists of a bottom layer of loamy peat-sand overlain by 6" of the same loamy peat-sand, mixed with 5% compost in order to reach an appropriate organic content to promote initial growth of the plant material.
- 6) Colitic Lime shall be added as required to meet the pH specifications.
- 7) All organic matter amendments, topsoil and sand shall be tested for gradation and fertility and phosphorus content to obtain the proper mixture ratio. The onsite "dig and drop" method shall not be permitted.
- 8) The engineer shall approve of the mixture ratio and method before permitting the bioretention media to be placed in the facility.
- 9) Existing fill dirt and topsoil must be completely removed before installing improved substrate layer and bioretention media.
- 10) All bioretention media shall be placed by trackhoe excavator from the sides of the facilities, and in no event shall any tracked or wheeled equipment be permitted to cross the bioretention media. The engineer shall be present to witness the placement of bioretention media. The bulk density of the installed media shall be no more than 95 pounds per cubic foot.
- 11) To allow for settlement, the bioretention media shall be loosely placed at a depth above final grade equal to 115% of the specified depth. It shall be leveled by hand.



RAIN GARDEN NUMBER	01	02
ACTUAL CAPACITY, CF.	162	162
BOTTOM ELEV.	366.0	370.0
TOP ELEV.	367.0	371.0
INSIDE SLOPE	3:1	3:1
SPILLWAY ELEV.	366.5	370.5



DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

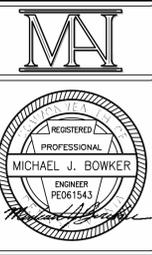
THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

PLACE ADJACENT DWS TILES WITH MANUFACTURED SURFACE TO MANUFACTURED SURFACE. CUT TILES LOCATE THE PERIMETER ONLY.

LOCATE ONE CORNER OF THE DWS AT THE BACK OF CURB. NO OTHER POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 1525 (60') AWAY FROM THE BACK OF CURB.

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REV. DATE COMMENTS



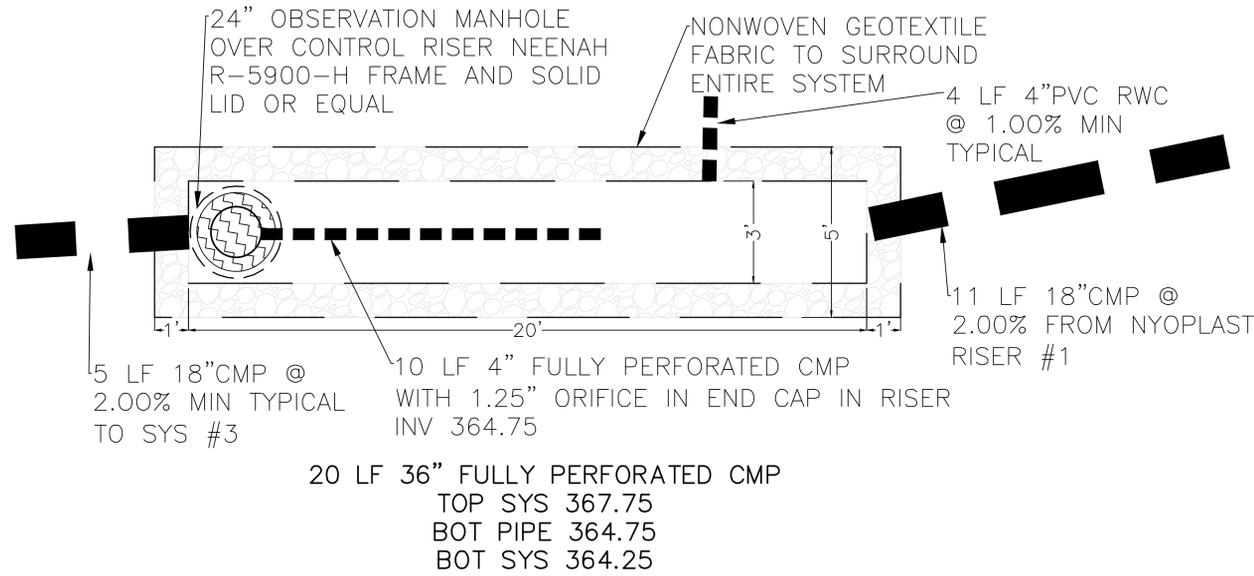
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

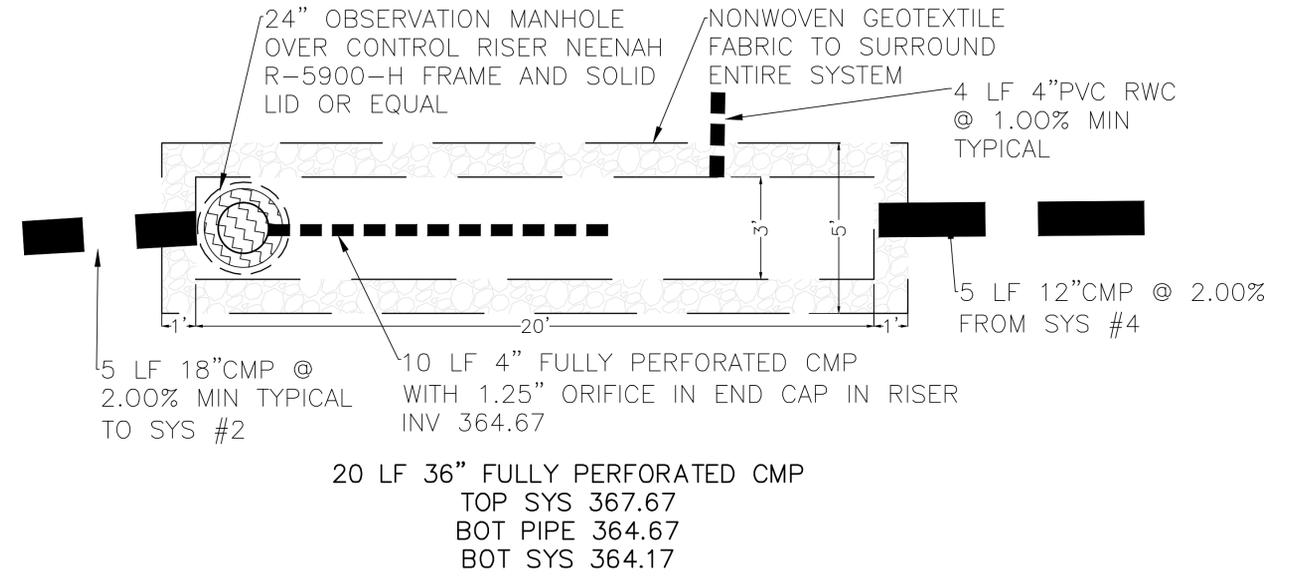
CONSTRUCTION DETAILS
227 & 229 PLANT AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

ONE-CALL: 20141360518	OWNER/APPLICANT: DTL HOLDINGS, LP
DRAWN BY: CTH	126 E. BEECH TREE LANE WAYNE, PA 19087
CHECKED BY: MJB	

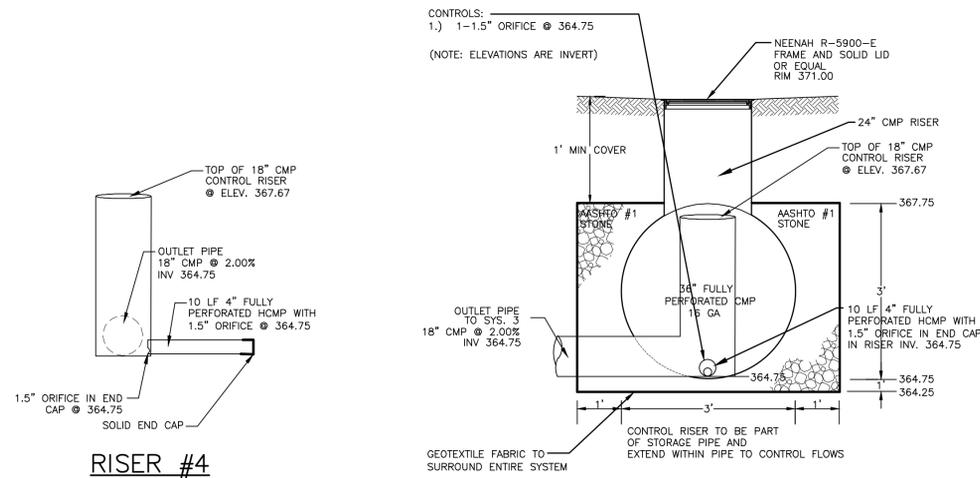
DATE: MARCH 23, 2015
SHEET NO. 9
OF 15
SCALE: AS NOTED
FILE NO.: 14-158



PLAN VIEW – STORMWATER MANAGEMENT SYSTEM #4

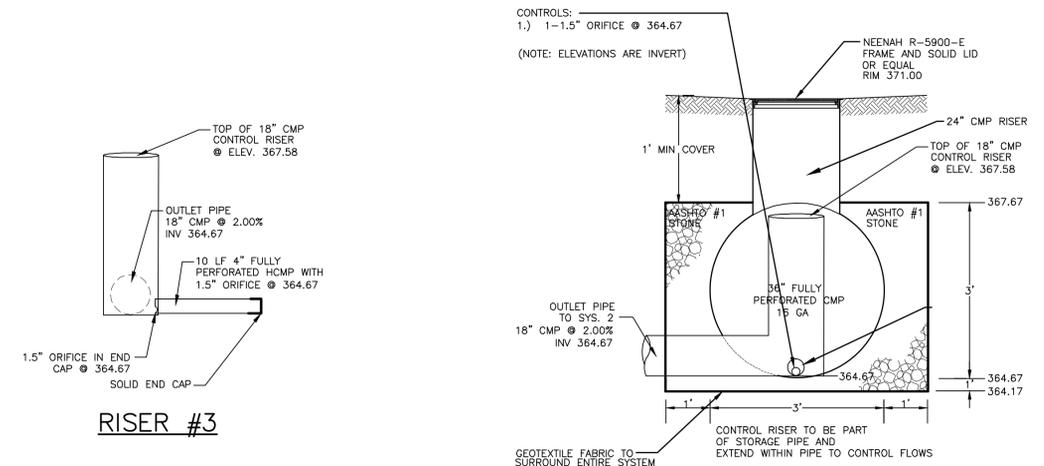


PLAN VIEW – STORMWATER MANAGEMENT SYSTEM #3



RISER #4

STORMWATER RISER DETAIL #4
N.T.S.

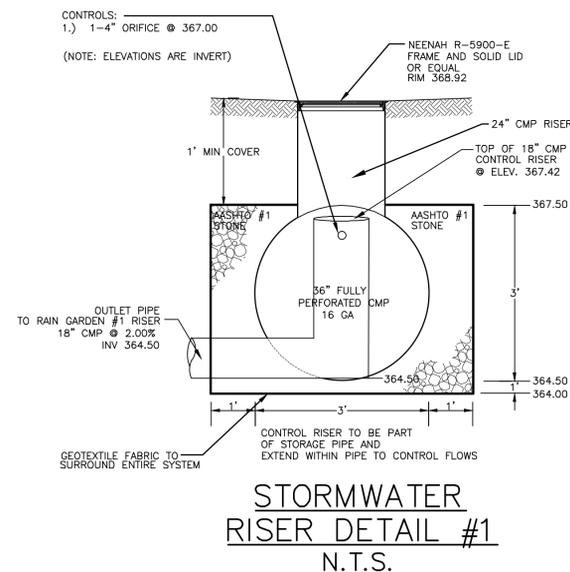
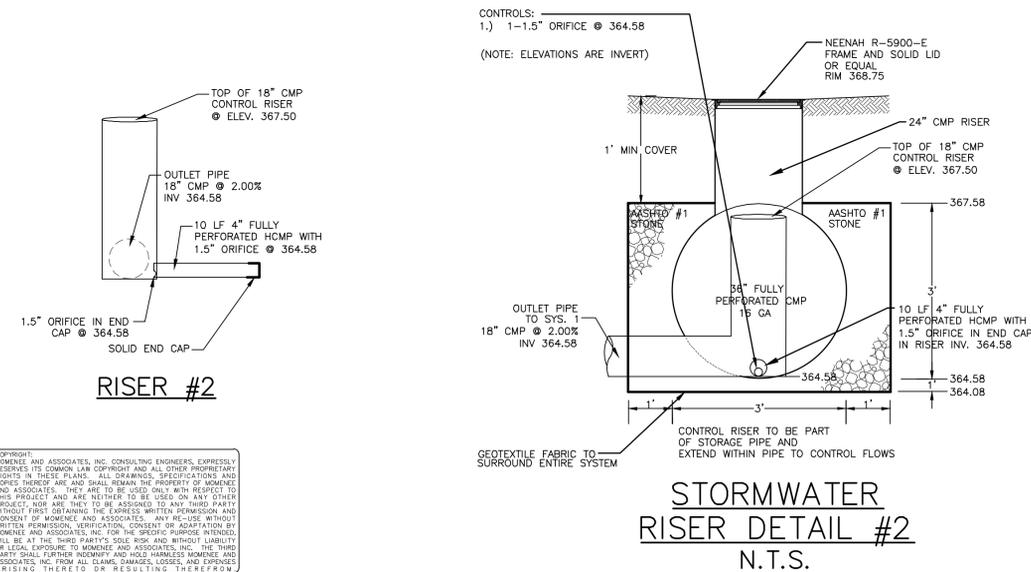
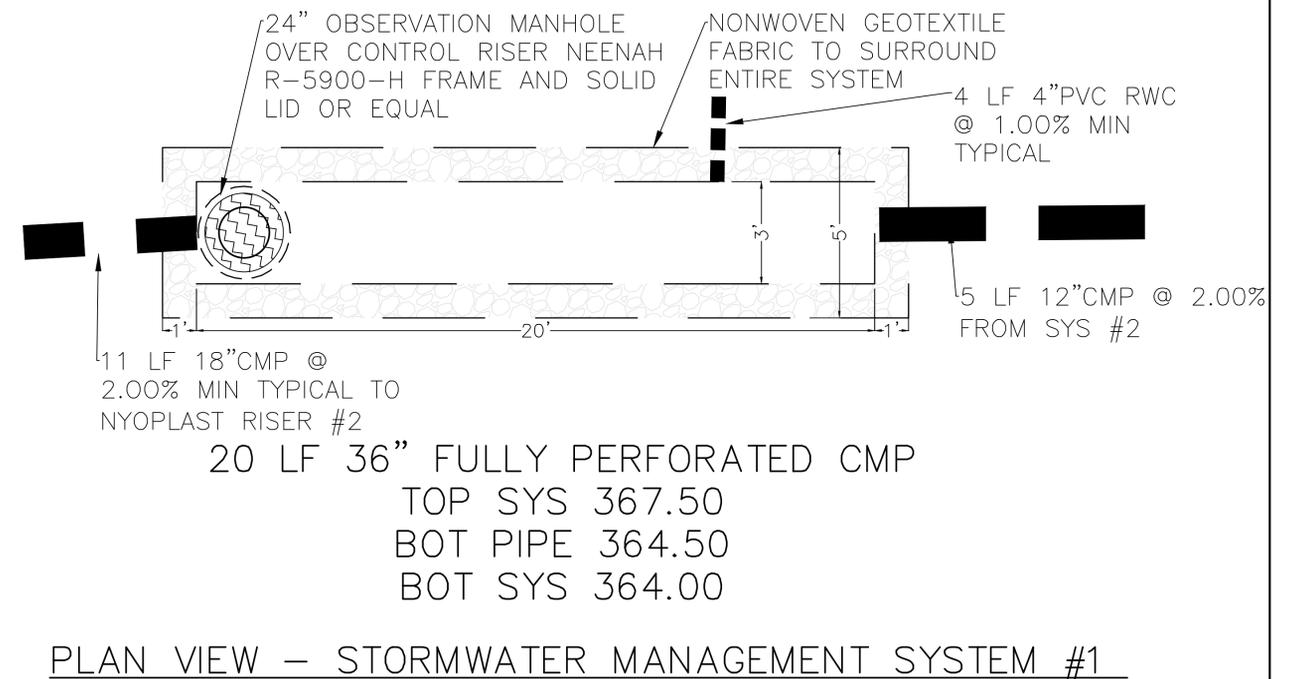
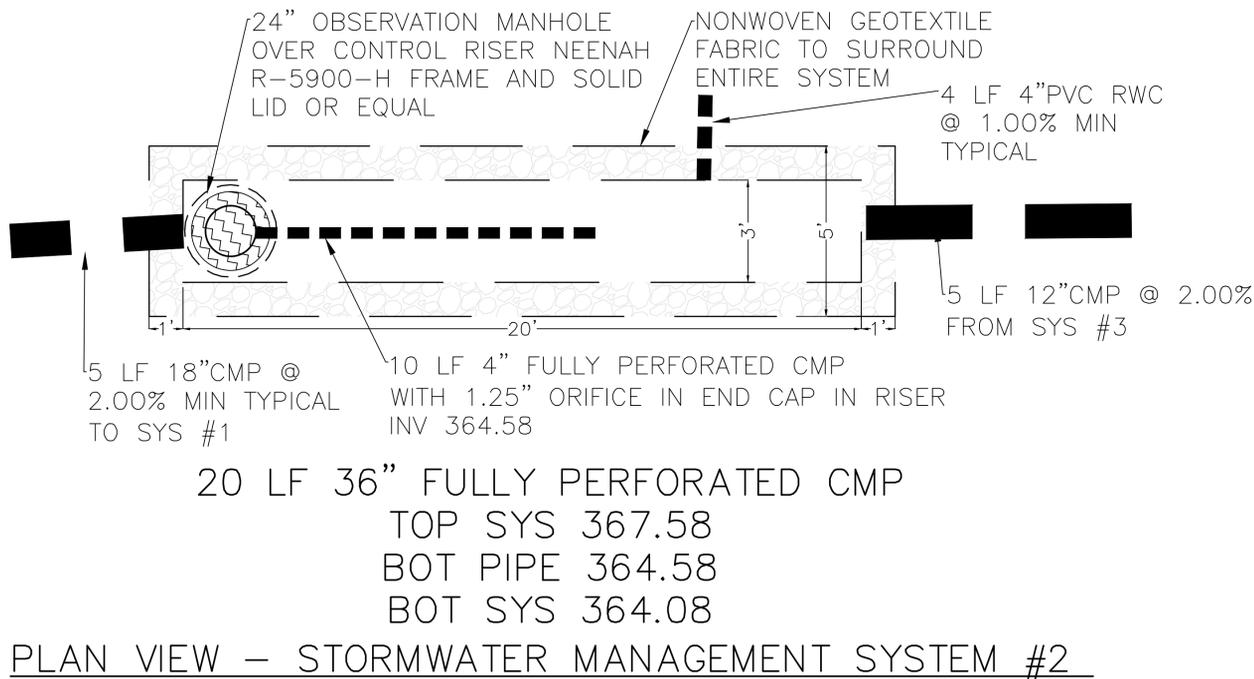
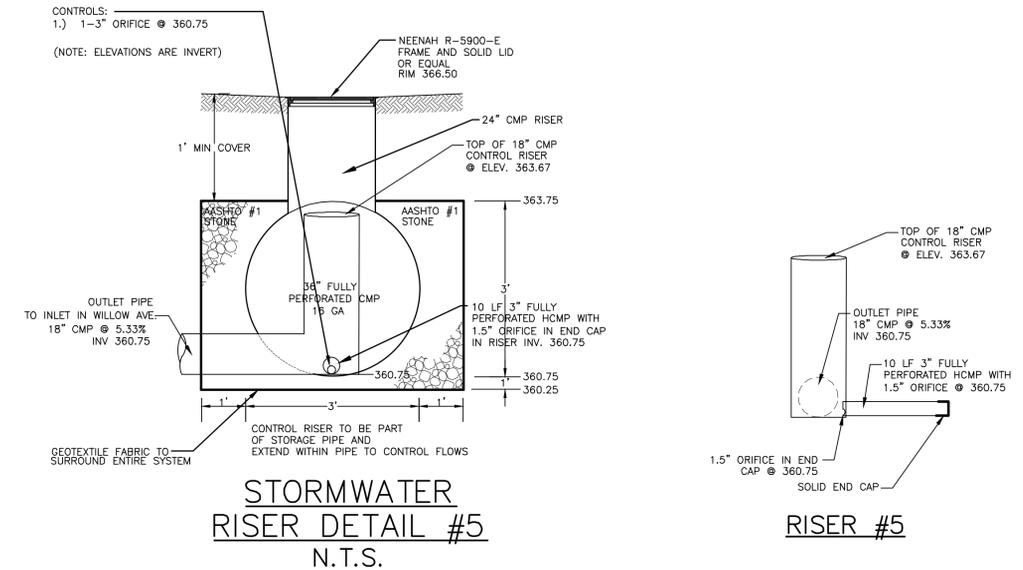
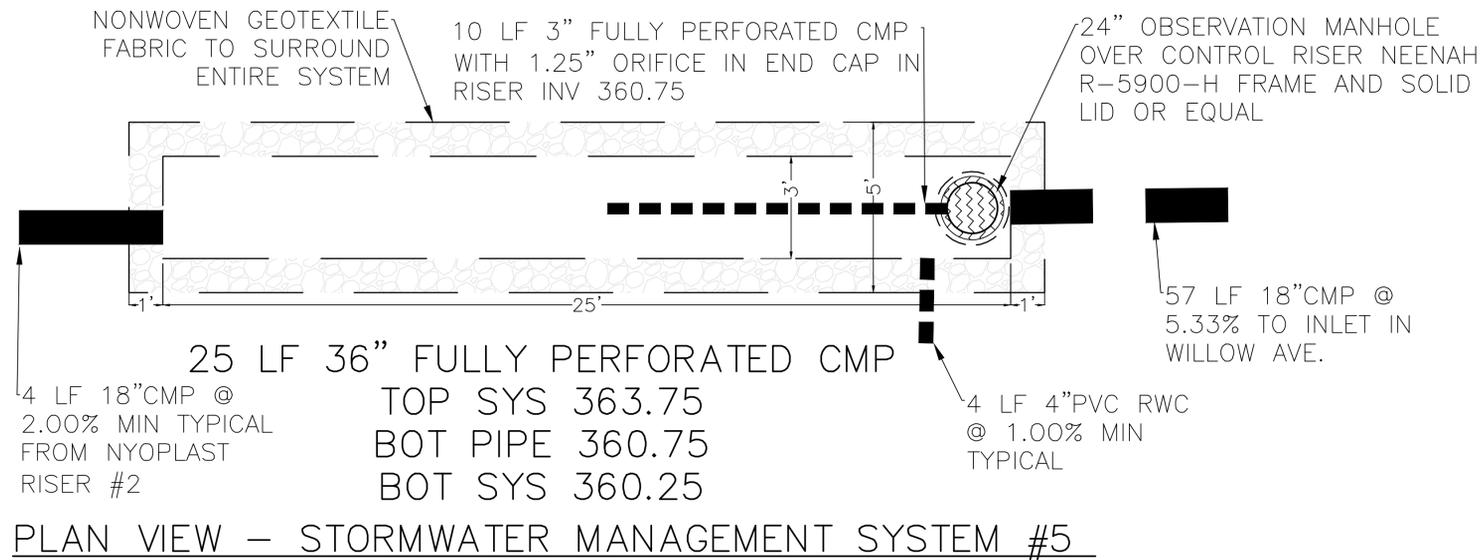


RISER #3

STORMWATER RISER DETAIL #3
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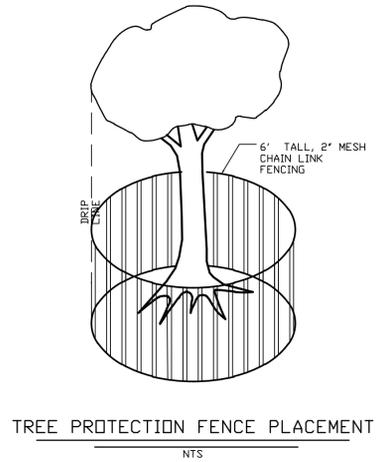
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RESULTING THEREFROM OR RESULTING THEREFROM.

11/08/05-15 REVISED PARKING LAYOUT COMMENTS REV. DATE		PRELIMINARY/FINAL LAND DEVELOPMENT PLANS		
	MOMENEE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008			DATE: MARCH 23, 2015 SHEET NO. 10 OF 15
	CONSTRUCTION DETAILS 227 & 229 PLANT AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA			SCALE: AS NOTED FILE NO.: 14-158
		ONE-CALL: 20141360518 DRAWN BY: CTH CHECKED BY: MJB	OWNER/APPLICANT DTL HOLDINGS, LP 126 E. BEECH TREE LANE WAYNE, PA 19087	



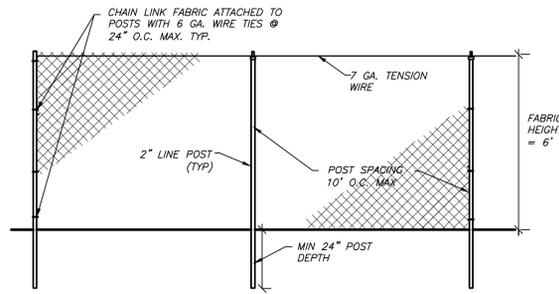
	PRELIMINARY/FINAL LAND DEVELOPMENT PLANS		DATE: MARCH 23, 2015
	MOMENEE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008		
CONSTRUCTION DETAILS		OWNER/APPLICANT	
227 & 229 PLANT AVENUE		DTL HOLDINGS, LP	
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		126 E. BEECH TREE LANE	
ONE-CALL: 20141360518	CHECKED BY: MJB	WAYNE, PA 19087	SCALE: AS NOTED
DRAWN BY: CTH			FILE NO.: 14-158

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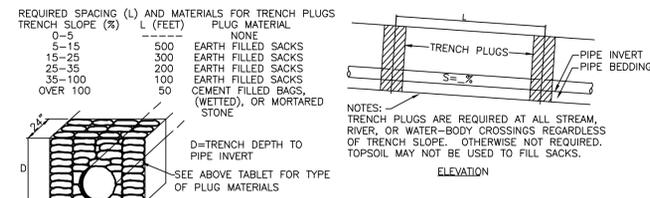
TREE PROTECTION FENCE PLACEMENT

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 DRIPLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS. BARRIER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER AND/OR ARBORIST.



- PROTECTION BARRIERS SHALL BE 6 FEET HIGH, CONSTRUCTED OF 2" CHAIN LINK MESH FABRIC.
- FABRIC SHALL BE SECURED TO 2" POSTS WITH 6 GA. ALUMINUM WIRE TIES AT 24" O.C.
- POSTS SHALL BE A MINIMUM OF 2 FEET IN THE GROUND AND SPACED 10 FEET ON CENTER MAX.
- PLASTIC ZIP-TIES MAY NOT BE USED TO SECURE FABRIC TO POSTS.

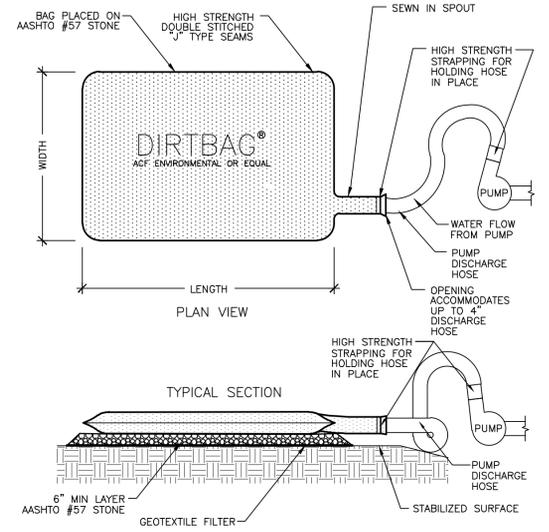
TREE PROTECTION BARRIER FENCING



CONSTRUCTION OF TRENCH PLUGS

UTILITY LINE TRENCH EXCAVATIONS:
THE FOLLOWING SPECIFICATIONS AND DETAILS MUST BE FOLLOWED FOR ALL UTILITY TRENCHES WHICH HAVE THE POTENTIAL TO CONVEY SEDIMENT LADEN WATER TO SITE BOUNDARIES OR WATER WAYS WITHOUT FIRST PASSING THROUGH SEDIMENT REMOVAL FACILITIES.

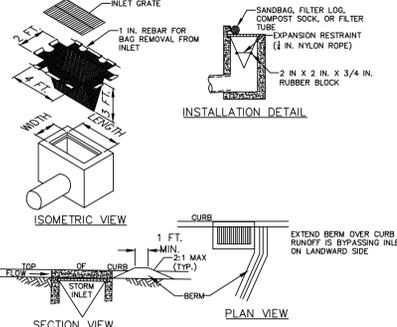
- CONSTRUCTION REQUIREMENTS
 - LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
 - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF-CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 - ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
 - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 - TRENCH PLUGS WILL BE SPACED IN ACCORDANCE WITH TABLE 4.11 AND BE CONSTRUCTED OF THE MATERIALS AND TO THE DETAILS SHOWN IN FIGURE 4.21.
 - AT ALL CROSSINGS OF WATERS OF THE COMMONWEALTH, TRENCH PLUGS WILL BE INSTALLED AT THE BANKS AFTER TRENCH EXCAVATION. THE PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE, BUT THEN REPLACED.
 - CONSTRUCTION OF THE CROSSING WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION M.
 - WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING, IN ACCORDANCE WITH ITEM B.5 OF SECTION M BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
 - ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.
 - SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.
- EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED. IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 2 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
 - DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS, ALL PRESSURE TESTING AND COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
 - IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED AND THE AREA SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.



PUMPED-SILT CONTROL SYSTEM

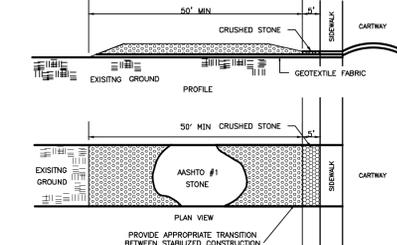
PROPERTIES	TEST METHOD	NONWOVEN 4555
WEIGHT (oz./yd.)	ASTM D-3776	10
GRAB TENSILE (lbs.)	ASTM D-4632	270
PUNCTURE (lbs.)	ASTM D-4833	150
FLOW RATE (Gal./Min./ft ²)	ASTM D-4491	7.0
PERMEABILITY (sec ²)	ASTM D-4991	1.3
UV RESISTANCE (%)	ASTM D-4355	80
BAG SIZE (LOCATION)	10'x15' MIN. (ALL)	
MAX. PUMP CAPACITY	2,500 Gal./Min.	

- NOTES:
- FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
 - THE PUMP RATE SHALL NOT BE GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.
 - A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
 - BAGS SHALL BE LOCATED IN A WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
 - THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
 - FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMP SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
 - THE FILTER BAG AND TRAPPED SEDIMENT MUST BE DISPOSED OF PROPERLY.



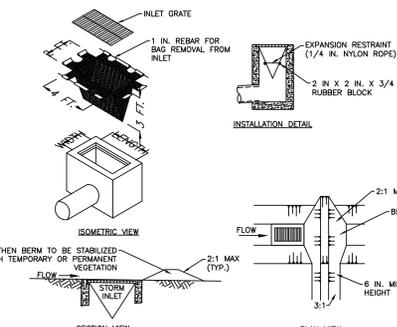
- NOTES:
- MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 - INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 - ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
 - AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
 - INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
 - DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET**



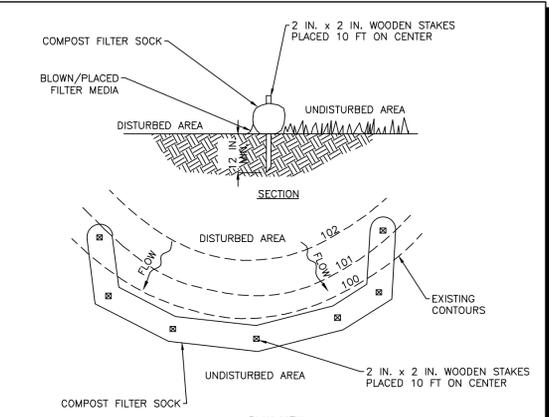
STABILIZED CONSTRUCTION ENTRANCE

- NOTES:
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



- NOTES:
- MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 - INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 - ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
 - AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
 - INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
 - DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

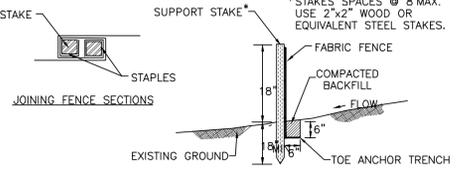
**STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET**



- NOTES:
- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
 - COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
 - TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 - COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**

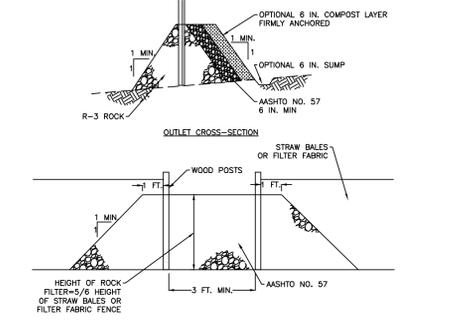
FENCE #	LOCATION	SLOPE - %	SLOPE LENGTH ABOVE FENCE (FT)	SIZE (IN)



- NOTES:
- FILTER FABRIC FENCE MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8' UP SLOPE AT 45° TO THE MAIN BARRIER ALIGNMENT.
 - ANY SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. SEE ROCK FILTER OUTLET DETAIL.
 - SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

LOCATION	SLOPE - %	SLOPE LENGTH ABOVE FENCE (FT)
STOCKPILES	N/A	N/A

STANDARD FILTER FABRIC FENCE



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

**STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET**

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PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

CONSTRUCTION DETAILS
227 & 229 PLANT AVENUE
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

DATE: MARCH 23, 2015
SHEET NO. 12
OF 15
SCALE: AS NOTED
FILE NO.: 14-158

ONE-CALL: 20141360518
DRAWN BY: CTH
CHECKED BY: MJB

OWNER/APPLICANT
DTL HOLDINGS, LP
126 E. BEECH TREE LANE
WAYNE, PA 19087

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. BOWKER
PE#061543

REVISED PARKING LAYOUT COMMENTS

EROSION AND SEDIMENT CONTROL NOTES:

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
- THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR SHALL MAINTAIN AND MAKE AVAILABLE TO DELAWARE COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT.
- THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE DELAWARE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
- THE OPERATOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
- PERMITTEES AND CO-PERMITTEES ARE RESPONSIBLE FOR ENSURING THAT A LICENSED PROFESSIONAL HAVE OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF BMP'S IDENTIFIED IN THE PCSM PLAN PRIOR TO THE SUBMISSION OF THE NOT FOR THIS PERMIT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE BMP'S IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. THE INSTALLATION SCHEDULE OF PCSM BMP'S AND MAINTENANCE REQUIREMENTS CONTAINED WITHIN THE APPROVED PCSM PLAN MUST BE FOLLOWED; AND FAILURE TO COMPLY WITH THE INSTALLATION SCHEDULE IS A VIOLATION OF THIS PERMIT, THE CLEAN STREAMS LAW, AND THE CLEAN WATER ACT.
- SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
- MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
- OTHER ISSUES THAT NEED TO BE ADDRESSED AND PREFERABLY PLACED IN ONE SECTION.
- TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDDED WITH VEGETATIVE COVER AND STOCKPILED FOR RE-USE IN FINISH GRADING.
- CRUSHED STONE BASE COURSE TO BE PLACED ON DRIVEWAYS AS SOON AS POSSIBLE AFTER GRADING TO PREVENT EROSION OF SUBGRADE.
- THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
- ALL CONSTRUCTION VEHICLES MUST PASS THROUGH A STABILIZED CONSTRUCTION ENTRANCE BEFORE LEAVING THE SITE.
- PROVIDE CONSTRUCTION FENCING AS NECESSARY TO SECURE THE CONSTRUCTION SITE FROM UNAUTHORIZED ACCESS.
- GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENUDED DURING THIS TIME PERIOD.
- THE NPDES BOUNDARY IS EQUAL TO THE LIMITS OF DISTURBANCE FOR THE SITE, AND ANY OFF-SITE AREAS WITHIN THE LIMITS OF DISTURBANCE THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL. OFF-SITE FACILITIES SUCH AS: UTILITIES AND ROADWAY IMPROVEMENTS.
- THE PROJECT'S RECEIVING WATERCOURSE IS GULPH CREEK, AND THE CHAPTER 93 CLASSIFICATION IS WFF.

MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROLS:

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

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

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

PERMANENT STABILIZATION NOTE:

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

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FILL NOTES:

- IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE PERMITTEE.
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK, OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
- ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELCTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. VISUAL PROPERTY INSPECTIONS ARE REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PAECODE.COM. REGULATED FILL MAY NOT BE USED AT THIS SITE.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

VISUAL INSPECTIONS

THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMP'S AND PCSM BMP'S ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM: (1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING

THE NOT MUST CONTAIN THE FOLLOWING WHERE E&S, PCSM OR PPC BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION: (1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION; (2) THE PERIOD OF NONCOMPLIANCE, EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE; (3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND (4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMP'S

UPON REDUCTION, LOSS, OR FAILURE OF THE BMP'S, THE PERMITTEE AND CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMP'S OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMP'S OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMP'S.

TERMINATION OF COVERAGE

NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMP'S IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE OF THE FACILITY MUST SUBMIT A NOT THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMP'S IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMP'S AND PCSM BMP'S ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMP'S IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN COMPLETED AND PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.

NOTES

- NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25% OR GREATER) SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL NETTING.
- GEOTEXTILE FABRIC SHALL BE CLASS 1. GEOTEXTILE FABRIC IN ACCORDANCE WITH PENNDOT SPECIFICATION FORM 408. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
- TO ALL AREA WHICH REMAIN DISTURBED FOR MORE THAN 20 DAYS AND WILL BE SUBJECT TO THE ACTION OF EARTHMOVING AND OTHER EQUIPMENT, APPLY A MULCH (WOODCHIP-20 TONS PER ACRE; HAY OR STRAW-3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN FOR MORE THAN 20 DAYS SHALL BE TEMPORARILY SEEDDED AND MULCHED.
- THE STONE USED FOR SUBSURFACE BEDS SHALL BE CLEAN, WASHED CRUSHED STONE AGGREGATE MEETING PENNDOT/AASHTO #1 SPECIFICATIONS.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF/AND OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOODCHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS MUST BE SEEDDED AND MULCHED IMMEDIATELY, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDDED AND MULCHED IMMEDIATELY.
- A ROUTINE "END-OF-DAY-CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL DESIGN, IMPLEMENT AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS THE RESULT OF STORMWATER RUNOFF.
- TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.
- ALL PERSONS ENTERING ACTIVE TANKS, MANHOLES, INLETS, ETC. MUST COMPLY WITH OSHA REQUIREMENTS FOR ENTRY INTO CONFINED SPACES.
- WHERE DRAINAGE SWALES ARE WITHIN 20 FEET OF A BASEMENT, WATER PROOFING SHALL BE APPLIED TO THE BASEMENT.
- THE RECEIVING STREAM OF 227 & 229 PLANT AVENUE IS GULPH CREEK. GULPH CREEK HAS A CHAPTER 93 USE DESIGNATION OF WARM WATER FISHES (WFF).

PLACING TOPSOIL OR TOPSOIL MIXTURE:

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

PLACING AND SPREADING TOPSOIL

PLACE TOPSOIL ON THE PREPARED AREAS AND, UNLESS OTHERWISE INDICATED, SPREAD AND COMPACT TO A 4-INCH UNIFORM DEPTH ± 1 1/2 INCHES. COMPACT WITH A ROLLER WEIGHING NOT OVER 120 POUNDS PER FOOT WIDTH OF ROLLER OR BY OTHER ACCEPTABLE METHODS, AS DIRECTED. REMOVE OVERDEPTH TOPSOIL, UNLESS OTHERWISE AGREED UPON IN WRITING. DO NOT PLACE TOPSOIL IN A WET OR FROZEN CONDITION.

SEEDING SPECIFICATIONS:

- WHERE DENUDED AREAS ARE DESIRED TO BE LAWN:
- PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.
 - APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT.
 - APPLY FERTILIZER ACCORDING TO SOIL TEST OR WORK IN DEEPLY 20 LBS. OF 0-20-20 OR EQUIVALENT PER 1,000 SQ. FT. AND AT THE TIME OF SEEDING, WORK INTO THE SURFACE 10 LBS. OF 10-10-10 OR EQUIVALENT PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
 - SMOOTH AND FIRM SEEDED PRIOR TO SEEDING.
 - SEED USING A MIXTURE OF 60% PENNSTAR KENTUCKY BLUEGRASS, 30% PENNLAWN RED FESCUE AND 10% PENNFINE PERENNIAL RYEGRASS AT THE RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
 - COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH (RATE OF 3 TONS PER ACRE).
 - MOW AS REQUIRED.
 - WHERE SLOPES EXCEED 25% JUTE NETTING OR OTHER APPROVED (EQUAL) SLOPE STABILIZATION MEASURES SHALL BE UTILIZED. IN ADDITION, THE SEEDING SPECIFICATIONS FOR STEEP SLOPES SHALL BE INCREASED TO INCLUDE 3 LBS/1,000 SQ. FT. OF ANNUAL RYEGRASS FOR RAPID VEGETAL ESTABLISHMENT.

HYDROSEEDING SPECIFICATIONS:

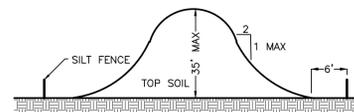
DEFINITION: STABILIZING SEDIMENT PRODUCING AND SEVERELY ERODED AREAS BY ESTABLISHING PERMANENT GRASS COVER.

PURPOSE: TO PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL RAPID RUN-OFF AND EROSION.

PROCEDURE: SURFACE TO BE HYDRO-SEEDDED SHALL BE CLEANED OF ALL DEBRIS AND OTHER MATTER HARMFUL TO UNIFORM GERMINATES. A WATER-SLURRY MIXTURE COMPOSED OF THE BELOW MENTIONED "MATERIALS" SHALL BE SPRAYED UNIFORMLY OVER THE AREAS TO BE HYDRO-SEEDDED.

MATERIALS:

PERMANENT SEEDING		
NAME	DESCRIPTION	APPLICATION RATE (PER ACRE)
1) SEED MIXTURE % BY WEIGHT	60% PENNSTAR KENTUCKY BLUEGRASS	130 LBS
	30% PENNLAWN RED RESCUE	
	10% PENNFINE PERENNIAL RYEGRASS	
2) COMMERCIAL FERTILIZER	10/20/2020	1,000 LBS
3) LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	2 TONS
4) MULCH	HAY OR STRAW	3 TONS
5) SOIL STABILIZER	TERRA TACK OR EQUIVALENT	20 LBS
TEMPORARY SEEDING		
1) SEED	ANNUAL RYEGRASS (95% PURE)	40 LBS
2) COMMERCIAL FERTILIZER	5-5-5	1,000 LBS
3) LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	1 TON
4) MULCH	HAY OR STRAW	3 TONS



TYPICAL SOIL STOCKPILE CROSS SECTION

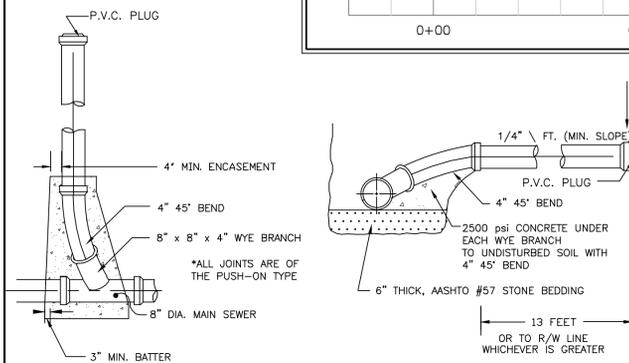
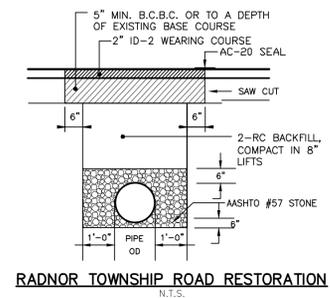
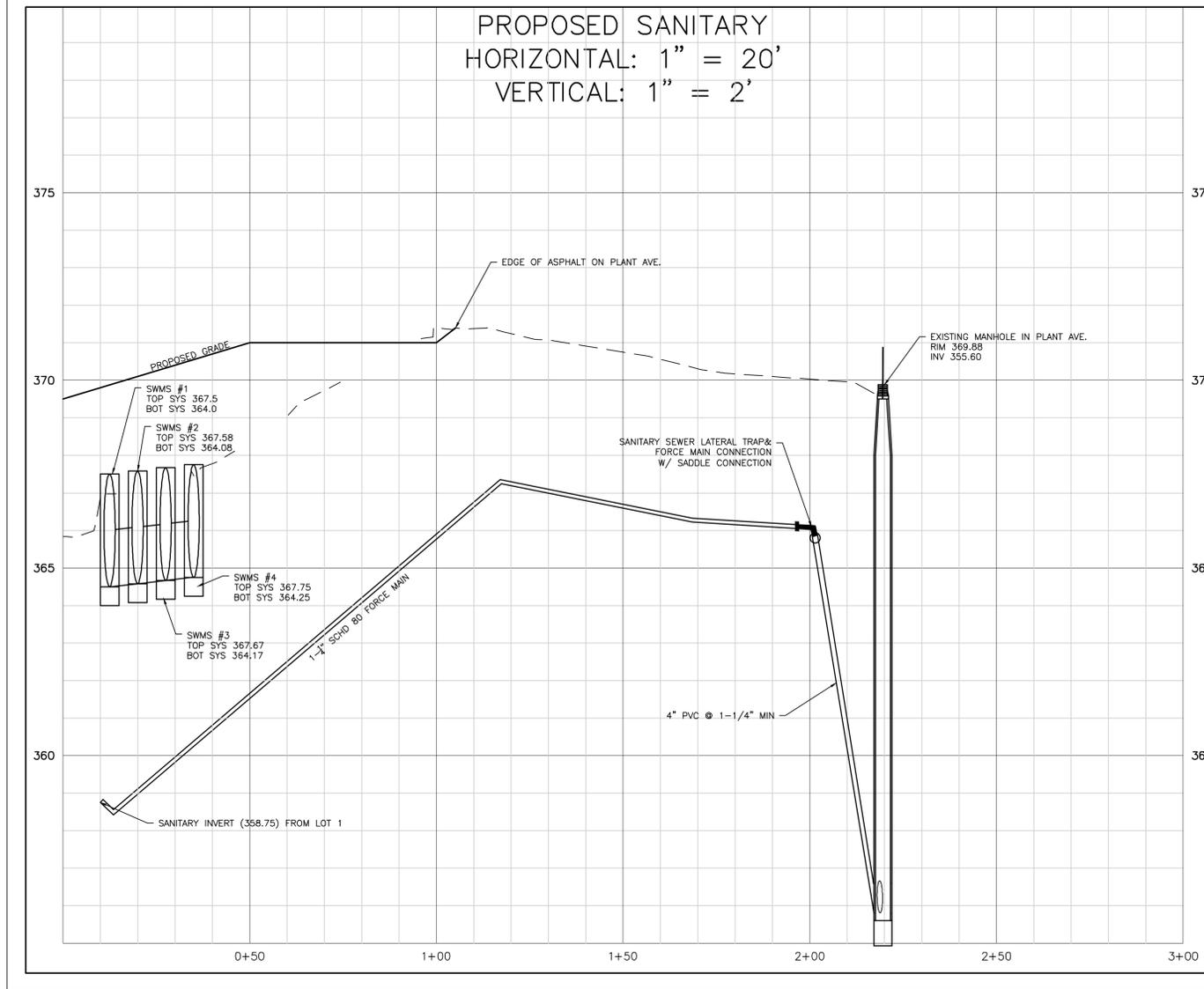
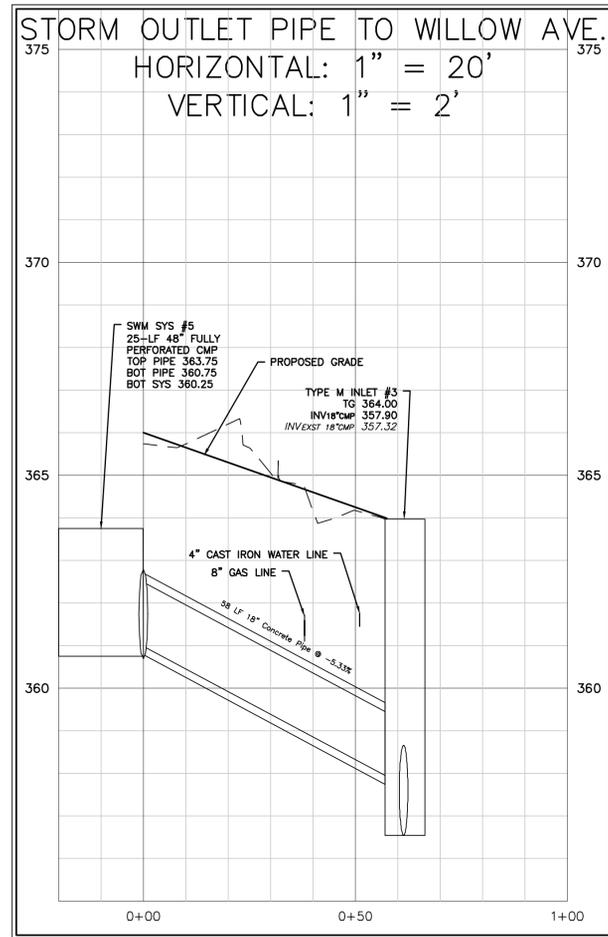
NOTES:
N.T.S.

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

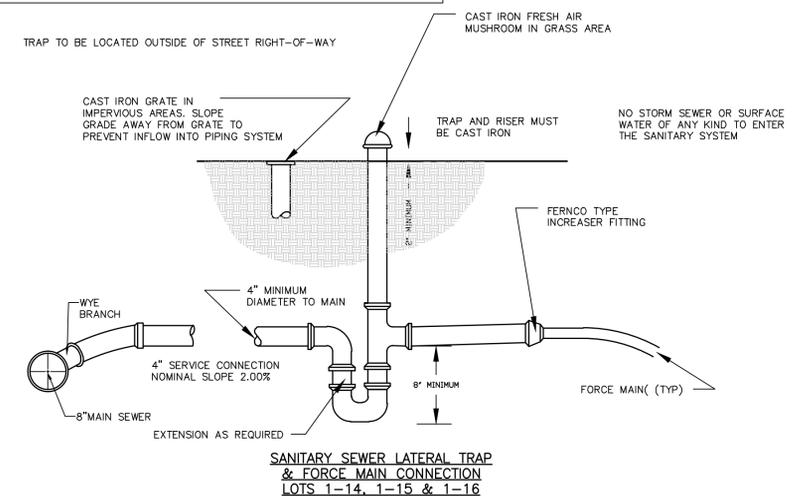
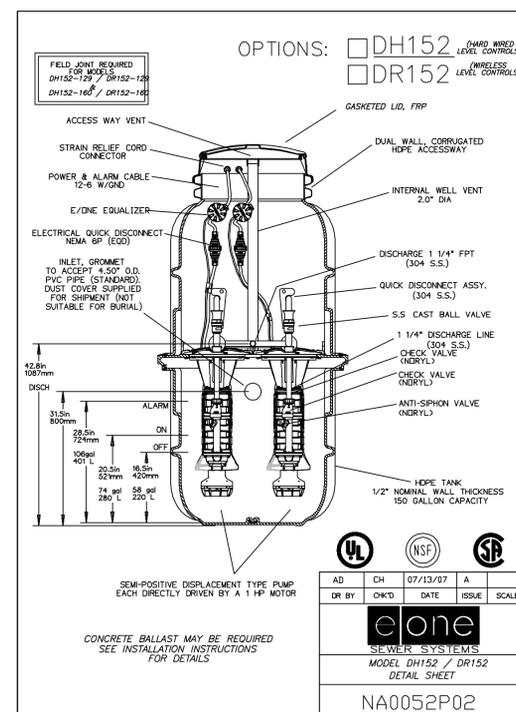
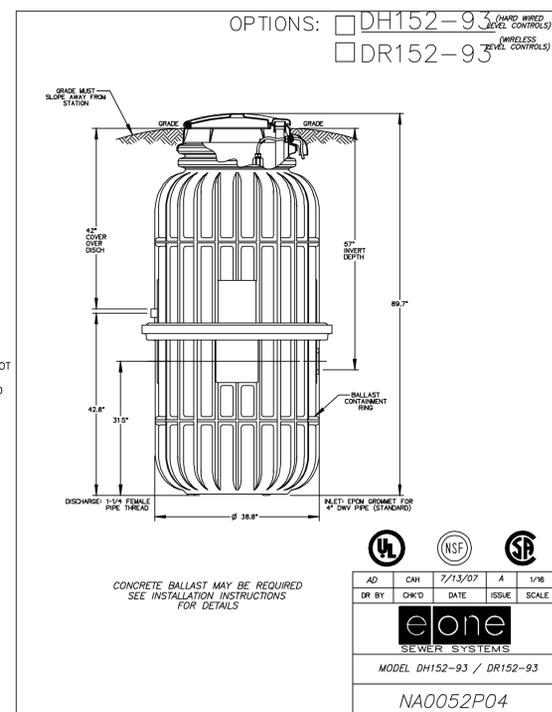
CONSTRUCTION TIMING AND SEQUENCE:

- NOTIFY THE TOWNSHIP AND COUNTY THAT CONSTRUCTION IS GOING TO COMMENCE AND SCHEDULE A PRE-CONSTRUCTION MEETING. ANTICIPATED DATE: JULY, 2015. INSTALL TREE PROTECTION / CONSTRUCTION FENCING AS INDICATED ON PLAN. FENCING MUST BE IN PLACE AND APPROVED PRIOR TO ANY DISTURBANCE. ALL DISTURBANCE SHALL BE CONTAINED TO THE DELINEATED LIMIT OF CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN FOR CONSTRUCTION ACCESS. THIS ENTRANCE MUST BE UTILIZED BY ALL CONSTRUCTION VEHICLES EXITING THE SITE.
- INSTALL TREE PROTECTION FENCING AND PERIMETER SILT FENCE AS SHOWN ON PLAN AND ON DOWNHILL SIDE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE. SILT FENCING SHALL BE INSTALLED UP-SLOPE OF CONSTRUCTION FENCING. ADDITIONAL SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADE OF ANY DISTURBANCE AREAS AS NEEDED THROUGHOUT THE ENTIRE PROJECT.
- BEGIN DEMOLITION AND REMOVAL OF THE DESIGNATED TREES, EXISTING HOUSES, DRIVEWAYS, PORCHES, BUILDING AREAS, AND DESIGNATED PAVING AREAS, WALKS, ETC. AS SHOWN. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER.
- UPON COMPLETION OF SITE DEMOLITION AND EXISTING FEATURE REMOVAL, CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF DISTURBANCE OF EXISTING VEGETATION. STRIP TOPSOIL AND STOCKPILE SUITABLE MATERIAL FOR FUTURE USE. UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SURROUND STOCKPILE WITH SILT FENCE. TEMPORARILY SEED, MULCH, ETC. ALL STOCKPILED MATERIAL PER THE TEMPORARY SEEDING SPECIFICATIONS.
- ROUGH GRADE THE SITE.
- INSTALL SANITARY SEWER INCLUDING CONNECTION TO EXISTING MAIN IN PLANT AVENUE.
- CONCURRENT WITH SANITARY SEWER INSTALLATION, INSTALL STORM SEWER IN WILLOW AVENUE AKA MAPLE AVENUE. IMMEDIATELY STABILIZE AREAS OF DISTURBANCE AT THE END OF EACH DAY.
- EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW TOWNHOUSE UNITS.
- BACKFILL FOUNDATIONS AND CONTINUE WITH BUILDING CONSTRUCTION.
- INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK: INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.
- INSTALL STORMWATER MANAGEMENT SYSTEMS AND PIPING INCLUDING INLETS AND CONNECTION TO EXISTING INLET IN WILLOW AVENUE AKA MAPLE AVENUE. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEMS. INSTALL INLET PROTECTION ON ALL INLETS.
- UPON COMPLETION OF THE UTILITY INSTALLATION AND STORM SEWER INSTALLATION, FORM AND POUR NEW CURBING AND PLACE STONE BASE FOR DRIVE AND PARKING AREAS.
- ONCE THE PROPOSED HOMES ARE UNDER ROOF, INSTALL THE ROOF RAINWATER COLLECTION PIPING AND CONNECT TO THE INSTALLED STORMWATER FACILITIES.
- FINAL GRADE THE AREAS DENUDED DURING CONSTRUCTION, SPREAD STOCKPILED TOPSOIL AND SEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH SOD OR EROSION CONTROL NETTING AND MULCH.
- INSTALL THE HARDSCAPE AND LANDSCAPE FEATURES AND REMOVE MATERIALS NOT REQUIRED FOR FINAL CONSTRUCTION. DISPOSAL OF DISCARDED MATERIALS SHALL BE IN AN APPROVED MANNER.
- INSTALL FINAL PAVING, SIGNAGE AND LINE STRIPING. ADJUST TREE PROTECTION FENCING AS NEEDED TO INSTALL PAVING.
- UPON SITE STABILIZATION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER FOR FIELD REVIEW OF THE SITE GRADING, STORMWATER FACILITIES AND GENERAL PCSM PLAN COMPLIANCE IN ORDER TO FACILITATE FINAL CERTIFICATION THAT THE SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN. BACKFILL, FINAL GRADE AND IMMEDIATELY STABILIZE THE AREA DISTURBED FOR EROSION CONTROL REMOVAL.
- UPON THE RE-ESTABLISHMENT OF VEGETATION ON ALL DENUDED AREAS, REMOVE ALL SEDIMENT BARRIERS. THE SITE WILL BE CONSIDERED TO BE PERMANENTLY STABILIZED WHEN ALL PERMANENT CONTROL MEASURES/FACILITIES HAVE BEEN COMPLETED AND ARE OPERATIONAL. TEMPORARY CONTROL MEASURES/FACILITIES REMOVED, AND UNIFORM EROSION RESISTANT VEGETATION IS ESTABLISHED TO THE POINT WHERE THE SURFACE SOIL IS CAPABLE OF RESISTING EROSION DURING RUNOFF EVENTS. THE STANDARD FOR THIS VEGETATIVE COVER WILL BE UNIFORM COVERAGE OR DENSITY OF 70% ACROSS THE DISTURBED AREA.
- IMMEDIATELY SEED AND STABILIZE ANY AREAS DENUDED BY REMOVAL OF SEDIMENT BARRIERS.
- COMPLETE CONSTRUCTION: ANTICIPATED DATE: FALL 2018.

	PRELIMINARY/FINAL LAND DEVELOPMENT PLANS		DATE: MARCH 23, 2015 SHEET NO. 13 OF 15 SCALE: AS NOTED FILE NO.: 13-158
	MOMENEE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008		
	CONSTRUCTION DETAILS 227 & 229 PLANT AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		
ONE-CALL: 20141360518 DRAWN BY: CTH CHECKED BY: MJB	OWNER/APPLICANT DTL HOLDINGS, LP 126 E. BEECH TREE LANE WAYNE, PA 19087		



- SANITARY LATERAL NOTES**
- WYE CONNECTIONS AND LATERAL STUBS ARE TO BE INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
 - LATERALS ARE TO BE EXTENDED A MINIMUM OF 10- FEET INTO THE AS MEASURED FROM THE R/W LINE OR ADJACENT LOT LINE.
 - LATERALS ARE TO BE CAPPED FOR FUTURE CONNECTION BY LOT DEVELOPER AND ENDS OF LATERAL SHALL BE MARKED WITH A 2X4 STAKE.
 - CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS ON SANITARY LATERALS.
 - THERE SHALL BE A MINIMUM DISTANCE OF 5- FEET BETWEEN LATERALS AND BETWEEN LATERALS AND MANHOLES.



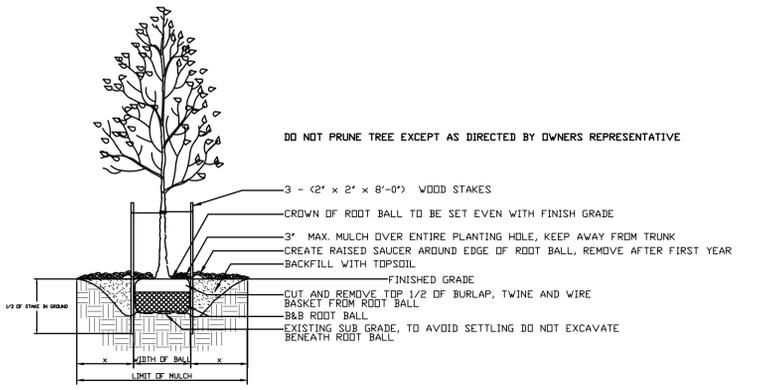
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	PRELIMINARY/FINAL LAND DEVELOPMENT PLANS MOMENE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008		DATE: MARCH 23, 2015 SHEET NO. 14 OF 15
	STORM & SANITARY SEWER PROFILES 227 & 229 PLANT AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		SCALE: AS NOTED FILE NO.: 14-158
ONE-CALL: 20141360518 DRAWN BY: CTH CHECKED BY: MJB	OWNER/APPLICANT DTL HOLDINGS, LP 126 E. BEECH TREE LANE WAYNE, PA 19087		

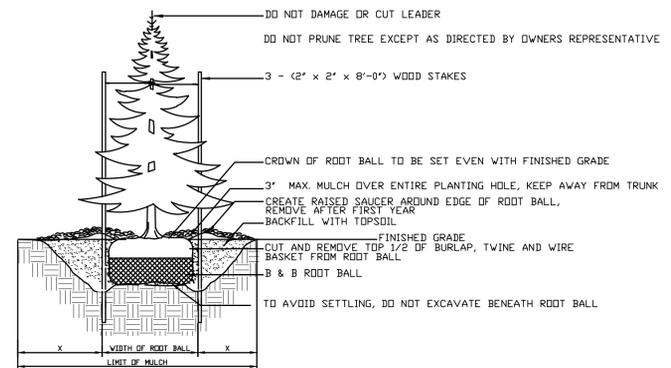
PLANTING SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Planting Size
1-WD		Quercus alba	White Oak	2.5-3' cal., 14-16' ht., 7-8' sp., B&B
4-RM		Acer rubrum	Red Maple	2.5-3' cal., 14-16' ht., 7-8' sp., B&B
2-RB		Betula nigra	River Birch	2.5-3' cal., 14-16' ht., 7-8' sp., B&B
3-DW		Cornus kousa	Kousa Dogwood	2.5-3' cal., 14-16' ht., 7-8' sp., B&B
3-AC		Cedrus atlantica	Atlas Cedar	10-12' ht., 5-6' sp., B&B

Disturbed Areas Seeded lawn area (drought tolerant mix: Sweeney Seed 'Survivor' mix or approved equal ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED AND SEEDED.



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

PROPOSED SEED MIX:
SWEENEY SEED SURVIVOR MIX: 75% SR 8200 FESCUE
20% SR 4200 PERENNIAL RYEGRASS
5% MERIT KENTUCKY BLUEGRASS

TREE REPLACEMENT SUMMARY

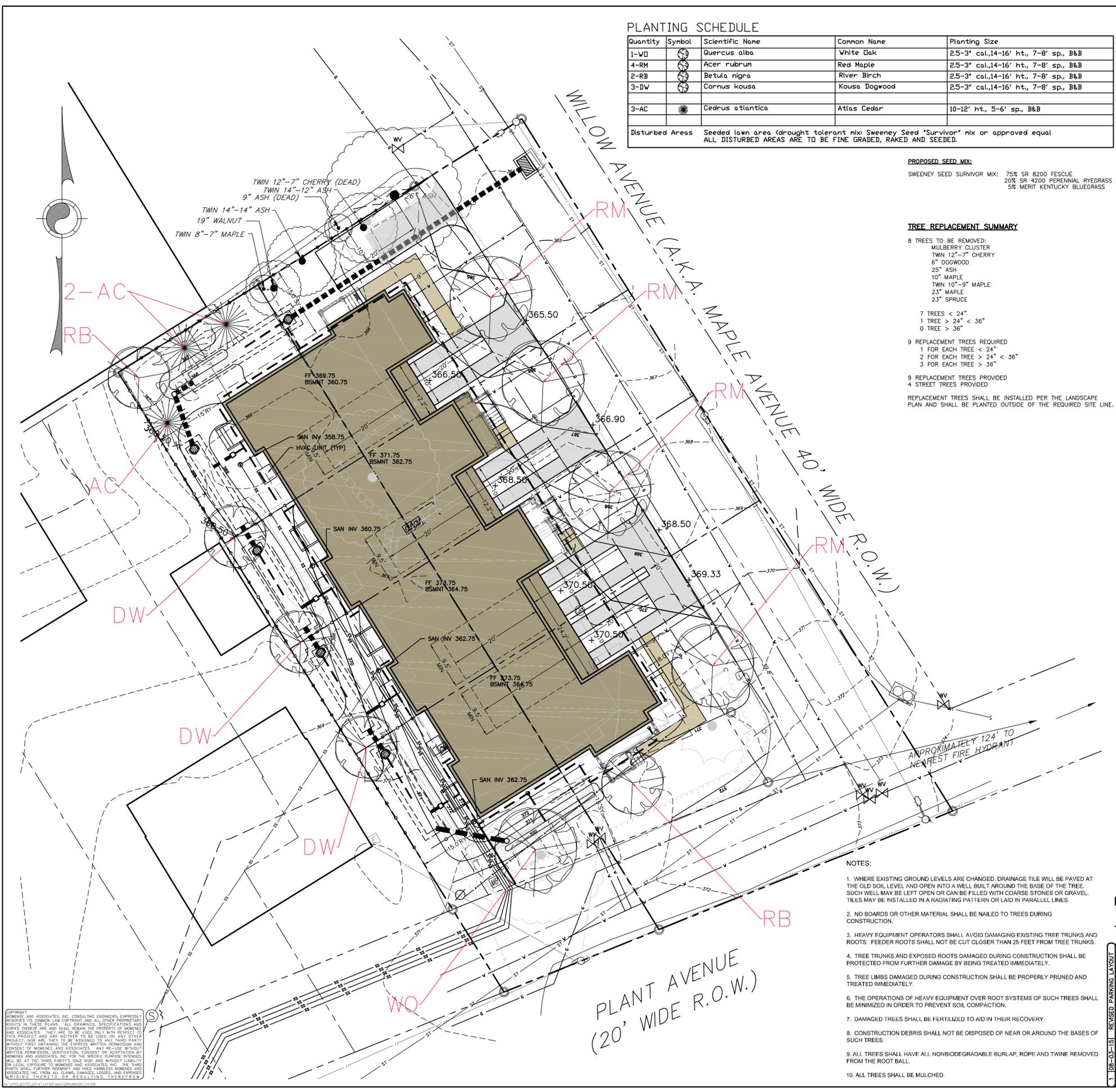
8 TREES TO BE REMOVED:
MULBERRY CLUSTER
TWIN 12"-7" CHERRY
6" DOGWOOD
25" ASH
10" MAPLE
TWIN 10"-9" MAPLE
23" MAPLE
23" SPRUCE

7 TREES < 24"
1 TREE > 24" < 36"
0 TREE > 36"

9 REPLACEMENT TREES REQUIRED
1 FOR EACH TREE < 24"
2 FOR EACH TREE > 24" < 36"
3 FOR EACH TREE > 36"

9 REPLACEMENT TREES PROVIDED
4 STREET TREES PROVIDED

REPLACEMENT TREES SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SHALL BE PLANTED OUTSIDE OF THE REQUIRED SITE LINE.



- NOTES:**
- WHERE EXISTING GROUND LEVELS ARE CHANGED, DRAINAGE TILE WILL BE PAVED AT THE OLD SOIL LEVEL AND OPEN INTO A WELL BUILT AROUND THE BASE OF THE TREE. SUCH WELL MAY BE LEFT OPEN OR CAN BE FILLED WITH COARSE STONES OR GRAVEL. TILES MAY BE INSTALLED IN A RADIATING PATTERN OR LAID IN PARALLEL LINES.
 - NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION.
 - HEAVY EQUIPMENT OPERATORS SHALL AVOID DAMAGING EXISTING TREE TRUNKS AND ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN 25 FEET FROM TREE TRUNKS.
 - TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE BY BEING TREATED IMMEDIATELY.
 - TREE LIMBS DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED AND TREATED IMMEDIATELY.
 - THE OPERATIONS OF HEAVY EQUIPMENT OVER ROOT SYSTEMS OF SUCH TREES SHALL BE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
 - DAMAGED TREES SHALL BE FERTILIZED TO AID IN THEIR RECOVERY.
 - CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND THE BASES OF SUCH TREES.
 - ALL TREES SHALL HAVE ALL NONBIODEGRADABLE BURLAP, ROPE AND TWINE REMOVED FROM THE ROOT BALL.
 - ALL TREES SHALL BE MULCHED.

NOTE:
THIS PLAN IS TO BE USED FOR LANDSCAPING PURPOSES ONLY

	PRELIMINARY/FINAL LAND DEVELOPMENT PLANS MOMENEE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008		DATE: MARCH 23, 2015 SHEET NO. 15
	LANDSCAPE PLAN 227 & 229 PLANT AVENUE RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		OF 15 SCALE: AS NOTED FILE NO.: 14-158
ONE-CALL: 20141360518 DRAWN BY: CTH CHECKED BY: MJB	OWNER/APPLICANT DTL HOLDINGS, LP 126 E. BEECH TREE LANE WAYNE, PA 19087		

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Discussion about
Improvements under the
Intermodal Transportation
Fund (PENNDOT)